

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: June 24, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

*Chair Michelle Dahlke
*Vice Chair Dane Astle
*Jessica Sarkissian
*Tim Boyle
*Shelly Allen
*Jeffrey Crockett
*Deanna Villanueva-Saucedo

MEMBERS ABSENT:

None

(*Boardmembers and staff participated in the meeting through the use of video conference equipment)

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Charlotte McDermott
Charlotte Bridges
*Evan Balmer
*Kellie Rorex
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the May 13, 2020 study session and regular hearing.

- *2-a** Vice Chair Astle motioned to approve the minutes from the May 13, 2020 study session and regular hearing. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON19-00214, ZON19-00872, ZON20-00204 and ZON20-00207; and Preliminary Plat "Mountain Vista Master Plan"

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

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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

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *3-a ZON20-00214 District 6.** Within the 10000 block of East Southern Avenue (north side). Located East of Crismon Road on the north side of Southern Avenue. (1.57± acres). Site Plan Review. This request will allow for a medical office building. Carrie Fennelly, Cawley Architects, applicant; Pros Investments, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON20-00214 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00214 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

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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MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *4-a ZON19-00872 District 6.** Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10800 blocks of East Southern Avenue (south side); within the 10500 to 10800 blocks of East Hampton Avenue (north side); and within the 10300 to 10800 blocks of East Hampton Avenue (south side). Located west of Signal Butte Road and south of Southern Avenue. (81.4± acres). Rezone from LC-PAD and LC-PAD-BIZ to LC-PAD, RM-4-PAD and RM-5-PAD; and Site Plan Review. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner. **(Companion case to preliminary plat “Mountain Vista Master Plan”, associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON19-00872 and associated preliminary plat “Mountain Vista Master Plan” with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON19-00872 conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with all City development codes and regulations, except the modification to the design standards as approved with this PAD as follows:

Parcel A

- a. The maximum building height is 60 feet.
- b. The setback along the front and the street that are adjacent to the freeway is a minimum of 20 feet.
- c. The minimum landscape setback along the south property line is 10 feet.
- d. The minimum parking ratio for the fitness club is one parking space per 200 square feet of fitness club building.

Parcel B

- a. The maximum building height is 60 feet.
- b. The minimum landscape setback along the east property line is 10 feet.
- c. Garage frontage limitation– Each residential building is allowed a maximum of 15 garage doors that are located adjacent to one another.
- d. The minimum parking ratio for the multiple residence is 1.6 parking spaces per dwelling unit.

Parcel C

- a. The maximum building height is 55 feet.
- b. The minimum yard interior side and rear is 10 feet to the trash enclosure and 15 feet to garages.
- c. The minimum landscape setback along the front property line is 20 feet.
- d. The minimum landscape setback along the rear property line is 10 feet.
- e. The required open space for each 2-bedroom dwelling unit is 62 square feet per unit.
- f. The minimum dimension for private open space located on the ground floor is 6 feet.

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- g. The minimum dimensions for private open space located above the ground floor is 8 feet wide and 5 feet deep.
- h. The minimum parking ratio for the multiple residence is 1.3 parking spaces per dwelling unit.
- i. The minimum bicycle parking ratio is 1 bicycle parking space per 30 vehicle parking spaces.

Parcel F2

- a. The minimum yard interior side and rear is 15 feet along the north and east property lines.
- b. The minimum separation between each building located on the same lot is 9 feet 8 inches.
- c. Garage frontage – Each garage door must be recessed at least 1 foot from the upper story façade.
- d. The required private open space is as follows:
 - i. Studio and 1-bedroom units – 42 square feet of open space per unit.
 - ii. 2-bedroom units – 90 square feet of open space per unit.
 - iii. 3-bedroom units – 90 square feet of open space per unit.
- e. The minimum dimension for private open space located on the ground floor is 7 feet.
- f. The minimum dimension for private open space located above the ground floor is 7 feet wide and 6 feet deep.
- g. The minimum required parking ratio for the multiple residence is 1.8 parking spaces per dwelling unit.

Parcels D1 and D2

- i. The maximum building height is 100 feet.
- 3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
- 4. Prior to the submittal of a building permit recordation of cross access and cross parking easements between all parcels on the site.
- 5. Execute and comply with the development agreement.
- 6. Compliance with the final specific site plan for parcels A, B, C and F2.
- 7. Modifications to the Site Plan for Parcel A:
 - a. The following modifications to the final site plan for Parcel A will require review and approval through the City's rezoning process;
 - i. Any modification that changes the location of any of the proposed drive-thru lanes from the location shown on the final site plan.
 - ii. Any modification that changes the orientation of a building or buildings, other than moving the building or buildings closer to the street.
 - b. All other modifications shall comply with site plan review procedures of Chapter 69 of the MZO.
- 8. Provide a 40-inch high screen walls surrounding sections of the drive-thru lanes of buildings P3 and P4 that abuts Signal Butte Road as described in MZO Section 11-31-18.
- 9. Parcel A is allowed a maximum of four uses with drive-thru facilities.
- 10. Compliance with the Concept Plan for Parcels D1, D2, E and F1.
- 11. Compliance with the final landscape plan.
- 12. Compliance with the final Design Guidelines.

