



Planning and Zoning Board

Meeting Minutes

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

Date: August 28, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter*

MEMBERS ABSENT

Jeff Pitcher
Chase Farnsworth

(*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
Jennifer Merrill
Sean Pesek
Joshua Grandlienard
Charlotte Bridges
Kwasi Abebrese
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Vice Chair Pitcher and Boardmemeber Farnsworth and declared a quorum present, the meeting was called to order at 4:16 pm.

1 Take action on all consent agenda items.

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

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the August 14, 2024 Planning and Zoning meeting.

3 Take action on the following zoning cases:

ZON24-00403 - "Nuvision Credit Union" (District 5). Within the 5800 block of East Longbow Parkway (north side). Located west of Recker Road and south of the 202 Red Mountain Freeway. (1.3± acres). Site Plan Review. This request will allow for retail and a Financial Institution with a Drive-up ATM. Nuvision Federal Credit Union; owner; HilgartWilson LLC, applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00403 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with the conditions of approval of Ord. 4897.
3. Compliance with all requirements of Design Review, Case No. DRB24-00389.
4. Compliance with all City development codes and regulations.
5. 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.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

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

- *4-a ZON22-01052 - "RWC Building Supplies" (District 6).** Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road (5± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON20-00447. This request will allow for an industrial development. NM MANAGEMENT LLC, owner; James Elson, applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON22-01052 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01054.
3. Compliance with all City development codes and regulations.
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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
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 Phoenix-Mesa Gateway 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 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. 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 two miles of Phoenix-Mesa Gateway Airport

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

***4-b ZON24-00101 - "Stonebridge Live/Work Units" (District 1).** Within the 4000 block of East Palm (north side) and within the 2900 to 3100 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2.3± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and a Bonus Intensity Zone Overlay (LI-PAD-BIZ), Site Plan Review; and Special Use Permit. This request will allow the development of Live/Work Units. ORC LLC and 4024 Palm Street LLC, owners Sarah Prince, Pew & Lake, PLC, applicant. (Companion case to "Stonebridge Court Preliminary Plat", associated with item *5-a)

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00101 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z99-099.
2. Compliance with the final site plan submitted.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
6. Compliance with all requirements of DRB24-00100.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
8. 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 Phoenix Mesa Gateway 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 one mile of the 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."
9. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	BIZ Approved
<u>Accessory Outdoor Storage</u> – MZO Table 11-7-2, Footnote 5	Accessory outdoor storage permitted in front one-half of lots 2, 3 and 4
<u>Lot Frontage</u> – MZO Section 11-30-6(H)	Lots 1, 2, 3 and 4 without frontage on a dedicated public street as part of the BIZ Overlay
<u>Minimum Site Area (acre)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 0.33 acre 0.18 acre 0.18 acre 0.16 acre
<u>Minimum Lot Width (feet)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 97 feet 65 feet 65 feet 63 feet
<u>Screening – Parking Areas</u> – MZO Section 11-30-9(H) -Parking Areas	Adjacent to Palm Street, up to 100% of the screening may be accomplished with dense shrubs
<u>Setback of Cross Drive Aisle</u> – MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet, 3-inches from the property line abutting the street (existing at Palm Street)
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(i) Non-single residential uses adjacent to other non-single residential uses or districts –Group C-O-I Development: - Lots 2, 3 and 4 Common property lines:	Minimum 5-foot-wide perimeter landscape yard on each side of the common property line
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(ii) Non-single residential uses adjacent to other non-single	

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
residential uses or districts – Non Group C-O-I Development: - North property line (overall site) - West property line (overall site)	Minimum 5 feet, 2-inches landscape yard with 2 feet vehicle overhang 0 feet at the northwest corner (existing) Minimum 14 feet, 4-inches landscape yard with 2 feet of vehicle overhang at the adjacent parking spaces (existing)
<u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line - North property line (overall site) - West property line (overall site)	2 trees and 81 shrubs 12 trees and 32 shrubs (existing)
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum of 15 contiguous parking spaces without an island (existing)

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

- *4-c ZON24-00066 - "Angie's Prime Grill Store 11002" (District 3).** Within the 1100 block of West Guadalupe Road (north side). Located east of Alma School Road and north of Guadalupe Road. (1± acres). Major Site Plan Modification and Special Use Permit. This request will allow the development of a Limited Service Restaurant with a Drive-thru Facility. Guadalupe Alma School Equities LLC, owner; Jeff Williams, R.B Williams & Associates, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00066 conditioned upon:

1. Compliance with the final site plan submitted with this request instead of the site plan approved with case SPR82-008.
2. Compliance with all requirements of the Design Review Case DRB24-00067.
3. Compliance with all City development codes and regulations.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

- *4-d ZON24-00475 - "8817 E Pecos Road" (District 6).** Within the 8800 block of East Pecos Road (south side). Located west of Ellsworth Road and south of Pecos Road. (2± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z06-006. This request will allow for an industrial development. Killer Bulls LLC., owner; Ian Mulich, Pinnacle Designs, applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00475 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z06-006, except for Condition of Approval no. 1.
2. Compliance with the final site plan, narrative, landscape plan, and building elevations submitted with this request instead of those approved with Case Z06-006.
3. Compliance with all requirements of Design Review, Case No. DRB23-00689.
4. Compliance with all City development codes and regulations.
5. 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 Phoenix-Mesa Gateway 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 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. 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 2 miles of Phoenix-Mesa Gateway Airport.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

