



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: August 15, 2018 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Shelly Allen

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Lisa Davis
Cassidy Welch
Evan Balmer
Ryan McCann
Rebecca Gorton

OTHERS PRESENT:

Jeff Koski
Dave Woods
Carolyn Crandell
Adam Gunderson
Other citizens who did not sign

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:28 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the July 17, 2018, and July 18, 2018 study sessions and regular hearing.

***2-a** It was moved by Vice Chair Astle to approve the Consent Agenda. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

Zoning Cases: ZON17-00597, ZON18-00442, ZON18-00449, ZON17-00454, ZON18-00067, ZON18-00181, and ZON18-00489; Preliminary Plats: "Bella Encanta", and "Mesa Technology Park".

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 AUGUST 15, 2018 PLANNING & ZONING MEETING

- *3-a ZON17-00597 District 2.** 1961 South Val Vista Drive. Located on the northeast corner of Val Vista Drive and Baseline Road. (1± acres). Site Plan Modification. This request will allow a multi-tenant commercial building with a drive-thru. Thomas English Real Estate, LLC, applicant; Circle K Stores, Inc., owner.

Planner: Wahid Alam

Continuance to September 19, 2018 per applicant

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

It was moved by Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to continue case ZON17-00597 to the September 19, 2018 meeting.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *3-b ZON18-00442 District 6.** The 10700 block of East Southern Avenue (south side) and the 1200 block of South Signal Butte Road (west side). Located on the southwest corner of Southern Avenue and Signal Butte Road. (1.0± acres). Site Plan Review. This request will allow for the development of a medical office. Violet Thornton, Kitchell Development Company, applicant; Kitchell Development Company, 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 Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to approve case ZON18-00442 with conditions:

That: The Board recommends the approval of case ZON18-00442 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary elevations and site plan submitted except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval for case ZON17-00045.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *3-c ZON18-00449 District 6.** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road. (4.6± acres). Site Plan Review; and Special Use Permit for reduction in parking. This request will allow for the development of two industrial buildings. Robert Winton, Winton Architects, applicant; Phoenix-Gateway Airport 193, 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 Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to approve case ZON18-00449 with conditions:

That: The Board recommends the approval of case ZON18-00449 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations submitted except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of a building permit, record the subdivision plats for Ray Road Commerce Center North.
5. Compliance with all conditions of approval for case ZON17-00283.
6. Any proposed permanent or temporary 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 and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided with the building permit submittal.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *3-d ZON18-00454 District 3.** The 1200 block of South Country Club Drive (west side). Located on the west side of Country Club Drive south of Southern Avenue. (11.8 ± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Trish Flower, Vertical Design Studios, applicant; 1250 Country Club Dr, LP, owner.

Planner: Ryan McCann
Continuance to September 19, 2018

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

It was moved by Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to continue case ZON1800454 to the September 19, 2018 meeting.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *4-a ZON17-00384 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 on the south side of Guadalupe Road and the west side of Signal Butte Road. (4.5± acres). Rezone from AG to LC; and Site Plan Review. This request will allow for the development of a group commercial center. Dennis Newcombe, Beus Gilbert PLLC and Cain Garcia, RKA Architects, Inc., applicant; Walgreen Arizona Drug Company, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case ZON17-00384 to the Board. Mr. Alam stated the applicant is proposing a 2-story mini-storage and 2 pad sites. The original application from last year proposed a car wash on the site and has been eliminated. Mr. Alam explained the driveways off of Guadalupe and Signal butte will be shared by a school and the group commercial center.

Paul Gilbert, 701 N. 44th Street, asked to reserve comments after the resident speaks.

Dave Woods, 2860 S. Olivewood, spoke about the project. Mr. Woods requests the applicant understand the neighborhood concerns about excessive noise and bright lights.

Paul Gilbert, representing the applicant, responded to the citizen comment. Mr. Gilbert stated the applicant is in full agreement with the concerns of the neighbors and have agreed exterior lighting will not be placed any higher than the level of the first floor building.

It was moved by Boardmember Crockett and seconded by Boardmember Sarkissian to approve case ZON17-00384 with conditions:

That: The Board recommends the approval of case ZON17-00384 conditioned upon:

1. Compliance with the basic development as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review process.
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. **Prior to submittal of the first building permit, submit a revised site plan for review and acceptance by the Planning Director that includes the following:**
 - a) **Relocate the building on PAD A to the south so it frames the north side of the driveway access located between Lot 1 and Lot 2.**
 - b) **Relocate the building on Pad B to the north so it frames the south side of the driveway access located between Lot 1 and Lot 2.**
 - c) **Compliance with foundation base requirements from Sec. 11-33-5 of the**

MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

Mesa Zoning Ordinance.