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

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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MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *4-b ZON20-00204 District 3.** 860 and 864 West Southern Avenue. Located east of Alma School Road on the north side of Southern Avenue. (2± acres). Rezone from NC and LC to LC-BIZ; and Site Plan Review. This request will allow for an office building and self-storage facility. Neil Feaser, RKAA Architects, Inc., applicant; Creation Funding, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON20-00204 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00204 conditioned upon:

1. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ as follows:
 - a. Medical Office Building
 - i. The minimum building setback along the west property line adjacent to the medical office building is 3 feet.
 - ii. The minimum landscape setback along the west property line adjacent to the medical office building is 3 feet.
 - b. Self-Storage Facility
 - i. The minimum landscape setback along the east and west property lines adjacent to the self-storage facility is 5 feet.
 - ii. The minimum foundation base for exterior walls with a public entrance is 8 feet.
 - iii. The minimum entry plaza depth is 5 feet and the minimum size of the entry plaza is 250 square feet.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.

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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MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *4-c ZON20-00207 District 6.** Within the 11200 block of East Ray Road (south side) and within the 5200 block of South Mountain Road (east side). Located west of Meridian Road on the south side of Ray Road. (3.9± acres). Rezone from RS-43 to NC. This request will establish commercial zoning for future development. Rod Jarbo, applicant; SRF Holding, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Continuance to the July 15, 2020 meeting

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to continue case ZON20-00207 to the July 15, 2020 meeting. The motion was seconded by Boardmember Allen.

Vote: 7-0 Continuance to the July 15, 2020 meeting

Upon tabulation of vote, it showed:

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

NAYS - None

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MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *5-a “Mountain Vista Master Plan” District 6.** Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10800 blocks of East Southern Avenue (south side); within the 10500 to 10800 blocks of East Hampton Avenue (north side); and within the 10300 to 10800 blocks of East Hampton Avenue (south side). Located west of Signal Butte Road and south of Southern Avenue. (81.4± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner. **(Companion case to ZON20-00872, associated with item *4-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve preliminary plat “Mountain Vista Master Plan” and associated case ZON19-00872 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of preliminary plat “Mountain Vista Master Plan” conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with all City development codes and regulations, except the modification to the design standards as approved with this PAD as follows:

Parcel A

- a. The maximum building height is 60 feet.
- b. The setback along the front and the street that are adjacent to the freeway is a minimum of 20 feet.
- c. The minimum landscape setback along the south property line is 10 feet.
- d. The minimum parking ratio for the fitness club is one parking space per 200 square feet of fitness club building.

Parcel B

- a. The maximum building height is 60 feet.
- b. The minimum landscape setback along the east property line is 10 feet.
- c. Garage frontage limitation– Each residential building is allowed a maximum of 15 garage doors that are located adjacent to one another.
- d. The minimum parking ratio for the multiple residence is 1.6 parking spaces per dwelling unit.

Parcel C

- a. The maximum building height is 55 feet.
- b. The minimum yard interior side and rear is 10 feet to the trash enclosure and 15 feet to garages.
- c. The minimum landscape setback along the front property line is 20 feet.
- d. The minimum landscape setback along the rear property line is 10 feet.
- e. The required open space for each 2-bedroom dwelling unit is 62 square feet per unit.
- f. The minimum dimension for private open space located on the ground floor is 6 feet.
- g. The minimum dimensions for private open space located above the ground floor is 8 feet wide and 5 feet deep.

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- h. The minimum parking ratio for the multiple residence is 1.3 parking spaces per dwelling unit.
- i. The minimum bicycle parking ratio is 1 bicycle parking space per 30 vehicle parking spaces.

Parcel F2

- a. The minimum yard interior side and rear is 15 feet along the north and east property lines.
- b. The minimum separation between each building located on the same lot is 9 feet 8 inches.
- c. Garage frontage – Each garage door must be recessed at least 1 foot from the upper story façade.
- d. The required private open space is as follows:
 - i. Studio and 1-bedroom units – 42 square feet of open space per unit.
 - ii. 2-bedroom units – 90 square feet of open space per unit.
 - iii. 3-bedroom units – 90 square feet of open space per unit.
- e. The minimum dimension for private open space located on the ground floor is 7 feet.
- f. The minimum dimension for private open space located above the ground floor is 7 feet wide and 6 feet deep.
- g. The minimum required parking ratio for the multiple residence is 1.8 parking spaces per dwelling unit.

Parcels D1 and D2

- i. The maximum building height is 100 feet.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
 4. Prior to the submittal of a building permit recordation of cross access and cross parking easements between all parcels on the site.
 5. Execute and comply with the development agreement.
 6. Compliance with the final specific site plan for parcels A, B, C and F2.
 7. Modifications to the Site Plan for Parcel A:
 - a. The following modifications to the final site plan for Parcel A will require review and approval through the City's rezoning process;
 - i. Any modification that changes the location of any of the proposed drive-thru lanes from the location shown on the final site plan.
 - ii. Any modification that changes the orientation of a building or buildings, other than moving the building or buildings closer to the street.
 - b. All other modifications shall comply with site plan review procedures of Chapter 69 of the MZO.
 8. Provide a 40-inch high screen walls surrounding sections of the drive-thru lanes of buildings P3 and P4 that abuts Signal Butte Road as described in MZO Section 11-31-18.
 9. Parcel A is allowed a maximum of four uses with drive-thru facilities.
 10. Compliance with the Concept Plan for Parcels D1, D2, E and F1.
 11. Compliance with the final landscape plan.
 12. Compliance with the final Design Guidelines.

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

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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MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

6. **Adjournment.**

Boardmember Allen motioned to adjourn the meeting at 4:08 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 7-0 Approval

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director