



# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: February 21, 2018 Time: 4:00 p.m.

### MEMBERS PRESENT:

Chair Michael Clement  
Vice Chair Michelle Dahlke  
Dane Astle  
Jessica Sarkissian  
Jennifer Duff  
Shelly Allen

### MEMBERS ABSENT:

Tim Boyle

### STAFF PRESENT:

John Wesley  
Tom Ellsworth  
Lesley Davis  
Lisa Davis  
Wahid Alam  
Kim Steadman  
Rebecca Gorton

### OTHERS PRESENT:

Todd Lutz  
Patricia Abraham  
Chris Konschak  
Penny Konschak  
Ron Moore  
Rich Wimmer  
Rita Hawks  
Other citizens who did not sign in

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 4:14 p.m.

1. Take action on all consent agenda items.

### Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the January 16, 2018, and January 17, 2018 study sessions and regular hearing.
- \*2-a It was moved by Boardmember Sarkissian to approve the Consent Agenda. The motion was seconded by Boardmember Astle.

**Vote: 6-0 (Boardmember Boyle, absent)**

Zoning Cases: ZON17-00501, ZON17-00509, ZON17-00324, ZON17-00324, ZON17-00335, ZON17-00478, ZON17-00507, and ZON17-00581

MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*3-a **ZON17-00501 District 5** 5900 block of East McKellips Road (north side) and the 2000 block of North Recker Road (west side). Located on the northwest corner of McKellips Road and Recker Road. (0.8± acres). Site Plan Review and Special Use Permit. This request will allow the development of a car wash in the LC zoning district. Michael Clark, Identity Mutual, LLC, applicant; TCF National Bank, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Tabled**

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to table case ZON17-00501.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*3-b **ZON17-00509 District 5** The 5600 block of East McDowell Road (north side). Located west of Recker Road on the north side of McDowell Road. (4.1± acres). Site Plan Review. This request will allow for the development of a mini-storage and outdoor RV storage in the LI zoning district. Phil Gollon, ARC Services, Inc., applicant; Rentzel Properties, LLC, owner.

**Planner:** Lisa 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 Boardmember Sarkissian and seconded by Boardmember Astle to approve case ZON17-00509 with conditions:

**That: The Board recommends the approval of case ZON17-00509 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with conditions of approval of zoning case Z97-106, except as herein modified.
3. Compliance with all requirements of Design Review case DRB17-00508.
4. Compliance with all City development codes and regulations.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field 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).
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Due to the proximity to Falcon Field Airport, any proposed 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, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-a ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners. **(Continued from January 17, 2018)**

**Planner: Veronica Gonzalez**

**Staff Recommendation: Continuance to March 21, 2018**

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue case ZON17-00324 to the March 21, 2018 meeting.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-b ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner. (Continued from January 17, 2018)

**Planner: Kim Steadman**

**Staff Recommendation: Continuance to March 21, 2018**

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue case ZON17-00335 to the March 21, 2018 meeting.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-c ZON17-00478 District 5** The 9100 block of East University Drive (south side) and the 100 to 300 blocks of North Ellsworth Road (west side). Located on the west side of Ellsworth Road south of University Drive. (16.7± acres). Rezoning 13± acres from RM-4 to RM-4-PAD; and Site Plan Review. This request will allow for a multi-residence development. Andy Jochums, Beus Gilbert, applicant; Valencia Heights, LLC, owner.

**Planner: Wahid Alam**

**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 Boardmember Sarkissian and seconded by Boardmember Astle to approve case ZON17-00478 with the additional condition that "the building elevations and landscape plans shall be reviewed by Design Review Board":

**That: The Board recommends the approval of case ZON17-00478 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. 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.
3. Compliance with all City of Mesa Code requirements and regulations.
4. Building elevations and landscape plans shall be reviewed by Design Review Board

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-d **ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Philip Gollon, ARC Services, Inc., applicant; Rentzel Properties, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Continuance to March 21, 2018**

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue case ZON17-00507 to the March 21, 2018 meeting.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-e **ZON17-00519 District 5** The 7100 block of East Main Street (north side) and the 0 to 100 block of North Sunvalley Boulevard (west side). Located east of Power Road on the north side of Main Street. (7.6± acres). Rezoning from LC and LC-BIZ to RM-4-PAD; and Site Plan Review. This request will allow for the development of an attached single residence subdivision. Greg Loper, applicant; Bottomline Investments, LTD, owner. (Companion Case to Preliminary Plat "Sunvalley Village", associated with item \*5-a)

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed in conjunction with preliminary plat "Sunvalley Village". Staffmember Wahid Alam presented the case to the Board. Mr. Alam stated staff has included a condition that lot #29 cannot be taller than a two story unit.

Resident Todd Lutz, 11244 E. Rembrandt Road, spoke. Mr. Lutz stated he is representing the Las Palmas Mobile Home Park and he became familiar with the proposed project when the residents had a neighborhood meeting. Mr. Lutz stated they are not opposed to the project but do have some concerns. One concern is the proximity of a three story unit backing up to the mobile homes. Mr. Lutz stated he would like to work with the applicant to discuss grading and drainage; ensuring landscape buffers are sufficient and be involved in the design process.

