



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: May 16, 2018 Time: 4:00 p.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Dane Astle
Jessica Sarkissian
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement

STAFF PRESENT:

John Wesley
Lesley Davis
Lisa Davis
Cassidy Welch
Evan Balmer
Ryan McCann
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Mike Elliott
Chris Konschak
Penny Konschak
Rich Wimmer
Brenda Gagne
Karen DeGray
Nancy Kasinocz
Ed Patrowski
Michael Scarbrough
Collen Melton
Other citizens who did not sign

Call Meeting to Order.

Vice Chair Dahlke declared a quorum present and the meeting was called to order at 4:07 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the April 17, 2018, and April 18, 2018 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 (Chair Clement, absent)

Zoning Cases: ZON18-00096, ZON18-00102, ZON18-00137, ZON17-00335, ZON17-00461, ZON18-00065, ZON18-00066; ZON18-00121; ZON18-00132; ZON18-00181; ZON18-00067: Preliminary Plats: "Fiesta Village" and "Bella Encanta"; and Amendments to Mesa Zoning Ordinance.

MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- *3-a ZON18-00096 District 1.** The 1000 through 1100 blocks of North Mesa Drive (west side) and the 300 block of East Brown Road (south side). Located at the southwest corner of Mesa Drive and Brown Road. (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with drive-thru. Eric Gerster, Sustainability Engineering Group, applicant; Fitch Plaza Partners, LLC, owner.

Planner: Cassidy Welch

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 Dahlke to approve case ZON18-00096 with conditions:

That: The Board recommends the approval of case ZON18-00096 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 and landscape plans as approved by the Design Review Board.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Vote: 6-0 (Chair Clement, absent)

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

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- *3-b ZON18-00102 District 6.** The 1200 block of South Crismon Road (east side). Located south of Southern Avenue on the east side of Crismon Road. (0.7± acres). Site Plan Modification. This request will allow for the development of a multi-tenant commercial building with an associated drive-thru. Chris Cooper, Arizona Architecture Design, applicant; Crismon Business Park, owner.

Planner: Evan Balmer

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 ZON18-00102 and to include added condition #4 presented at the study session:

That: The Board recommends the approval of case ZON18-00102 conditioned upon:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. **Prior to building permit submittal, submit a revised site plan for Planning Director review and acceptance showing a pedestrian connection to Mountain Vista Medical Center.**

Vote: 6-0 (Chair Clement, absent)

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- *3-c ZON18-00137 District 3.** 1754 West Southern Avenue. Located on the north side of Southern Avenue east of Dobson Road. (0.2± acres). Site Plan Review. This will allow for the development of a restaurant with drive-thru in front of the existing commercial building. Michael Fries, FM Group, Inc., applicant; BW Bowling Properties, LP., owner.

Planner: Evan Balmer

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 continue case ZON18-00137 to the June 20, 2018 meeting per the applicant request.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- *4-a ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner. **(Continued from March 21, 2018)**

Planner: Kim Steadman

Continuance to July 18, 2018

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 ZON17-00335 to the June 20, 2018 meeting.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- *4-b ZON17-00461 District 1.** The 100 block of West 8th Place and West 9th Street (both sides). (6± acres). Located southeast of Brown Road and Country Club Drive. Rezone from RS-6 to RS-6-HD to establish the Flying Acres Historic District. Amy Mahoney and other property owners of the proposed Flying Acres Historic District, applicant.

Planner: Kim Steadman

Staff Recommendation: Approval

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 ZON17-00461.

