



Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: July 28, 2021 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Jessica Sarkissian
Vice Chair Deanna Villanueva-Saucedo
Tim Boyle
*Shelly Allen
Jeffrey Crockett
Troy Peterson

MEMBERS ABSENT:

Ben Ayers

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

STAFF PRESENT:

Nana Appiah
Rachel Prelog
Lesley Davis
Kellie Rorex
Cassidy Welch
Jennifer Gniffke
Sean Pesek
Chloe Durfee-Sherman
Charlotte McDermott
Sarah Staudinger
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Sarkissian 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 23, 2021 study session and regular hearing.
 - *2-a Boardmember Crockett motioned to approve the minutes from the June 23, 2021 study session and regular hearing. The motion was seconded by Vice Chair Villanueva-Saucedo.

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

Boardmember Crockett motioned to approve the consent agenda. The motion was seconded by Vice Chair Villanueva-Saucedo.

Zoning Cases: ZON20-00353, ZON21-00357, ZON21-00388, ZON21-00437, ZON20-00585, ZON20-00700, ZON20-00792, and ZON21-00394; and Preliminary Plats “North Parkcrest Condominiums”, “Lofts at Superstition Vistas”, “Brown and 202 Townhomes”, and “AirPark 202”

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *3-a **ZON21-00353 District 2.** Within the 4400 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (1.04± acres). Site Plan Review. This request will allow for the development of a dental office. Jammon Studios, applicant; Blue Glacier LLC, owner.

Planner: Chloe Durfee-Sherman

Staff Recommendation: Continue to August 25, 2021

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

Boardmember Crockett motioned to continue case ZON20-00353 to August 25, 2021. The motion was seconded by Vice Chair Villanueva-Saucedo.

Vote: 6-0 Continue to August 25, 2021 (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

***3-b ZON21-00357 District 6.** Within the 7800 to 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (9.9± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Eric Zitny, Ware Malcomb, applicant; DM Landing 3 Sub LLC, owner.

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 Crockett motioned to approve case ZON20-00357 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00357 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with conditions of approval for case Z14-060.
5. All off-site improvements and street frontage landscaping must be installed with the first phase of construction.
6. 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. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport.

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *3-c ZON21-00388 District 4.** Within the 300 block of North Stapley Drive (west side) and within the 1100 block of East University Drive (south side). Located on the southeast corner of Stapley Drive and University Drive. (.70± acres). Site Plan Review. This request will allow for a drive-thru coffee shop. Tim Rasnake, Archion Architecture and Interiors, LC, applicant; Jaswinder Singh - Surinder K. Singh, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON20-00388 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00388 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, except as modified through the approval of the associated Development Incentive Permit (Case No. BOA21-00389).
4. Approval of the associated Development Incentive Permit (Case No. BOA21-00389) by Mesa's Board of Adjustment.

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *3-d ZON21-00437 District 5.** Within the 4500 block of East Ivy Street (north side) and within the 1700 block of North Parkcrest (east side). Located south of McKellips Road and east of Greenfield Road (2.3± acres). Site Plan Review. This request will allow for an industrial development. Eric Leibsohn, applicant; OPUS BUSINESS PLAZA LLC, owner. **(Companion case to Preliminary Plat, “North Parkcrest Condominiums”, associated with item *5-a).**

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON21-00437 and associated Preliminary Plat “**North Parkcrest Condominiums**” with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON21-00293 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-a ZON20-00585 District 5.** Within the 7300 block of East Southern Avenue (north side) and within the 1100 block of South Rowen (east side). Located west of Sossaman Road on the north side of Southern Avenue. (1.77± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD-PAD). This request will allow for the development of attached single residences. Jared Malone, Associated Architects, applicant; Cardon Hiatt Investments, LLC & CB Equity, LLC, owner. **(Companion case to Preliminary Plat, “Lofts at Superstition Vistas”, associated with item *5-b).**

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 Crockett motioned to approve case ZON20-00585 and associated Preliminary Plat “**Lofts at Superstition Springs**”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00585 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with the final building elevations submitted.
4. 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.
5. 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. 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.
 - c. Provide written notice to future property owners that the project is within five mile(s) of Phoenix-Mesa Gateway.
 - d. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - e. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