Greg Loper, 4402 E. Main Street, responded to comments made by Mr. Lutz. He explained the project was originally proposed as a 3-story building and after reviewing the proximity to the mobile home park, it has been altered to have two-story units on the ends and 3 story units in the middle. Mr. Lopez stated they are proposing a landscape buffer along the north and using a block wall as a screening wall. He confirmed Lot 29 will have a 35-40' setback and they have no issues with the addition of a stipulation that the applicant meet with the neighbors prior to submitting to Council. Mr. Loper stated he will meet with Mr. Lutz immediately after this meeting.

Chair asked Mr. Lutz if this is adequate to him and Mr. Lutz responded he would be satisfied to work with the applicant.

It was moved by Boardmember Allen and seconded by Boardmember Sarkissian to approve case ZON17-00519 and associated preliminary plat "Sunvalley Village" with conditions of approval and to include the applicant meet with surrounding property owners to work out any issues prior to the case going to City Council:



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**That: The Board recommends the approval of case ZON17-00519 and associated preliminary plat "Sunvalley Village" conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
6. Install 5' wide temporary landscape strip along the west edge of the proposed driveway starting from Main Street up to the northern limit of the roundabout.
7. Lot # 29, adjacent to the north property line, shall only be a one or two story building.
8. Extend the proposed pedestrian sidewalk between Lot# 31 and 32 further east connecting to existing sidewalk along Sunvalley Boulevard.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*4-f ZON17-00581 District 2** The 4700 through 4800 blocks of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). PAD Modification. This request will allow for modifications to an approved PAD for a multi-residence development in the RM-3-PAD zoning district. Stephen C. Earl, Curley & Legarde, applicant; Baseline Gateway Apartments, LLC, owner.

**Planner: Kim Steadman**

**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 Boardmember Sarkissian and seconded by Boardmember Astle to approve case ZON17-00581 with conditions:

**That: The Board recommends the approval of case ZON17-00581 conditioned upon:**

1. Compliance with the basic development as described in the project narrative.
2. Compliance with the conditions of approval of Z17-038 except as herein modified.
3. Design Review approval and Administrative Site Plan Modification through case DRB18-00051.
4. Compliance with the range of separations documented in Table 1 and Table 2.
5. Compliance with all City development codes and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within 5 mile(s) of Mesa Gateway Airport.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*5-a** **“Sunvalley Village” District 5** The 7100 block of East Main Street (north side) and the 0 block of North Sunvalley Boulevard (west side). Located on the northwest corner of Main Street and Sunvalley Boulevard. (7.6± acres). Preliminary Plat. Greg Loper, applicant; Bottomline Investments, LTD, owner. (Companion Case to ZON17-00519, associated with item \*4-e).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed in conjunction with case ZON17-00519.

It was moved by Boardmember Allen and seconded by Boardmember Sarkissian to approve case ZON17-00519 and associated preliminary plat “Sunvalley Village” with conditions of approval and to include the applicant meet with surrounding property owners to work out any issues prior to the case going to City Council:

**That: The Board recommends the approval of preliminary plat “Sunvalley Village” and associated case ZON17-00519 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
6. Install 5' wide temporary landscape strip along the west edge of the proposed driveway starting from Main Street up to the northern limit of the roundabout.
7. Lot # 29, adjacent to the north property line, shall only be a one or two story building.
8. Extend the proposed pedestrian sidewalk between Lot# 31 and 32 further east connecting to existing sidewalk along Sunvalley Boulevard.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*6-a** Ordinance amending the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapters 21, 22, 66, 67, 69, 71 and 77. The intent of the amendments include clarifications and technical updates to reduce the need for Zoning Administrator Interpretations. The amendments are to make the Zoning Ordinance requirements clear for request of a modification to approved plans; clarification of expiration of approvals including addition of expiration time of 2 years for a Design Review approval; and request for appeal. (Citywide)

**Planner:** Lisa Davis

**Staff Recommendation:** Continuance to March 21, 2018

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue Ordinance amendments to the March 21, 2018 meeting.

**Vote:** 6-0 (Boardmember Boyle, absent)

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MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

- \*6-b** Proposed amendments to Section 11-31-34 of the Mesa Zoning Ordinance pertaining to the establishment and operation of Medical Marijuana Facilities.

**Planner: John Wesley**

**Staff Recommendation: Approval**

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to approve the proposed zoning ordinance amendments.

**Vote: 6-0 (Boardmember Boyle, absent)**

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## MINUTES OF THE FEBRUARY 21, 2018 PLANNING & ZONING MEETING

### **7-a Receive a presentation and discuss Sign Code Update.**


Angelica Guevara, Project Manager, presented an overview of the draft Sign Code to the Board.

### **8. Adjournment**

Boardmember Allen made a motion to adjourn the meeting at 4:55 pm. The motion was seconded by Boardmember Astle.

**Vote: 6-0 (Boardmember Boyle, absent)**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director