Vote: 6-0 (Chair Clement, absent

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- *4-c ZON17-00532 District 3.** The 1600 through 2000 blocks of West Southern Avenue (south side) and the 1200 through 1500 blocks of South Dobson Road (east side) and the 1400 through 1500 blocks of South Longmore (west side). Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus). (145± acres). Rezoning from PS, LC and GC to GC-PAD. This request will allow for private development within the Mesa Community College campus. W. Ralph Pew, Pew and Lake, PLC, applicant; Maricopa County Community College District, owner.
(Continued from April 18, 2018)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lesley Davis presented case ZON17-00532 to the Board. Ms. Davis explained the request for rezoning is to allow the community college to change the way the campus interacts with private business and to allow a private business to enter into a partnership with the campus. With the way education is moving, there is a need to provide actual on the job training in the classroom for specific skills. Ms. Davis explained the campus has three zoning designation on the property and the college feels the rezoning with a commercial designation will bring a comfort level to potential business' looking provide services on the campus. Ms. Davis stated the applicant has agreed to enter into a Development Agreement with the City that would restrict specific business' such as car lots from coming on to the campus.

Boardmember Allen inquired if state statute allows the college to partner with a private business with their current status and, can they sell naming rights to their buildings. City Attorney Charlotte McDermott responded that under the State Statute 15-1444, one of the duties and authorities that the community college has is to name a building or a group of buildings if they make a significant contribution to the community college. Ms. McDermott stated it is her understanding if the community college is installing something in a building as a function of their educational purposes, they can do so. Ms. Allen inquired if the college is allowed to lease out a building for the purpose of a private business to operate if it is not for an educational purpose. Ms. McDermott replied by reading the State Statute that they can lease out their property for the benefit of the community college. Ms. Allen stated her concern that if the college leases out a part of their property they could be competing with a private business and the effect of the economic development of the area.

Ralph Pew, 1744 S. Val Vista Drive, spoke for the applicant. Mr. Pew stated the purpose of the request is to combine all zoning districts into one and as education evolves, to partner with industry and business to provide teaching opportunities to the students. Boardmember Allen confirmed since MCC does not pay taxes, a business that leases property from the community college would also be exempt. Mr. Pew responded he does not have the answer to that, and reminds the Board the principle here is that the community college district is governed by an elected board which has

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the enabling authority to enact taxes itself. Mr. Pew encouraged the Board not be concerned about this and that the college is run by responsible elected officials.

Boardmember Sarkissian clarified if a business comes in on their own and functions solely on their own, the business would be required to obtain approval for a site plan. Planning Director John Wesley John responded if the community college were to sell any property and no longer own it, the new property owners would be subject to COM zoning requirements. However, if they lease the ground to a specific partner or entity, whether it is for education purposes or not, the business would not have to go through the same processes with the City. If MCC retains ownership of the property, the community college is required to follow state statutes requirements.

City Attorney Chalotte McDermott clarified as one of the duties of Mesa Community College, they can engage in entrepreneurial and commercial activities and as a political subdivision they are exempt from our zoning regulations. Ms. McDermott stated the college would be required to go through our zoning processes if they are engaging in a commercial activity and not part of their education purposes.

It was moved by Boardmember Astle and seconded by Boardmember Sarkissian to approve case ZON17-00532 with conditions:

That: The Board recommends the approval of case ZON17-00532 conditioned upon:

1. Recordation of a Development Agreement limiting the uses on the property.
2. Unless exempt from local regulations under Arizona law, future development must comply with all City development codes and regulations including, but not limited to Zoning, Site Plan Review and Design Review.

Vote: 6-0 (Chair Clement, absent)

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- *4-d ZON18-00065 District 6.** The 8900 block of East Germann Road (north side). Located on the north side of Germann Road west of Ellsworth Road. (4± acres). Site Plan Review and Council Use Permit. This request will allow for the development of an indoor recreation facility. Andrew Greybar, LGE Design Group, applicant; ETP Funding, LLC., owner.

Planner: Ryan McCann

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 ZON18-00065 with conditions:

That: The Board recommends the approval of case ZON18-00065 conditioned upon:

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, and preliminary elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review approval.
4. 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.
5. 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.
6. Dedicate unencumbered right of way and PUFÉ required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.