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6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Minimum Lot Area per Dwelling Unit</u> – <i>MZO Section 11-5-5</i>	1,260 square feet
<u>Minimum Lot Dimensions</u> – <i>MZO Section 11-5-5</i> - Minimum Lot Width (Single-Residence Attached) - Minimum Lot Depth (Single-Residence Attached)	21 feet 60 feet
<u>Building Setbacks</u> – <i>MZO Section 11-5-5</i> -Front & Street-Facing Side Building Setback, 6-lane arterial (Southern Avenue) - Front & Street-Facing Side Building Setback, Local Street (Rowen) -Interior Side and Rear, 3 or more units on lot, Multiple Story (north & east property lines)	20 feet 16 feet As shown on the site plan
<u>Landscape Yard Width</u> – <i>MZO Section 11-33-3</i> Non-single residential uses adjacent to single residence uses (East & North property line)	7 feet on north property line, 5 feet on east property line
<u>Minimum Interior Side Yard</u> – <i>MZO Section 11-5-5(A)(1)</i> Required interior side yard on the end units	0 feet
<u>Private Open Space</u> – <i>MZO Section 11-5-5(A)(3)(e)</i> Private open space located at the ground level	Minimum dimension allowed is 6 feet for depth only
<u>Building Entrances</u> – <i>MZO Section 11-5-5(B)(3)(c)</i> Minimum depth for individual exterior unit entrances	Roof projection with a minimum depth of 3 feet and horizontal area of 50 square feet
<u>Access, Circulation and Parking</u> – <i>MZO Section 11-5-5(B)(4)(f)</i> Allowed maximum number of garage doors for multiple garage doors to be located adjacent to one another in one building	5 maximum garage doors adjacent to one another

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

***4-b ZON20-00700 District 5.** Within the 8100 block of East Brown Road (south side). Located west of the 202 Red Mountain Freeway on the south side of Brown Road. (3.21± acres). Rezoning from RS-9 to RM-2-PAD; and Site Plan Review. This request will allow for the development of attached single residences. Zach Collins, applicant; Thrive Development, LLC, owner. **(Companion case to Preliminary Plat “Brown & 202 Townhomes”, associated with item *5-c).**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON20-00700 and associated Preliminary Plat “**Brown & 202 Townhomes**”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00700 conditioned upon:

1. Compliance with the site plan, site details, elevation drawings and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Building Setbacks</u> 6-lane arterial (Brown Road) Interior Side: 3 or more units (East property line) Interior Side: 3 or more units (West property line)	20 feet 5 feet per story (10 feet total) 10 feet per story (20 feet total)
<u>Landscape Yard Width</u> Non-single residential uses adjacent to other non-single residence uses (East property line)	10 feet
<u>Building Separation</u> Minimum separation between buildings (2-story)	10 feet
<u>Private Open Space Requirements</u> Percent of private open space covered	0%
<u>Access, Circulation and Parking</u> Maximum number of garage doors adjacent to one another in one building	4
<u>Building Entrances</u> Building entrance depth of projection or recess (feet)	3 feet

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<u>Building Materials</u> Minimum usage of primary materials per exterior building wall (percentage)	As shown on elevations
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Vote: 6-0 Approval with conditions (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-c ZON20-00792 District 6.** Within the 6600 block of South Mountain Road (east side). Located west of Meridian Road and north of Pecos Road. (5.17±acres). Rezone from Agricultural (AG) to General Industrial (GI). This request will allow industrial uses on the property. Shaine Alleman, Tiffany & Bosco, P.A., applicant; Sonoran Desert Property Holdings, 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 Crockett motioned to approve case ZON20-00792 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00792 conditioned upon:

1. Compliance with all City development codes and regulations.
2. In accordance with Section 11-69-4 of the Mesa Zoning Ordinance, a Site Plan Review is required for development of the site.
3. In accordance with Section 11-71-2 of the Mesa Zoning Ordinance, Design Review is required for development of the site.
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 (concurrent with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
6. 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 db as specified in Section 11-19-5 of the Zoning Ordinance.

