Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: April 17, 2019 Time: 4:00 p.m.

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

MEMBERS ABSENT:
Shelly Allen

STAFF PRESENT:
Nana Appiah
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Evan Balmer
Ryan McCann
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:
Brent Henderson
Other citizens who did not sign

Call Meeting to Order.

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

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the March 19, 2019 and the March 20, 2019 study sessions and regular hearing.

***2-a** Boardmember Sarkissian motioned to approve the Consent Agenda. The motion was seconded by Vice Chair Astle.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

Zoning Cases: ZON18-00929, ZON18-01014, ZON19-00020, ZON19-00063, ZON19-00069, and ZON18-000891, and ZON19-00067; and Preliminary Plats: "Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd" and "Eastmark DU 3/4 North (Phase 4) MDR".

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*3-a **ZON18-00929 District 6.** Within the 2800 and 2900 block of South Signal Butte Road (west side) and within 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). Site Plan Modification. This request will allow for the development of a group commercial center. Tina Heinbach, Garrett Development Corporation, Inc., applicant; Walgreen Arizona Drug Co., owner. **(Companion Case to Preliminary Plat "Commercial Site SWC E. Guadalupe Rd & SA. Signal Butte Rd", associated with item *5-a).**

Planner: Wahid Alam
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON18-00929 and associated preliminary plat "Commercial Site SWC E. Guadalupe Rd & SA. Signal Butte Rd" with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON18-00929 conditioned upon:
1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of ZON17-00384, except as modified by this request.
5. Compliance with all requirements of the Subdivision Regulations.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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***3-b** **ZON18-01014 District 1.** Within the 800 block of North Country Club Drive (east side). Located south of Brown Road on the east side of Country Club Drive. (4.5± acres). Site Plan Modification. This request will allow for the expansion of an existing Child Crisis Arizona facility. Brent Henderson, Henderson Engineering Group, LLC, applicant; Child Crisis Arizona and First Christian Church, Inc. of Mesa, owner. **(Continued from March 20, 2019).**

Planner: Veronica Gonzalez
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON18-01014 which includes updated conditions of approval provided at the April 17, 2019 study session. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON18-01014 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with the conditions of case BOA18-00768.
4. **Prior to issuance of a building permit for the playground, submit a revised site plan for acceptance by the Planning Director that depicts the Easement Area as defined in the Easement Agreement recorded with Maricopa County (Document No. 2006-0848873).**
5. **No obstructions shall be placed within the Easement Area that prohibits or impedes the ingress-egress required in the Easement Agreement recorded with Maricopa County (Document No. 2006-0848873).**

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett and Villanueva-Saucedo
NAYS – None

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*3-c **ZON19-00020 District 6.** Within the 9100 block of East Guadalupe Road (south side). Located west of Ellsworth Road on the south side of Guadalupe Road. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Carolina Salgado, Marks Architects, Inc., applicant; USTOR-Eastmark, LLC, owner.

Planner: Cassidy Welch
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON19-00020 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00020 conditioned upon:
1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review approval.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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*3-d **ZON19-00069 District 6.** Within the 5600 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (1.05 ± acres). Site Plan Review. This request will allow for the development of an automobile repair facility. Adam Kogan, SRA360, applicant; Karen Theander, owner.

Planner: Wahid Alam
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON19-00069 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00069 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
5. Per Section 11-32-3.C of the MZO, obtain approval of an Administrative Use Permit for any excess parking beyond the 125% maximum allowed or revise the site plan to comply with City Code.
6. Remove existing chain link fence from the south side of the property in accordance with section 11-30-4.(B).
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
   a. Written notice shall be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
   b. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, all proposed structures require 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 shall be required for the submittal of a building permit to construct a structure(s) on the property.
   c. Prior to the issuance of a building permit, provide documentation by 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.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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*4-a **ZON18-00891 District 3.** 535 West Baseline Road. Located west of Country Club Drive on the south side of Baseline Road. (1.4± acres). Rezone from NC to LI. This request will allow for the development of an industrial use. Matthew Rettig, applicant; PDE Investments, LLC, owner.

Planner: **Evan Balmer**
Staff Recommendation: **Request by applicant to continue to the May 22, 2019 meeting**

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

Boardmember Sarkissian motioned to continue case ZON18-00891 to the May 22, 2019 meeting. Vice Chair Astle.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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*4-b **ZON19-00063 District 6.** Within the 10200 and 10300 blocks of East Pecos Road (south side). Located on the south side of Pecos Road east of the Crismon Road alignment. (19± acres). Site Plan Review. This request will allow for the development of an industrial facility. Sean Lake, Pew and Lake, PLC representing Old Dominion, ODFL Mesa, applicant; Williams Gateway Land Inv. LP/GFLP/ET AL, owner.

Planner: Wahid Alam
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON19-00063 which includes updated conditions of approval provided at the April 17, 2019 study session. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00063 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Land Split process.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
   a. 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 or prior to the issuance of a building permit, whichever occurs first.
   b. Written notice shall be provided to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.
   c. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, all proposed structures require 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 shall be required for the submittal of a building permit to construct a structure(s) on the property.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett and Villanueva-Saucedo
NAYS – None

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*4-c **ZON19-00067 District 5.** Within the 400 to 600 blocks of North Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Decatur Road (south side). Located north of University Drive on the west side of Ellsworth Road. (13.1± acres). Rezoning from RS-9 and RS-43 to RM-3-PAD; and Site Plan Review. This request will allow for the development of a multi-residential use. Sean Lake, Pew & Lake, PLC, applicant; Ellsworth-University, LLC, owner.

Planner: Evan Balmer
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON19-00067 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00067 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all requirements of Design Review.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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***5-a** **"Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd" District 6.** Within the 2800 and 2900 block of South Signal Butte Road (west side) and within 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). Preliminary Plat. Tina Heinbach, Garrett Development Corporation Inc., applicant; Walgreen Arizona Drug Co., owner. **(Companion Case to ZON18-00929, associated with item *3-a).**

Planner: Wahid Alam
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case preliminary plat "Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd" and associated case ZON18-00929 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of preliminary plat "Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd" conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of ZON17-00384, except as modified by this request.
5. Compliance with all requirements of the Subdivision Regulations.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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***5-b** **"Eastmark DU 3/4 North (Phase 4) MDR" District 6.** Within the 4700 through 4900 blocks of South Ellsworth Road (east side) and the 9200 through 9500 blocks of East Ray Road (north side). Located south of Warner Road on the east side of Ellsworth Road. (62.4± acres). Preliminary Plat. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON18-00992)**

Planner: Ryan McCann
Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case preliminary plat "Eastmark DU 3/4 North (Phase 4) MDR" with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of preliminary plat "Eastmark DU 3/4 North (Phase 4) MDR" conditioned upon:

1. Compliance with the final preliminary plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 3/4 (DU3/4) of the Mesa Proving Grounds Community Plan.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

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6 Other Business.
None.

7 Adjournment.

Boardmember Crockett motioned to adjourn the meeting at 4:08 pm. The motion was seconded by Boardmember Boyle.

Vote: 6-0 Approved (Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo
NAYS – None

Respectfully submitted,

Nana K. Appiah, AICP, Secretary
Planning Director