Vote: 6-0 (Chair Clement, absent)

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- *4-e ZON18-00066 District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres, Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for development of multi-residential and commercial uses. Stan Thompson, Todd & Associates, Inc., applicant; WM Grace Development Co., ETAL, owner. **(Companion Case to preliminary plat "Fiesta Village", associated with item *5-a) (Continued from April 18, 2018)**

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 ZON18-00066 and associated plat "Fiesta Village" with conditions:

That: The Board recommends the approval of case ZON18-00066 conditioned upon:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations except as modified below.
2. Compliance with all requirements of Design Review for DRB18-00067, including but not limited to locations of decorative at-grade pedestrian connections across drive aisles within the multi-residential portion of the project.
3. Compliance with all City development codes and regulations except as modified by the PAD and the conditions below.
4. Compliance with all requirements of the Subdivision Regulations to accommodate a reconfiguration of parcels.
5. Recordation of cross-access agreement(s) between the outparcel located along Southern Avenue and each of the adjacent buildings on the property.
6. Prior to submitting for a building permit, submit a revised site plan for Planning Director review and approval includes:
 - a. Provide a maximum 5-foot setback along Southern Avenue for buildings, drive-thru canopy or outdoor patio space.
 - b. Removing the shrubs, groundcover and landscape surface material along Southern Avenue and replacing it with hardscape and trees within grates. The quantity and spacing of trees shall be consistent with Chapter 33 of the Mesa Zoning Ordinance.
 - c. Adding back the existing parking spaces, that are located on the southwest side of the outparcel located along Southern Avenue and are included in the out-parcel's parking requirements.
7. Design Review approval is required for buildings A, B, C and D and shall include the following:
 - a. Buildings A and B: Architecturally integrated canopies for drive through lanes along Southern Avenue. The canopies must maintain visibility into the site.

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- b. Buildings A, B, C and D: The pedestrian paths that cross drive aisles shall consist of a decorative surface similar in design and material with the pedestrian paths throughout the commercial and multi-residence portions of the development.
- c. Building A: Additional hardscape to create an outdoor patio or plaza adjacent to the building.
- d. Building A: A raised traffic table, to serve as a pedestrian crossing at the drive-thru lane along Southern Avenue.
- e. Building B: Additional hardscape to create an outdoor patio or plaza along the south side of the building adjacent to the pedestrian that crosses the drive-thru lane along Southern Avenue. The width of the outdoor patio or plaza shall match or exceed the width of the pedestrian crossing.
- f. Building B: A raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Southern Avenue. The width of the pedestrian crossing and traffic table shall be twice the width of the decorative pedestrian crossing shown on the site plan.
- g. Building D: Widen the pedestrian connection and include a raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Alma School Road. The width shall be consistent with the pedestrian connection between the drive-thru lane and Alma School Road on the site plan.

Vote: 6-0 (Chair Clement, absent)

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- *4-f **ZON18-00118 District 5.** The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side). (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Rezoning from RM-2-PAD to RM-2-PAD; and Site Plan Review. This request will allow for the development of a townhome subdivision. Reese Anderson, Pew & Lake, PLC, applicant; American Savings Life Insurance Company, owner. (**Companion Case to preliminary plat "Aspire at Sun Valley", associated with item *5-b)**

Planner: Wahid Alam

Staff Recommendation:

Summary: Planning Director John Wesley presented case ZON18-00118 to the Board.

Mr. Wesley stated this request is a new development for which provides updated standards to the original PAD approved in 1988 thus requiring the rezoning. Staff was concerned with the units that face onto Billings and the proximity to the street. Mr. Wesley stated the applicant has responded to those concerns and staff provided a new illustration at the study session that demonstrates compliance with those concerns and the removal of condition #5f.

Reese Anderson, 1744 S. Val Vista, explained the proposed project and how the existing fissure has been worked around. Mr. Anderson stated the fissure is indicated on the original plat from 1984 and how it has shifted since then. Mr. Anderson explained one of the ways they are working around the fissure is to locate the road over it and bringing the landscaping and underground water retention to work around it. Mr. Anderson stated he feels the applicant has addressed the fissure appropriately. Responding to Boardmember Duff's questions about utility lines, Mr. Anderson stated they will cut across the area and will be sealed so that no water will penetrate the lines.