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-d ZON21-00394 District 6.** Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Rezone from Light Industrial (LI) and Agricultural (AG) to Light Industrial with a Planned Area Development (LI-PAD) overlay; and Site Plan Review. This request will allow for the development of an industrial business park. Wendy Riddell, Berry Riddell LLC, applicant; Gateway Business Park LLC/Tonto Corp., owner). **(Companion case to Preliminary Plat “AirPark 202”, item *5-d).**

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 Crockett motioned to approve case ZON21-00394 and associated Preliminary Plat “AirPark 202”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON21-00394 conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. All off-site improvements and street frontage landscaping to be installed with the first phase of construction.
5. 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.
6. 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. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
7. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

Development Standard	PAD Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	60 feet
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.a</i> - <i>East property lines adjacent to AG</i>	10 feet minimum
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.c</i> - <i>Number of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway</i>	1 tree per 20 linear feet of property line adjacent to 202 San Tan Freeway
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.d</i> - <i>Size of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway</i>	All trees shall be 36-inch box trees along the 202 San Tan Freeway
<u>Outdoor Storage</u> – <i>MZO Table 11-30-7</i>	Outdoor storage areas permitted in compliance with wall/storage exhibit
<u>Truck Docks, Loading and Service Areas</u> – <i>MZO Section 11-30-13(C)</i>	Docks, loading and service areas permitted in compliance with wall/storage exhibit
<u>Required Parking Ratio</u> – <i>MZO Table 11-32-3(A)</i> - <i>Warehousing and Storage</i>	1 Space per 1,100 square feet
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(G)(2)</i> - <i>Warehousing and Storage</i>	Maximum 300 parking spaces allowed together in one cluster
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - <i>Exterior walls with a Public Entrance</i>	Minimum 12-foot foundation base area

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *5-a “North Parkcrest Condominiums” District 5.** Within the 4500 block of East Ivy Street (north side) and within the 1700 block of North Parkcrest (east side). Located south of McKellips Road and east of Greenfield Road (2.3± acres). Preliminary Plat. Eric Leibsohn, applicant; OPUS BUSINESS PLAZA LLC, owner. **(Companion case to ZON21-00437, associated with item *3-d).**

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve preliminary plat “**North Parkcrest Condominiums**” and associated case ZON21-00437 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of preliminary plat “North Parkcrest Condominiums” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *5-b “Lofts at Superstition Vistas” District 5.** Within the 7300 block of East Southern Avenue (north side) and within the 1100 block of South Rowen (east side). Located west of Sossaman Road on the north side of Southern Avenue. (1.77± acres). Preliminary Plat. Jared Malone, Associated Architects, applicant; Cardon Hiatt Investments, LLC & CB Equity, LLC, owner. **(Companion case to ZON20-00585, associated with item *4-a).**

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 Crockett motioned to approve preliminary plat “**Lofts at Superstition Springs**” and associated case ZON20-00585 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of preliminary plat “Lofts at Superstition Springs” conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with the final building elevations submitted.
4. 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.
5. 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. 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.
 - c. Provide written notice to future property owners that the project is within five mile(s) of Phoenix-Mesa Gateway.
 - d. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - e. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Section 11-5-5	1,260 square feet
<u>Minimum Lot Dimensions</u> – MZO Section 11-5-5 - Minimum Lot Width (Single-Residence Attached) - Minimum Lot Depth (Single-Residence Attached)	21 feet 60 feet
<u>Building Setbacks</u> – MZO Section 11-5-5 -Front & Street-Facing Side Building Setback, 6-lane arterial (Southern Avenue) - Front & Street-Facing Side Building Setback, Local Street (Rowen) -Interior Side and Rear, 3 or more units on lot, Multiple Story (north & east property lines)	20 feet 16 feet As shown on the site plan
<u>Landscape Yard Width</u> – MZO Section 11-33-3 Non-single residential uses adjacent to single residence uses (East & North property line)	7 feet on north property line, 5 feet on east property line
<u>Minimum Interior Side Yard</u> – MZO Section 11-5-5(A)(1) Required interior side yard on the end units	0 feet
<u>Private Open Space</u> – MZO Section 11-5-5(A)(3)(e) Private open space located at the ground level	Minimum dimension allowed is 6 feet for depth only
<u>Building Entrances</u> – MZO Section 11-5-5(B)(3)(c) Minimum depth for individual exterior unit entrances	Roof projection with a minimum depth of 3 feet and horizontal area of 50 square feet
<u>Access, Circulation and Parking</u> – MZO Section 11-5-5(B)(4)(f) Allowed maximum number of garage doors for multiple garage doors to be located adjacent to one another in one building	5 maximum garage doors adjacent to one another

