

## MINUTES OF THE MAY 27, 2020 PLANNING & ZONING MEETING

- 4-a ZON19-00871 District 6.** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (11± acres). Rezoning from LC to LC-PAD with a Council Use Permit for residential uses within a commercial zoning district; and Site Plan Review. This request will allow for the development of apartments, a hotel, and a restaurant within a mixed-use development. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner. **(Companion case to preliminary plat “Crismon Commons”, associated with item \*5-b). Continued from April 22, 2020.**

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** Staff Planner Wahid Alam presented case ZON19-00871 and preliminary plat “Crismon Commons” to the board. Mr. Alam explained this request is for a rezoning with a PAD overlay and a Council Use Permit to allow for certain modification to requirements of the Mesa Zoning Ordinance for development within the LC district. . Mr. Alam informed the Board that the proposed site plan shows a mixed-use development that includes apartments, a hotel and a restaurant designed as one unified project with strong pedestrian connections between various parcels within the development. The site plan also shows access to the site will be from an existing signalized driveway on Crismon Road. In addition, the proposed hotel and restaurant buildings are shown to be developed immediately adjacent to Crismon Road with the multi-residence development serving as a buffer between the proposed commercial uses and surrounding residential subdivision to the north and west of the site.

Mr. Alam informed the Board that as part of the Planned Area Development (PAD) request, the applicant is proposing an increase in the height of the apartment buildings from 30' high to 46'; as well as an increase in the height of the hotel from 30' to 51' in height. In mitigating for the increased height for the multi-residence building, the site plan shows an increase in the building setback from the current requirement of 75' to 100'. The site plan also shows increased landscaping along the northern and western property lines of the site. This section of the property is adjacent to single-residential homes. The intent of the increased landscaping area is to mitigate for the additional height proposed for the multi residence, as well as provide screening for the adjacent single residence. The proposed landscaping is also a response to comments received from the neighborhood meetings. As part of the PAD modification, the applicant is also requesting a reduction of 11 parking spaces which equates to an overall parking ratio of 2.05 spaces per unit. The parking spaces reduction is similar to the parking reduction requests that have been approved for projects of similar sizes in the City.

Mr. Alam explained the request also includes a Council Use Permit (CUP) to allow modifications to the requirements of reserving 65% of the ground floor of the multi-family residence to be reserved for commercial uses and also for the development to exceed the maximum density of 25 units per acre.

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Mr. Alam informed the Board that the applicant held four neighborhood meetings. Some of the concerns expressed by the neighbors include traffic congestion on the road, responsibility for the maintenance of the perimeter landscaping, lighting, odors coming from the proposed restaurant, location of trash bins, and height of the proposed buildings. Mr. Alam informed the Board that the applicant addressed the concerns of the surrounding neighbors and reduced the height of the apartment building from 48' to 46', the height of the hotel from 67' to 51', and increased the perimeter landscaping from 20' to 25', increased the building setback from 75' to 100'; increased the height of the perimeter wall from 6' to 8', and proposed relocating the trash enclosures from 25' to 50'.

The applicant, Mr. Reese Anderson with address 1744 S. Val Vista Drive requested the Board to allow him to speak after the Board reads comment cards from the residents. Chair Dahlke read comment cards from residents. The majority of the concerns expressed by the residents included traffic congestion in the area, issues with the height of the buildings, inclusion of the commercial in the development, and odors from the future restaurant.

The following residents submitted comment cards in opposition:

Krystofer VanSlyke 9825 E Kiowa Ave	Rachel Rometo 10045 E Isleta	Tina Roth 10061 E Isleta Ave
Betsy W. Vidmar 1743 S Talbot Cir	Debi Stevens 9233 E Neville	Tonya Miller 9819 E Nopal Ave
Lawrence Lacki 10425 E. Jacob Ave	Louis Porcelli 9658 E. Javelina	Dustin and Kendra Whittaker Mesa Sierra Ranch II - Lot 120
Linda Clark 9624 E. Juanita	Cleve Blouch 9850 E. Natal	Steve Sarge 3042 S Valle Verde Cir
Heidi Jakubowski 9826 E Irwin Circle	LeeAnn Bohman 2255 S Bristol	Brad Nothnagel 9355 E. Nopal Ave
Keith Gibbons 9830 E Navarro	Nancy Seeck 9502 E. Natal	Kristi Body 3115 S Benton
Laura McLuren 2123 S Bristol	Courtney Jasper 2114 S Sorrelle	James and Susan Brickley No Complete Address
Jason Barnes No Address	Daniel Pesina 2665 S Drexel	Kasey Davis 2723 S. Sorrelle
Connie Stenson 9233 E Neville #1024	Melissa Deems 2728 S Santa Rita	Amber Sisson 9233 E Neville Ave #1055
Ashley Harris 9903 E. Meseto	Mandy Sapp 3037 S Valle Verde	No Name Provided
Barbara Ezyk 9543 E Los Lagos Vista	Pascelle Romanella 9703 E Kiva Ave	Christopher Romenella 9703 E Kiva Ave
Jamie Nord 10130 E Keats Ave	Dwayne Childers 2455 S Bristol	Keith Gibbons 9830 E Navarro Ave