Kenneth Euge, Principal Geologist, 2333 W. Northern Avenue, Phoenix, spoke in detail about the fissure. Boardmember Sarkissian asked Mr. Euge to explain how the mitigation plan works. Mr. Euge stated the fissure is excavated and covered with a membrane material that provides reinforcement and preventing further expansion.

Resident Karen DeGray, 205 N. 74th Street, #220 and #114, spoke in opposition. Ms. DeGray stated her concern is the fissure will expand and cause damage and inquired who will be financially responsible if it gets worse.

Brenda Gagne, 205 N. 74th Street, #213 spoke in opposition. Ms. Gagne inquired why this property is being developed now and feels Mesa should be more mindful of the geographical evidence of the area. She stated this is a risk for future homeowners and inquired who will be responsible if there is damage to the new homes.

Nancy Kasinecz, 205 N. 74th St., #215, spoke in opposition. Her concern is what recourse do the residents have from any property damage created by building on the fissure.

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Ed Piotrowski, 205 N. 74th St., #116, spoke in opposition. Mr. Piotrowski stated the pool should be 50' from the fissure and if the retention pond should be 100' from the fissure.

Colleen Melton, 7613 E. Akron Street, spoke in opposition. Ms. Melton inquired if they prevent water from getting into the fissure, from will it cause it to travel further east.

Mr. Reese Anderson responded to the concerns of the residents. He stated the current zoning allows for the requested residential and are developing less units than were approved in 1988. Mr. Anderson stated we need to rely upon the experts and Mr. Euge has shown they will not have any problems with appropriate mitigation of the area. He explained there will be a disclosure for future residents.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON18-00118 and companion preliminary plat "Aspire at Sun Valley" with the removal of the original condition #5-f with conditions:

That: The Board recommends the approval of case ZON18-00118 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), except as modified below.
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations except as modified by this PAD.
5. Prior to submitting for a building permit, submit a revised site plan and black and white and color elevations for review and acceptance by the Planning Director to include the following:
 - a) The minimum private open space, including minimum dimensions and shade cover, per city code Section 11-5-5C.
 - b) Replacing the trees surrounding the trash enclosures with shrubs.
 - c) Pedestrian connectivity between the front door of each unit and the common areas.
 - d) A direct link between the bus stop and the front door of the units that are located along Sossaman Road.
 - e) Alternative paving material, such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable), for the crosswalks and the driveway apron located at the main entrance from Billings Street.
 - f) The materials and color(s) of all buildings.

Vote: 6-0 (Chair Clement, absent)

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- *4-g ZON18-00121 District 6.** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). Major Amendment to the Eastmark Community Plan. This request will make changes that impact Development Units ("DUs") 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan. DMB Mesa Providing Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Tom Ellsworth
Continuance to June 20, 2018

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 ZON18-00118 to June 20, 2018.

Vote: 6-0 (Chair Clement, absent)

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- *4-h ZON18-00132 District 4.** 324 North Country Club Drive. Located south of University Drive on the west side of Country Club Drive. (1± acres). Rezoning from DB-1 to DB-2; Site Plan Review and Special Use Permit. This request will allow modifications to an existing carwash. Michael Scarbrough, 3K1 Consulting Services, Inc., applicant; Joyce Bond, owner.

Planner: Cassidy Welch

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 ZON18-00118 with conditions:

That: The Board recommends the approval of case ZON18-00118 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 and landscape plans as approved by the Design Review Board.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities or bring all non-conformities into compliance with current development standards.
5. Recordation of a parcel combination prior to issuance of a building permit.