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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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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***5-c “Brown & 202 Townhomes” District 5.** Within the 8100 block of East Brown Road (south side). Located west of the 202 Red Mountain Freeway on the south side of Brown Road. (3.21± acres). Preliminary Plat. Zach Collins, applicant; Thrive Development, LLC, owner. **(Companion case to ZON20-00700, associated with item *4-b).**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve preliminary plat “**Brown & 202 Townhomes**” and associated case ZON20-00700 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of preliminary plat “Brown & 202 Townhomes” conditioned upon:

1. Compliance with the site plan, site details, elevation drawings and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Building Setbacks</u> 6-lane arterial (Brown Road) Interior Side: 3 or more units (East property line) Interior Side: 3 or more units (West property line)	20 feet 5 feet per story (10 feet total) 10 feet per story (20 feet total)
<u>Landscape Yard Width</u> Non-single residential uses adjacent to other non-single residence uses (East property line)	10 feet
<u>Building Separation</u> Minimum separation between buildings (2-story)	10 feet
<u>Private Open Space Requirements</u> Percent of private open space covered	0%
<u>Access, Circulation and Parking</u> Maximum number of garage doors adjacent to one another in one building	4
<u>Building Entrances</u> Building entrance depth of projection or recess (feet)	3 feet

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<u>Building Materials</u> Minimum usage of primary materials per exterior building wall (percentage)	As shown on elevations
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Vote: 6-0 Approval with conditions (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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- *5-d “AirPark 202” District 6.** Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Preliminary Plat. Wendy Riddell, Berry Riddell LLC, applicant; Gateway Business Park LLC/Tonto Corp., owner). **(Companion case to case ZON21-00394, associated with item *5-e).**

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 Crockett motioned to approve preliminary plat “**AirPark 202**” and associated case ZON21-00437 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of preliminary plat “AirPark 202” conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. All off-site improvements and street frontage landscaping to be installed with the first phase of construction.
5. 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.
6. 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. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
7. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

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Development Standard	PAD Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	60 feet
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.a</i> - <i>East property lines adjacent to AG</i>	10 feet minimum
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.c</i> - <i>Number of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway</i>	1 tree per 20 linear feet of property line adjacent to 202 San Tan Freeway
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.d</i> - <i>Size of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway</i>	All trees shall be 36-inch box trees along the 202 San Tan Freeway
<u>Outdoor Storage</u> – <i>MZO Table 11-30-7</i>	Outdoor storage areas permitted in compliance with wall/storage exhibit
<u>Truck Docks, Loading and Service Areas</u> – <i>MZO Section 11-30-13(C)</i>	Docks, loading and service areas permitted in compliance with wall/storage exhibit
<u>Required Parking Ratio</u> – <i>MZO Table 11-32-3(A)</i> - <i>Warehousing and Storage</i>	1 Space per 1,100 square feet
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(G)(2)</i> - <i>Warehousing and Storage</i>	Maximum 300 parking spaces allowed together in one cluster
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - <i>Exterior walls with a Public Entrance</i>	Minimum 12-foot foundation base area

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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6. **Adjournment.**

Vice Chair Villanueva-Saucedo motioned to adjourn the meeting at 4:10 pm. The motion was seconded by Boardmember Peterson.

Vote: 6-0 Approval (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director