

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: November 15, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeffery Crockett
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Jeff Pitcher

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Cassidy Welch
Sean Pesek
Josh Grandlienard
Sergio Solis
Sarah Steadman
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Vice Chair Pitcher from the entire meeting and declared a quorum present, the meeting was called to order at 4:03 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that the consent agenda items be approved.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the October 25, 2023 study session and regular meeting.

3 Take action on the following zoning cases:

***3-a ZON22-01233. "Outlaw Trucking" (District 2).** Within the 5300 block of East Main Street (south side). Located south of Main Street and east of Higley Road (0.8± acres). Major Site Plan Modification. This request will allow for a commercial development. Jason Dial, Outlaw Trucking, Owner; Dan Christensen, C.E.W. Associates, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON22-01233 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z15-028, except compliance with the final site plan, narrative, landscape plan, and building elevations submitted with this request instead of those approved with case Z15-028.
2. Compliance with all requirements of Design Review, Case No. DRB22-00614.
3. Prior to the issuance of a building permit, execute a cross-access easement with the adjacent property to the east (APN 141-51-294) and record the cross-access easement in the Maricopa County Recorder's Office.
4. Compliance with all City development codes and regulations.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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- *3-c ZON23-00549. "Edged Data Center" (District 6).** Within the 8700 to 9000 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. (14± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a data center. Sean Lake, Pew and Lake PLC, Applicant; Scannell Properties No 507 LLC, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00549 conditioned upon:

1. Compliance with all conditions of Case No. ZON21-00595 (Ordinance No. 5677), except comply with the final site plan submitted with this case (Case No. ZON23-00549) instead of the site plan approved with Case No. ZON21-00595.
2. Compliance with all requirements of Design Review Case No. DRB23-00547.
3. Site Plan approval is required for any future development within Phase III.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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***3-d ZON23-00210 "East Market Major Land Use Budget Transfer" (District 6).** Within the 9200 to 9400 blocks of East Ray Road (north side), within the 9200 to 9300 blocks of Point Twenty-Two Boulevard (both sides), within 9300 to 10000 blocks of East Point Twenty-Two Boulevard (north side), within the 4200 to 4700 blocks of South Eastmark Parkway (west side), within the 9200 to 9800 blocks of east Warner Road (south side), and within the 4400 to 5200 blocks of South Ellsworth Road (east side). Located north of Ray Road and East of Ellsworth Road. (428± acres). Major Budget Transfer. This request will allow for the transfer of dwelling units approved for Development Unit 1 to Development Unit 3 / 4 North. DMB MESA PROVING GROUNDS LLC, Owner; Christina Christian, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the January 10, 2024 Planning and Zoning Board meeting.

The Board recommends to continue case ZON23-00210 to the January 10, 2024 Planning and Zoning Board meeting.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON23-00416. "Private School for Autism" (District 6).** Within the 1400 block of South Clearview Avenue (west side) and the 7100 block of east Hampton Avenue (south side). Located south of Southern Avenue and east of Power Road. (1.1± acres). Council Use Permit. This request will allow for the development of a private school. Nathan Palmer, Applicant; POLARIS RE HOLDINGS LLC, Owner.

Planner: Sergio Solis

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON23-00416 conditioned upon:

1. Prior to the issuance of any building permit, receive approval of the Minor Site Plan Modification (Case No. ZON23-00880).
2. Compliance with all conditions of approval for Case No. ZON23-00880.
3. Compliance with all requirements of Case No. DR97-039.
4. Prior to issuance of any building permit, install perimeter landscaping consistent with the landscape plan approved with Case No. DR97-039.
5. Compliance with all City development codes and regulations.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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- *3-b ZON23-00139. "4312 E. University" (District 2).** Within the 4300 block of East University Drive (north side). Located west of Greenfield Road on the north side of University Drive. (4± acres). Site Plan Review, Council Use Permit (CUP); and Special Use Permit (SUP). This request will allow for a Mini-Storage Facility, restaurant with a drive-thru facility, and a multi-tenant building with a drive-thru facility. Sean Lake, Pew & Lake, PLC, Applicant; Mark Hanneken, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON23-00139 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00138.
3. The access point labeled "emergency access only" on the final site plan submitted shall remain an emergency only access point unless other access is approved through a Site Plan Modification in conformance with Chapter 69 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5-a ZON23-00656. "DHI Longbow Lots 2-6". (District 5).** Within the 3000 block of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (6.6± acres). Preliminary Plat for five lot subdivision.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON23-00673 conditioned upon:

1. Compliance with all conditions of approval of Case No. ZON21-00731, Ordinance No. 5695.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the Subdivision Regulations.
4. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat with Maricopa County.
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 must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
7. Compliance with all City development codes and regulations.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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6 Adjournment.

Boardmember Crockett motioned to adjourn the meeting. The motion was seconded by Boardmember Peterson.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:09 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Evan Balmer
Principal Planner

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