Vote: 6-0 (Chair Clement, absent)

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- *5-a "Fiesta Village" District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Preliminary Plat. Stan Thompson, Todd & Associates, Inc., applicant; WM Grace Development Co., ETAL, owner. (**Companion Case to ZON18-00066, associated with item *4-e**)

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 preliminary plat "Fiesta Village" and associated case ZON18-00066 with conditions:

That: The Board recommends the approval of preliminary plat "Fiesta Village" conditioned upon:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations except as modified below.
2. Compliance with all requirements of Design Review for DRB18-00067, including but not limited to locations of decorative at-grade pedestrian connections across drive aisles within the multi-residential portion of the project.
3. Compliance with all City development codes and regulations except as modified by the PAD and the conditions below.
4. Compliance with all requirements of the Subdivision Regulations to accommodate a reconfiguration of parcels.
5. Recordation of cross-access agreement(s) between the outparcel located along Southern Avenue and each of the adjacent buildings on the property.
6. Prior to submitting for a building permit, submit a revised site plan for Planning Director review and approval includes:
 - a. Provide a maximum 5-foot setback along Southern Avenue for buildings, drive-thru canopy or outdoor patio space.
 - b. Removing the shrubs, groundcover and landscape surface material along Southern Avenue and replacing it with hardscape and trees within grates. The quantity and spacing of trees shall be consistent with Chapter 33 of the Mesa Zoning Ordinance.
 - c. Adding back the existing parking spaces, that are located on the southwest side of the outparcel located along Southern Avenue and are included in the out-parcel's parking requirements.
 7. Design Review approval is required for buildings A, B, C and D and shall include the following:
 - a. Buildings A and B: Architecturally integrated canopies for drive through lanes along Southern Avenue. The canopies must maintain visibility into the site.
 - b. Buildings A, B, C and D: The pedestrian paths that cross drive aisles shall consist of a decorative surface similar in design and material with the

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pedestrian paths throughout the commercial and multi-residence portions of the development.

- c. Building A: Additional hardscape to create an outdoor patio or plaza adjacent to the building.
- d. Building A: A raised traffic table, to serve as a pedestrian crossing at the drive-thru lane along Southern Avenue.
- e. Building B: Additional hardscape to create an outdoor patio or plaza along the south side of the building adjacent to the pedestrian that crosses the drive-thru lane along Southern Avenue. The width of the outdoor patio or plaza shall match or exceed the width of the pedestrian crossing.
- f. Building B: A raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Southern Avenue. The width of the pedestrian crossing and traffic table shall be twice the width of the decorative pedestrian crossing shown on the site plan.
- g. Building D: Widen the pedestrian connection and include a raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Alma School Road. The width shall be consistent with the pedestrian connection between the drive-thru lane and Alma School Road on the site plan.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- *5-b "Aspire at Sun Valley" District 5.** The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side). (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; American Savings Life Insurance Company, owner. (Companion Case to ZON18-00118, associated with item *4-f)

Planner: Wahid Alam

Staff Recommendation:

Summary: This case was discussed with case ZON18-00118 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve preliminary plat "Aspire at Sun Valley" with the removal of condition #5-f with conditions:

That: The Board recommends the approval of preliminary plat "Aspire at Sun Valley" 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), except as modified below.
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations except as modified by this PAD.
5. Prior to submitting for a building permit, submit a revised site plan and black and white and color elevations for review and acceptance by the Planning Director to include the following:
 - a. The minimum private open space, including minimum dimensions and shade cover, per city code Section 11-5-5C.
 - b. Replacing the trees surrounding the trash enclosures with shrubs.
 - c. Pedestrian connectivity between the front door of each unit and the common areas.
 - d. A direct link between the bus stop and the front door of the units that are located along Sossaman Road.
 - e. Alternative paving material, such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable), for the crosswalks and the driveway apron located at the main entrance from Billings Street.
 - f. The materials and color(s) of all buildings.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- *6-a Amending Chapters 66, 67, 69, 71, 74, and 77 of the Mesa Zoning Ordinance; Title 11 of the Mesa City Code. (Citywide) (ZON17-00603)

The amendments include clarification of authority and duties of the Zoning Administrator, Planning Hearing Officer, Design Review Board, and Board of Adjustment; modifications and clarifications to application requirements, public notice, expirations and extensions of approved requests, and the appeals process.