- d) **Stamped asphalt or similar material on 5' of the paved surface located next to the rollup doors on the west and south sides of the self-storage building. The surface material must be distinctly different from the 25' wide driving surface. The total width of the paved surface is 30'.**
 - e) **A throat depth, for the shared access drive along Guadalupe Road, that meets or exceeds the throat depth for the access drive to the school located to the west.**
 - f) **An internal pedestrian connection between PAD A and PAD B and between PAD B and Pad C.**
 - g) **A 6' wide pedestrian connection from Signal Butte Road to the school to the west. The pedestrian connection to be located along the shared access drive that is south of PAD C.**
- 6. The perimeter landscaping along Signal Butte Road and along Guadalupe Road to be installed in the first phase of development.
 - 7. If the project is developed in phases, provide a phasing plan prior to submittal of the first building permit.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *4-b ZON18-00361 District 4.** 244 North Extension Road. Located east of Alma School Road south of University Drive. (3± acres). Council Use Permit for social service facility; and Special Use Permit for a parking reduction for a substance abuse social service facility. This request will allow an in-patient substance abuse treatment facility. Lindsay C. Schube, Gammage & Burnham, applicant; Crossroads, Inc., owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: Staffmember Ryan McCann presented case ZON18-00361 to the Board. Mr. McCann stated a social service facility is allowed in the zoning district with a Council Use Permit. Staff has been contacted by some neighboring residents with concerns for the project. Mr. McCann stated this is an existing site and the request for a Special Use Permit is for parking reduction.

Lindsay C. Schube, 2 N. Central, requested a continuance to the September 19, 2018 meeting. Ms. Schube stated she needs additional time to research the area further. She feels they do not have all of the facts about the concentration of other facilities in the surrounding area.

It was moved by Boardmember Sarkissian and seconded by Boardmember Villanueva-Saucedo to continue case to the September 19, 2018 meeting.

Vote: 6-0 (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00451 District 2.** 1700 block of South Pierpont (west side). Located north of Baseline Road west of Higley Road. (22.2± acres). Rezoning from LI-PAD to LI; Site Plan Review; and Special Use Permit for parking reduction for a hospital. This request will allow for the development of a rehabilitation hospital as part of a future medical complex. Andrew Whisler, Kimley-Horn, applicant; Banner Health, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: Boardmember Boyle inquired if there are plans to increase parking if it becomes an issue in the future. Staffmember Evan Balmer explained there are specific parameters for on street and parallel parking. Mr. Balmer stated this is the first phase of development and as future phases come through, parking requirements would be reviewed. Mr. Balmer explained this request is for the site plan on 5.3 acres for the specific use of the hospital. Boardmember Boyle asked when additional development is requested, would the parking be assessed. Planning Director John Wesley responded as we move forward with additional development, staff would review and amend the standards. Specific to this request, Mr. Wesley stated this is a portion of a larger tract and parking would be evaluated as this site continues to develop. Mr. Wesley added he sees there could be additional parallel parking along north side of building. It was decided there would be no need for additional conditions of approval.

It was moved by Boardmember Sarkissian and seconded by Villanueva-Saucedo to approve case ZON18-00451 with the additional condition presented at the study session:

That: The Board recommends the approval of case ZON18-00451 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations as submitted.
2. Compliance with all requirements of Design Review (DRB18-00450).
3. Compliance with all City development codes and regulations.
4. Future phases of the development will require Design Review and Site Plan Review as required by the zoning ordinance.
5. 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.
6. **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 to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.**

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Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *5-a ZON18-00067 District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Rezoning from NC-BIZ, NC-PAD 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; Crimsmon BFC, LLC, owner. **(Companion Case to ZON18-00181 and preliminary plat “Bella Encanta”, associated with items *5-a and *6-a).**

Planner: Lisa Davis

Continuance requested by applicant to October 17, 2018

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

It was moved by Vice Chair Astle and seconded by Boardmember Villanueva-Saucedo to continue case ZON18-00067 to the October 17, 2018 meeting.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *5-b ZON18-00181 District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± 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 *5-a and *6-a).**

Planner: Lisa Davis

Continuance requested by applicant to October 17, 2018

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

It was moved by Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to continue case ZON18-00181 to the October 17, 2018 meeting.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *6-a "Bella Encanta" District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and ZON18-00067, associated with items *5a and *5-b).**

Planner: Lisa Davis

Continuance requested by applicant to October 17, 2018

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

It was moved by Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to continue preliminary plat "Bella Encanta" to the October 17, 2018 meeting.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *6-b "Mesa Technology Park" District 6.** District 6. The 3200 to 3400 block of South Ellsworth Road (west side). Located north of Elliot Road on the west side of Ellsworth Road. (64.3 ± acres). Preliminary Plat. Jeffrey Blilie, Beus Gilbert, applicant; Sunbelt Land Holdings, LP, owner. (ZON18-00542)

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 Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to approve preliminary plat "Mesa Technology Park" with conditions:

That: The Board recommends the approval of preliminary plat "Mesa Technology Park" conditioned upon:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all conditions of approval of Z08-014.
6. 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 (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- 7-a ZON18-00489 District 1.** The 3100 to 3200 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (4.6± acres). Rezoning from Maricopa County RU-43 to City of Mesa RS-43. This request will establish city zoning on recently annexed property. City of Mesa, applicant; Arthur and Anita Freeman, owner.