5 Discuss and take action on the following preliminary plats:

***5-a "Stonebridge Court Preliminary Plat" (District 1).** Within the 4000 block of East Palm (north side) and within the 2900 to 3100 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2.3± acres). Preliminary Plat. ORC LLC and 4024 Palm Street LLC, owners Sarah Prince, Pew & Lake, PLC, applicant. (Companion case to ZON24-00101, associated with item *4-b)

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

The Board recommends to approve "Stonebridge Court Preliminary Plat" conditioned upon:

1. Compliance with all conditions of approval of Case No. Z99-099.
2. Compliance with the final site plan submitted.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
6. Compliance with all requirements of DRB24-00100.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
8. 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 Phoenix Mesa Gateway 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 one mile of the 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."
9. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	BIZ Approved
<u>Accessory Outdoor Storage</u> – MZO Table 11-7-2, Footnote 5	Accessory outdoor storage permitted in front one-half of lots 2, 3 and 4
<u>Lot Frontage</u> – MZO Section 11-30-6(H)	Lots 1, 2, 3 and 4 without frontage on a dedicated public street as part of the BIZ Overlay
<u>Minimum Site Area (acre)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 0.33 acre 0.18 acre 0.18 acre 0.16 acre
<u>Minimum Lot Width (feet)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 97 feet 65 feet 65 feet 63 feet
<u>Screening – Parking Areas</u> – MZO Section 11-30-9(H) -Parking Areas	Adjacent to Palm Street, up to 100% of the screening may be accomplished with dense shrubs
<u>Setback of Cross Drive Aisle</u> – MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet, 3-inches from the property line abutting the street (existing at Palm Street)
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(i) Non-single residential uses adjacent to other non-single residential uses or districts –Group C-O-I Development: - Lots 2, 3 and 4 Common property lines:	Minimum 5-foot-wide perimeter landscape yard on each side of the common property line
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(ii) Non-single residential uses adjacent to other non-single	

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
residential uses or districts – Non Group C-O-I Development: - North property line (overall site) - West property line (overall site)	Minimum 5 feet, 2-inches landscape yard with 2 feet vehicle overhang 0 feet at the northwest corner (existing) Minimum 14 feet, 4-inches landscape yard with 2 feet of vehicle overhang at the adjacent parking spaces (existing)
<u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line - North property line (overall site) - West property line (overall site)	2 trees and 81 shrubs 12 trees and 32 shrubs (existing)
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum of 15 contiguous parking spaces without an island (existing)

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

- *5-b ZON24-00386 - "Hawes Crossing Village 1 - Fore Property Preliminary Plat" (District 6).** Within the 8100 block of East Elliot Road (north side) and within the 3500 block of the future South 82nd Street alignment (west side). Located west of Hawes Road on the north side of Elliot Road. (11.6± acres). Preliminary Plat. HilgartWilson LLC, Applicant; FEENSTRA CHARLES L/BARBARA M TR, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00386 conditioned upon:

1. Compliance with all conditions of approval of Case No. ZON22-01133.
2. Compliance with all conditions of approval of Case No. DRB22-01124.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
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. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat for the subject parcel.
7. Prior to the issuance of any building permits, record a cross-access easement and reciprocal parking agreement between all parcels shown as shown on the proposed Hawes Crossing Village 1 – Fore Property Preliminary Plat.
8. Compliance with all City development codes and regulations.
9. 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 Phoenix-Mesa Gateway 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 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- *6-a** Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code including, but not limited to: repealing and adopting by reference a new Section 11-30-17: Detached Accessory Buildings; repealing and adopting by reference a new Section 11-31-3: Accessory Dwelling Unit; modifications to requirements for Manufactured Home Park Accessory Structures; various related technical updates and minor revisions; addition of Public Safety Facilities as a permitted use in residential districts in certain circumstances; minor revisions to language related to building orientation, lighting and illumination, height of building entries, outdoor storage, and revising and adding related definitions. **(Citywide)**

Planner: Sean Pesek

Staff Recommendation: Adoption

The Board recommends to adopt the proposed text amendments.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

Items not on the Consent Agenda

7 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

7-a ZON24-00428 - "Country Club Apartments GPA" (District 4). Within 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club and south of Brown Road. (2.5± acres). Minor General Plan Amendment. This request will change the General Plan Character Area Type from Employment to Neighborhood with a Traditional Sub-type. Enzo and Jax LLC, owner; David Bohn, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

Summary:

The Board recommends to adopt ZON24-00428.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

7-b ZON23-00580 - "Country Club Apartments" (District 4). Within 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road. (2.5± acres). Rezone from Multiple Residence 4 (RM-4) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Enzo and Jax LLC, owner; David Bohn, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

It was moved by Boardmember Peterson, seconded by Boardmember Montes that case ZON23-00580 be approved.

That: The Board recommends adoption of case ZON23-00580 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00094.
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 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>Minimum Building Setback – MZO</u> <i>Table 11-5-5</i> -Front and Street-Facing Side adjacent to a 6-lane arterial (Country Club Road) - Front and Street-Facing Side adjacent to a 4-lane arterial (Brown Road)	 10 feet 10 feet
<u>Minimum Parking Required - MZO</u> <i>Table 11-32-3.A</i>	2.01 Stalls per unit (113 spaces required)

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

* * * * *

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

7 Adjournment.

Boardmember Montes motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:29 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

* * * * *

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