

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: October 18, 2017 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff  
Shelly Allen

### **MEMBERS ABSENT:**

Vice Chair Michelle Dahlke

### **STAFF PRESENT:**

John Wesley  
Lesley Davis  
Veronica Gonzalez  
Cassidy Welch  
Wahid Alam  
Charlotte McDermott  
Rebecca Gorton

### **OTHERS PRESENT:**

Paul Dugas  
Irans Miculs  
Other citizens who did not sign in

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

### **Items on the Consent Agenda**

2. **Approval of minutes:** Consider the minutes from the September 19, 2017, and September 20, 2017, study sessions and regular hearing.

**\*2-a** It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Boardmember Duff.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

Zoning Cases: ZON17-00163, ZON17-00170, Z17-035 and Z17-044; Preliminary Plats: "West Main Station Village", "Clearview Business Park" and "Thelander Acres"

## MINUTES OF THE OCTOBER 18, 2017 PLANNING & ZONING MEETING

- \*3-a ZON17-00163 District 6.** 6447 East Southern Avenue. Located west of Power Road on the south side of Southern Avenue. (2.17+/- acres). Site Plan Modification and Special Use Permit for Auto Rentals in the LC District. Dustin Chisum, Deutsch Architecture Group, applicant; Timothy Fascetta, owner.

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve case ZON17-00163 with conditions:

**That: The Board recommends the approval of case ZON17-00163 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to issuance of a Certificate of Occupancy, refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of DR98-076.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- \*3-b ZON17-00170 District 6.** The 1300 block of South Power Road (east side). Located south of Southern Avenue on the east side of Power Road. (1.33 +/- acres). Site Plan Review for the development of a pad site in a previously approved commercial center. This request will allow the development of a retail pad building with a drive-thru in the LC-PAD District. Andrew Merchant, Merchant Design Group, applicant; Curt Taylor, Winco Foods, LLC, owner.

**Planner:** Veronica Gonzalez

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve case ZON17-00170 with conditions:

**That: The Board recommends the approval of case ZON17-00170 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of Design Review case DRB17-00157, which includes properly screening the SES and approval of the increased height of the architectural embellishment.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations for a land split application.
5. Recordation of cross-access agreements with adjacent property owners at the north and south driveways on Power Road.
6. Recordation of reciprocal parking easements for the shared parking area east of the site.
7. Prior to issuance of a building permit, a modified site plan shall be submitted for acceptance by the Planning Director that includes the following items:
  - a. Internal pedestrian connections to the existing development to the south.
  - b. Parking lot landscape islands to meet the minimum size requirements as outlined in the Mesa Zoning Ordinance.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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## MINUTES OF THE OCTOBER 18, 2017 PLANNING & ZONING MEETING

***Discuss and make a recommendation to the City Council on the following zoning cases:***

- \*4-a Z17-035 District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres). Rezone from AG to LC and Site Plan Review. This request will allow the development of a group commercial center. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. (PLN2017-00304). **Continued from September 20, 2017.**

**Planner:** Wahid Alam

**Staff Recommendation:** Table for re-notification

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to table case Z17-035 for re-notification.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- \*4-b ZON17-00158 District 5.** The 3700 block of East McKellips Road (south side). Located east of Val Vista on the south side of McKellips Road. (11.48+/- acres). Rezone from RS-35 to RS-35-PAD; and Site Plan Review for the development of an 11-lot single residence subdivision. Paul Dugas, Blandford Homes, applicant; Paul Dugas, Blandford Homes, owner. ("**Preliminary Plat "Armistead Citrus", associated with Item \*5-a.)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** Staffmember Cassidy Welch presented case ZON17-0158 to the Board. Ms. Welch stated this subdivision will have a private entry gate and roads.

Resident Ivars Miculs, 465 S. 30<sup>th</sup> Street, requested for the applicant to provide the surrounding property owners with access to the irrigation valves which are located at the rear of the proposed development and along McKellips Road.