Planner: Lisa Davis

Staff Recommendation: Approval

Summary: Staffmember Lisa Davis presented an overview of the proposed amendments to the Mesa Zoning Ordinance. Ms. Davis clarified process for any appeal request; and question in regard to HPB in chpt 77; this was removed because currently there is no requirement for public notice for the HPB; all it is doing is clarifying that point; for an appeal for a decision from the PHO, it goes through the HPB Board

Boardmember Duff inquired what the process is for an applicant to appeal decisions made by the Historic Preservation Board. Staffmember Davis responded if an applicant appeals the of the Historic Preservation Office, it goes to the Historic Preservation Board for review. The agenda of the meeting is the notification for the Historic Preservation Board.

It was moved by Boardmember Allen and seconded by Boardmember Sarkissian to approve amendments to Chapters 66, 67, 69, 71, 74, and 77 of the Mesa Zoning Ordinance; Title 11 of the Mesa City Code.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- 7-a **ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Rezoning (modification of Zoning Stipulation) and Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Broc Hiatt, owner. (Continued from March 21, 2018)

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Welch presented case ZON17-00507 to the Board. Ms. Welch stated the case was continued from the previous month to provide the applicant more time to work with staff to review an alternative for access off of Ellsworth Road. She stated Transportation is opposed to any entrance off of Ellsworth due to the potential for blocking of traffic on Ellsworth. The applicant did revise the site plan to have the entrance on Glencove as close to Ellsworth as allowed and staff feels this is the best scenario for the site plan. Ms. Welch stated staff added a condition that the driveway access is allowed to accommodate the enclosed RV storage and any modification to the land use would require a Council approval.

Shelly Allen clarified the applicant relocated the entrance closer to Ellsworth. Ms. Welch stated there will be a primary entrance off of Glencove, the primary exit onto Ellsworth and entrance and/or exit through the CVS parking lot.

Reese Anderson, 1744 S. Val Vista, spoke for the applicant. Mr. Anderson explained they have presented several options to accommodate access off of Ellsworth Road and it has been moved as close to Ellsworth Road as allowed. Vice Chair Dahlke asked Mr. Anderson to review the progression of site plan submittals throughout the course of working with staff. Mr. Anderson began with the original site plan request explained the process of how they came up to the site plan presented today.

Resident Rich Wimmer, 9123 E. Gary Lane did not speak and is opposed to the project.

Resident Courtney Kissane, 9138 E. Glencove Avenue, spoke in opposition. Ms. Kissane stated they are trying to keep all traffic off of Glencove. Ms. Kissane stated there is a low functioning autistic child on that street and is concerned for the child's safety.

Chris Konschak, 9137 E. Cary Lane, spoke in opposition. Mr. Konschak has concerns that Mr. Anderson stated there would be staging on Glencove, obstructing the flow of traffic in the neighborhood. He feels this would occur one time a day, for 365 days a year.

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Mr. Reese Anderson responded to the comments made by the residents. Mr. Anderson stated on the original site plan there were two entrances on Glencove. He explained after working with staff, the final site plan presented has one entrance only off of Glencove. In response to Mr. Konschak's comments, Mr. Anderson stated he did not mean to use the term staging and there will not be staging on Glencove. Mr. Anderson responded to the comment there will be 365 vehicles traveling into the RV storage lot and added there are over 100 homes in the neighborhood, with vehicles traveling daily from those homes on Glencove.

Boardmember Allen reminded the applicant that there was a concern stated by a resident that directly across from the entrance there is a family with a low functioning autistic child. Mr. Anderson responded this is a concern as are all of the children in the neighborhood, however, the drivers will not be driving fast and feels there are no safety concerns.

Sabine Ellis, City of Mesa Traffic Engineer, spoke. Ms. Ellis stated if an entrance was on Ellsworth, they would not be able to make a u-turn to enter. They would need to go north through three neighborhood streets to enter the property off of Ellsworth. Having the entrance on Glencove would affect only two homes. Ms. Ellis stated she does not feel there are any other options but to enter off of Glencove. Boardmember Boyle inquired if having the entrance shared by CVS confuse drivers and is this a common situation in the City. Ms. Ellis responded this is not common, but typically a shared driveway would have one entry and one exit lane, preventing some confusion for a driver.