Planner: Evan Balmer
Withdrawn

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

It was moved by Vice Chair Aslte and seconded by Boardmember Villanueva-Saucedo to withdraw case ZON18-00489.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- 7-b ZON18-00214 District 1.** The 3100 to 3300 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (7.5± acres). Rezoning from AG and RS-43 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Blake McKee, Sky Bridge Companies, applicant; Arthur L. Freeman Family Trust, Kaser Citrus, Inc., John Babiarz, owners. **(Companion Case to preliminary plat "Lehi Cove", associated with item 8-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: Staffmember Evan Balmer presented case ZON18-00214 to the Board. Mr. Balmer explained this request is for 89 attached units. Mr. Balmer stated the applicant has completed a neighborhood participation plan and there were neighbors that attended that had concerns mostly related with the proximity of the project to the Vulcan Asphalt plant located near this property with the smell and potential toxins from the plant. Currently, environmental testing is being done by ADEQ and Maricopa County Air Quality Department. Mr. Balmer stated the product submitted is a higher quality than we typically see with this type of development and is a part of this approval request. Mr. Balmer stated staff is supportive of the design.

Mr. Balmer explained there are a total of 244 parking spaces for the development. There are 178 spaces in the garages and 66 90° and parallel parking along the streets. The parking totals are 2.8 parking spaces per unit.

Boardmember Boyle discussed his concerns for the project. Mr. Boyle stated with the proximity of the Vulcan plant and freeway, he feels the proposed project is cramped and will not age well over time. Planning Director John Wesley responded the General Plan for this area had been designated as a Mixed-Use Employment and was changed in 2004 when the Lehi Crossing project was approved to residential. Mr. Wesley explained staff has worked with a variety of potential developers over the years for non-residential without success. The Val Vista roadway is not a major road and developers have found it not a viable area for commercial development leading staff to support residential on this site.

Applicant Blake McKee, 4017 N. 59th Street, spoke to the Board about the project. Mr. McKee explained the Vulcan plant is 2500' from the actual plant. Mr. McKee stated the Vulcan issue came to their attention at the neighborhood meeting and they immediately began meeting with City of Mesa, Maricopa County air quality, ADEQ; Lehi Crossing about this issue. He stated there has already been 9 straight days of extensive testing, concluding non-detect there are no real environmental concerns. Mr. McKee stated there is a significant buffer of 300' with units fronting onto Thomas Road.

MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

It was moved by Vice Chair Astle and seconded by Boardmember Sarkissian to approve case ZON18-00214 and associated preliminary plat "Lehi Cove" with conditions:

That: The Board recommends the approval of case ZON18-00214 conditioned upon:

1. Compliance with the basic development as shown on the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Prior to submitting for a building permit, submit a revised site plan for Planning Director review and acceptance that includes:
 - a. A reduction of the alley to a width of 24' and enhanced landscaping and speed tables between the following lots:
 - 32 and 33
 - 40 and 41
 - 64 and 65
 - 74 and 75
 - b. Enhanced pedestrian network from the central open space area to the following areas:
 - Southeast building
 - Southwest building
 - On-street parking locations
5. Compliance with the building elevations and floor plans as submitted.

Vote: 5-1 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Crockett, Villanueva-Saucedo

NAYS – Boyle

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- 8-a **"Lehi Cove" District 1.** The 3100 to 3300 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (7.5± acres). Rezoning from AG and RS-43 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Blake McKee, Sky Bridge Companies, applicant; Arthur L. Freeman Family Trust, Kaser Citrus, Inc., John Babiarz, owners. **(Companion Case to ZON18-00214, associated with item 7-b).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: This was discussed with case ZON18-00214 and therefore was not discussed on an individual basis.

It was moved by Vice Chair Astle and seconded by Boardmember Sarkissian to approve preliminary plat "Lehi Cove" with associated case ZON18-00214 with conditions:

That: The Board recommends the approval of preliminary plat "Lehi Cove" conditioned upon:

1. Compliance with the basic development as shown on the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Prior to submitting for a building permit, submit a revised site plan for Planning Director review and acceptance that includes:
 - a. A reduction of the alley to a width of 24' and enhanced landscaping and speed tables between the following lots:
 - 32 and 33
 - 40 and 41
 - 64 and 65
 - 74 and 75
 - c. Enhanced pedestrian network from the central open space area to the following areas:
 - Southeast building
 - Southwest building
 - On-street parking locations
5. Compliance with the building elevations and floor plans as submitted.

Vote: 5-1 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Crockett, Villanueva-Saucedo

NAYS – Boyle

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MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

9 Other Business.

None.

10 Adjournment.

Boardmember Villanueva-Saucedo made a motion to adjourn the meeting at 5:40 pm. The motion was seconded by Boardmember Crockett.

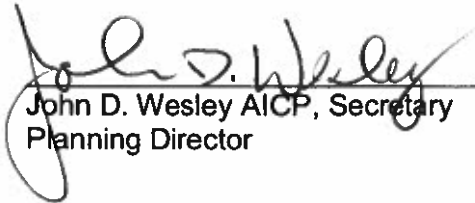
Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director