Applicant Paul Dugas, 3321 E. Baseline, stated he has spoken with the resident and has agreed that access to the valves will be provided. Mr. Dugas explained the neighboring residents will be provided with codes to the gates and be able to enter into the subdivision when needed.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00158 and preliminary plat and to provide neighboring property owners access to the irrigation valves which will be stated on the Final Plat through the Subdivision Technical Review process:

**That: The Board recommends the approval of case ZON17-00158 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines as well as the Building Form standards established in Chapter 5 of the Zoning Ordinance.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
8. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

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9. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Falcon Field Airport as specified in Section 11-19-5 of the Zoning Ordinance.
10. A building permit cannot be issued until 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 of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
11. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
12. Written notice to be provided to all future property owners and acknowledgment received that the project is within 1 mile(s) of Falcon Field Airport.
13. The developer shall prepare CC&R's for the homeowners' association that includes the preservation, maintenance, replacement, and flood irrigation of the citrus trees. This shall be noted on the final plat.
14. **The Final Plat shall include a note that the surrounding property owners will have access to the irrigation valves located on the west side of the proposed development.**

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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### Discuss and take action on the following preliminary plats:

- \*5-a "Armistead Citrus" District 5.** The 3700 block of East McKellips Road (south side). Located east of Val Vista on the south side of McKellips Road. (11.48+/- acres). Preliminary Plat. Paul Dugas, Blandford Homes, applicant; Paul Dugas, Blandford Homes, owner. (Companion Case to ZON17-00158, associated with Item \*4-b.)

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed as a companion to case ZON17-00158 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve preliminary plat for "Armistead Citrus" and to provide access by the neighboring property owners to the irrigation valves:

**That: The Board recommends the approval of preliminary plat "Armistead Citrus" conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines as well as the Building Form standards established in Chapter 5 of the Zoning Ordinance.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
8. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
9. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Falcon Field Airport as specified in Section 11-19-5 of the Zoning Ordinance.
10. A building permit cannot be issued until 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

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noise level reduction of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

11. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
12. Written notice to be provided to all future property owners and acknowledgment received that the project is within 1 mile(s) of Falcon Field Airport.
13. The developer shall prepare CC&R's for the homeowners' association that includes the preservation, maintenance, replacement, and flood irrigation of the citrus trees. This shall be noted on the final plat.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- \*5-b "Clearview Business Park" District 6.** 1529 South Clearview Avenue. Located east of the northeast corner of Power Road and US60 on the east side of Clearview Avenue. (1.9 ± acres). Preliminary Plat. Anthony Zaugg, Allen Consulting Engineers, applicant; FAE Holdings 416754R, LLC, owner. (ZON17-00376)

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to preliminary plat "Clearview Business Park" with conditions:

**That: The Board recommends the approval of preliminary plat "Clearview Business Park" conditioned upon:**

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Subdivision Regulations.
6. Creation of a Property Owner's Association for the maintenance of the building and common areas.
7. Prior to recordation of the subdivision plat, refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of DR07-134.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- \*5-c "Thelander Acres" District 6.** The 5600 block of South Power Road (east side). Located south of Galveston Street on the east side of Power Road. (2.06 acres). Preliminary Plat. Ryan D. Gilbert, Gilbert Land Surveying, PLC, applicant; Daniel Thelander and Douglas Zimmerman, owner. (ZON17-00327)

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to preliminary plat "Thelander Acres" with conditions:

**That: The Board recommends the approval of preliminary plat "Thelander Acres" conditioned upon:**

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all conditions of the Site Plan and Special Use Permit approvals for Z17-040.
4. Compliance with all conditions of Design Review approval for DR17-036 for architectural and landscaping design.
5. Prior to subdivision of the property, provide cross access and reciprocal parking agreement(s) between parcels.
6. Compliance with all City development codes and regulations.
7. Dedicate the right-of-way 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.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport (which will be prepared and recorded by the City prior to the issuance of a building permit).
10. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- 6-a Z17-044 District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from September 20, 2017 ("Preliminary Plat "West Main Station Village", associated with Item 7-a.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Continuance to November 15, 2017

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to continue case Z17-044 to the November 15, 2017 meeting.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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- 7-a **“West Main Station Village“ District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Preliminary Plat. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from September 20, 2017 (Companion Case to Z17-044, Associated with Item 6-a.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Continuance to November 15, 2017

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to continue the preliminary plat “West Main Station Village” to the November 15, 2017 meeting.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

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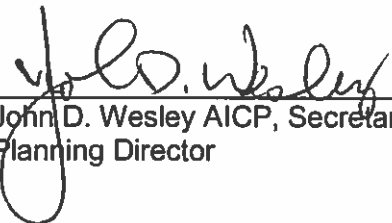
8. Other Business  
None

9. Adjournment

Boardmember Allen made a motion to adjourn the meeting at 4:24 pm. The motion was seconded by Boardmember Boyle.

**Vote: 6-0 (Vice Chair Dahlke, absent)**

Respectfully submitted,

  
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John D. Wesley AICP, Secretary  
Planning Director