

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: July 15, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

*Vice Chair Dane Astle
*Jessica Sarkissian
*Tim Boyle
*Jeffrey Crockett
*Deanna Villanueva-Saucedo
*Benjamin Ayers

MEMBERS ABSENT:

Shelly Allen

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Wahid Alam
Kellie Rorex
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Vice Chair Astle 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 June 24, 2020 study session and regular hearing.

*2-a Boardmember Villanueva-Saucedo motioned to approve the minutes from the June 24 2020 study session and regular hearing. The motion was seconded by Boardmember Crockett.

Vote: 6-0 Approved (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

Zoning Cases: ZON20-00051, ZON20-00246, ZON20-00250 and ZON20-00207

MINUTES OF THE JULY 15, 2020 PLANNING & ZONING MEETING

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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- *3-a ZON20-00051 District 2.** 3547 East Southern Avenue. Located at the southwest corner of Southern Avenue and Val Vista Drive. (1.75± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience market and associated service station. Jon Naut, Quik Trip Corporation, applicant; Val Vista Furniture, LLC, 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 Villanueva-Saucedo motioned to approve case ZON20-00051 with conditions of approval. The motion was seconded by Boardmember Crockett

That: The Board recommends the approval of case ZON20-00051 conditioned upon:

1. Compliance with the with the final site plan submitted.
2. Prior to application for a building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or reduce the parking to comply with the Zoning Ordinance.
3. Compliance with the plan of operation and good neighbor policy submitted.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Design Review.

Vote: 6-0 Approval with conditions (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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MINUTES OF THE JULY 15, 2020 PLANNING & ZONING MEETING

- *3-b ZON20-00246 District 2.** Within the 5500 block of East Baseline Road (north side). Located east of Higley Road on the north side of Baseline Road. (2± acres). Site plan Review. This request will allow for the development of medical offices. Vince Di Bella, Adaptive Architects, Inc., applicant; Kelly, Kevin, Kemp, and Judith Morris, owners.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

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

Boardmember Villanueva-Saucedo motioned to approve case ZON20-00246 with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of case ZON20-00246 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 8 miles of Phoenix-Mesa Gateway Airport.

Vote: 6-0 Approval with conditions (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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- *3-c ZON20-00250 District 6.** Within the 4900 to 5200 blocks of South Ellsworth Road (East side) and within the 9300 to 9500 blocks of East Ray Road (North side). Located East of Ellsworth Road and north of Ray Road. (14± acres). Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community. Drew Olson, PCS Development, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Continuance to the July 29, 2020 meeting

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

Boardmember Villanueva-Saucedo motioned to continue case ZON20-00250 to the July 29, 2020 meeting. The motion was seconded by Boardmember Crockett.

Vote: 6-0 Continuance to July 29, 2020 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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- *4-a ZON20-00207 District 6.** Within the 11200 block of East Ray Road (south side) and within the 5200 block of South Mountain Road (east side). Located west of Meridian Road on the south side of Ray Road. (3.9± acres). Rezone from RS-43 to NC. This request will establish commercial zoning for future development. Rod Jarbo, applicant; SRF Holding, LLC, owner. **Continued from the June 24, 2020 meeting.**

Planner: Evan Balmer

Staff Recommendation: Continuance to the July 29, 2020 meeting

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

Boardmember Villanueva-Saucedo motioned to continue case ZON20-00207 to the July 29, 2020 meeting. The motion was seconded by Boardmember Crockett.

Vote: 6-0 Continuance to July 29, 2020 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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5. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:06 pm. The motion was seconded by Boardmember Boyle.

Vote: 6-0 Approved (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director