Vice Chair Dahlke inquired if signage would help to assist the neighbors concerns and to alert the drivers. Ms. Ellis stated there is not a federally approved sign for that type of disability and "children at play" signs are not used nationwide because it should be assumed there are children in neighborhoods. There are signs for deaf and blind children that are placed in neighborhoods.

Resident Hope Marsh, 9123 E. Gary Lane, stated it only takes one vehicle to hit a child. Ms. Marsh asked how bad does the applicant want an entrance that it has to be installed on Glencove.

Boardmember Sarkissian inquired about adding speed bumps and what is the policy of the City to install. Planning Director John Wesley responded these streets are in the County and not in the City. Boardmember Allen inquired if a handicap sign could be placed in the County.

Applicant Reese Anderson responded that he will reach out to Michelle Cogle at Maricopa County to inquire if a sign could be placed in the neighborhood and the possibility of installing speed bumps at the applicants expense and will provide the answers to Mr. Wesley.

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Boardmember Boyle stated he continues to have concerns and would prefer that the RV owners be confused by entering from the CVS property and does not like the solutions discussed.

Boardmember Allen made a motion to approve case ZON17-00507 with the site plan dated May 7, 2018; including conditions of approval stated in the May 7, 2018 memo to the Board; and the applicant's statement to commit to reach out to Maricopa County for further traffic mitigations and allowable handicap signs in the area. The motion was seconded by Boardmember Astle.

That: The Board recommends the approval of case ZON17-00507 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted May 7, 2018 (without guarantee of lot yield, building count, lot coverage) except as modified below.
2. Compliance with zoning cases Z02-026, except as modified through approval of this case.
3. Compliance with all requirements of Design Review approval through DRB17-00506.
4. A minimum 5-foot-wide foundation base shall be provided along the exterior walls adjacent to the drive aisles, per section 11-33-5.A of the zoning ordinance.
5. One driveway access from Glencove is allowed to accommodate an enclosed RV Storage facility. Any site plan modification to another land use will require Council approval to utilize the driveway access from Glencove.
6. **The applicant shall ensure all leases for the RV storage facility contain the requirement that there shall be no parking or staging on Glencove.**
7. **The applicant shall contact the Maricopa County Transportation Department and inquire as to the installation of signage and speed bumps on Glencove and other traffic mitigation abilities and report back to the City of Mesa Planning Director. If allowed by the County, the applicant shall install such at the applicant's expense.**

Vote: 5-1 (Chair Clement, absent; Boardmember Boyle, nay)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- 8-a ZON18-00181 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00067 and Preliminary Plat "Bella Encanta", associated with items 8-b and 9-a)**

Staff Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

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 ZON18-00181 to June 20, 2018.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- 8-b **ZON18-00067 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Rezoning from NC-BIZ and PEP-PAD-CUP to RSL-2.5-PAD and RM-3-PAD; and Site Plan Review. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. (Companion Case to ZON18-00181 and Preliminary Plat "Bella Encanta", associated with items 8-a and 9-a)

Staff Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

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 ZON18-00067 to June 20, 2018.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- 9-a** **"Bella Encanta" District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. (Companion Case to ZON18-00067 and ZON18-00181, associated with items 8-a and 8-b)

Staff Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

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 preliminary plat "Bella Encanta" to June 20, 2018.

Vote: 6-0 (Chair Clement, absent)

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MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

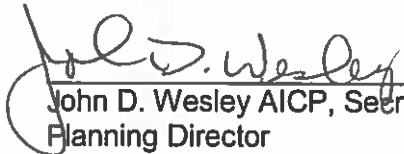
10 Other Business.
None.

11 Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 7:02 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 5-0 (Boardmembers Astle and Duff, absent)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director