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Susan Marie Sanders 1947 S Noble	Don & Berdine Hathaway 1963 S Talbot Circle	Jennifer Rouse 10208 E Isleta Ave
Gordon Deems 2728 S Santa Rita	Kris Winholtz 2861 S Chatsworth	Jeffrey Gerle 9507 E. Javelina Ave
Danielle Dilger 9934 E Natal Ave	Connie Wright 9648 E Juanita Ave	Harvey Devo 2263 S FAITH
No Name Provided	Anthony Garcia 9725 E Lompoc Ave	H Salado No Address
Mike Austin 9839 E. Navarro	Krystofer VanSlyke 9825 E Kiowa Ave	Mary Stine 2428 S Joplin
Beth Patton 9806 E. Meseto	Jennifer Keyes 2118 S. Canfield	Timothy Salado No Address
Rocco Lindsell 2465 S. Compton	Matt Hawkins No Address	Stephanie Bulgrin 5831 S. Crowley
Jeffrey Adams 9928 E. Laguna Azul	Jennifer Hoy 10125 E Keats Ave	David and Sandra Moody 9912 E Laguna Azul
Melynda Wolter 2530 S. Sorrell	Amanda Phillips 2344 S Bernard	Susan Burbank 2727 S Drexel
Lily Larsen 2462 S. Sorrell	Paris Brassfield 9649 E Inverness Ave	Luella Terry 9733 E Knowles Ave
Karna Bowers 9912 E. Keats Ave	Matt Hawkins No Address	Michael Kalish 1632 S Chatsworth
Shaylyn Reynolds 7726 E Baseline 224	Michael Nail 10327 E Jacob Ave	Jackie McCarthy 1751 s talbot
R Maese 9630 E Jacob Circle	Keri Keim 3034 S. Canfield Circle	William Simpson 2130 S Canfield
Charmagne Wood 9504 E.Kiva Ave.	Phyllis Picardi 2226 S. Valle Verde	Adrienne Plisky No Complete Address

The following residents submitted comment cards in support of the project:

Steve Gomez No Address Provided	Seth Brown No Address Provided
Bryce Roberts No Address Provided	Kevin Drake 3144 S. Sabrina Circle
Charles Anderson No Address Provided	

Chair Dahlke informed the Board that many of the comments were received after the meeting began which made it difficult for staff to organize all of the responses. However, all the response cards received have been read into the record. Mr. Anderson responded to the citizen comments and stated only three of the comments received came from residents that live in the Sierra Ranch area. The remaining comment cards are from people who live several miles away from the proposed development. Mr. Anderson stated majority of the comments pertains to issues with the height of the buildings,

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increase in traffic and the proposed hotel. Mr. Anderson informed the Board that the current City code allows the building height of 30' and setback of 25' from the property line. He informed the Board that the applicant moved the setback for the buildings to 100' and increased the required landscaping as well beyond current code requirements. He also informed the Board that the City Traffic Engineer reviewed the request and associated traffic study and determined there is adequate capacity on Crismon to handle proposed vehicular traffic from the development. Mr. Anderson informed the Board that the hotel is already an allowed use in the LC district.

Boardmember Boyle commented that he has no concerns with the development. Mr. Boyle stated the allowed height and density proposed with the development would be a good addition to the area and would have liked to see a higher height than with those proposed. Boardmember Jeff Crockett requested the applicant to elaborate on the proposed enhanced landscaping along the boundaries of the site. He also asked the applicant to explain if the applicant would construct a tall wall if the neighbors agree to such a wall. Mr. Anderson responded and informed the Board that they have not received any definitive comments from the neighbors regarding the height of the wall. Mr. Anderson stated the applicant will be willing to remove existing trees along the perimeter and replant other types of trees allowed by City code so long as the neighbors agree. And they will continue to work with the surrounding neighbors to plant larger new trees to enhance screening of the property. Mr. Anderson also informed the Board that the applicant has offered to install an 8' high wall along perimeter of the site.

Boardmember Sarkissian commented that the site is zoned LC and will always have a commercial project there. She stated that she does not feel the area is at capacity and there is an opportunity for growth in the area. She also stated that the height of the buildings have been reduced and the minimum separation increased and several rows of landscaping have been included with the development. She believes the project will be more appealing than if there was a standard 30' high building. In addition, she believes the applicant listened to the neighbors and made changes to the plans. Chair Dahlke agreed that the project is appropriate for the area and with the applicant working with the neighbors and making some changes, they have gone out of their way to address the concerns expressed by the neighbors.

Boardmember Allen motioned to approve case ZON19-00871 and associated preliminary plat "Crismon Commons" with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON19-00871 conditioned upon:**

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except the modification to the design standards as approved with this PAD as follows:
  - a. Maximum building height for the apartment buildings is 46 feet and maximum building height for the hotel is 51 feet as shown on the site plan.
  - b. Minimum building separation between the clubhouse and apartment building 'A' is 16 feet as shown on the site plan.

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- c. Minimum required parking ratio for the apartment buildings is 2.05 spaces per unit.
- 4. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from the right of way.
- 5. Compliance with all requirements of the Subdivision Regulations.
- 6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
  - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - c. Provide written notice to future property owners that the project is within 4.5 mile(s) of Phoenix-Mesa Gateway Airport.
  - d. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
  - e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

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**Note:** Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)