

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: March 25, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

*Chair Michelle Dahlke
*Vice Chair Dane Astle
*Jessica Sarkissian
Tim Boyle
*Shelly Allen
*Jeffrey Crockett
*Deanna Villanueva-Saucedo

MEMBERS ABSENT:

None

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Rachel Prelog
Ryan McCann
Kellie Rorex
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Eric DeRoche

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:39 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the February 26, 2020 study session and regular hearing.

- *2-a** Boardmember Allen motioned to approve the minutes from the February 26, 2020 study session and regular hearing. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Approval

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

Zoning Cases: ZON19-00909, ZON20-00035, ZON19-00687, ZON19-00706, ZON19-00935 and ZON19-00960; and preliminary plats "Cadence at Gateway", "The Landing Phase 3", "KV Estates", "Deroche Estates", and "Metro East Valley Commerce Center III"

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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

MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *3-a ZON19-00909 District 6.** Within the 9200 to 9400 blocks of East Ray Road (south side); the 5200 to 5400 blocks of South Ellsworth Road (east side); and within the 9200 to 9400 blocks of East Cadence Parkway (both sides). Located south of Ray Road and East of Ellsworth Road. (26 ± acres). Site Plan Review. This request will allow for the development of a commercial shopping center within the Cadence Community. Susan E. Demmit, Gammage & Burnham, applicant; PPGN-Ellsworth, LLLP, owner. **(Companion case to preliminary plat “Cadence at Gateway”, associated with item *5-a).**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “Cadence at Gateway” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00909 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00909 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance number 5115 and the adopted Pacific Proving Grounds North Community Plan.
3. Compliance with the Cadence at Gateway Development Unit 1 – Phase 2 Development Unit Plan dated August 29, 2019.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Design Review.
6. Compliance with all requirements of the Subdivision Regulations.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *3-b ZON20-00035 District 6.** Within the 7800 to 8100 blocks of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road. (40 ± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Eric Zitny, Ware Malcomb, applicant; Marwest Enterprises LLC/Santan 74 LLLP, owners. **(Companion case to preliminary plat “The Landing Phase 3”, associated with item *5-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “The Landing Phase 3” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON20-00035 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00035 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
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. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *4-a ZON19-00687 District 5.** Within the 1800 block of North Val Vista Drive (east side). Located south of McKellips Road on the east side of Val Vista Drive. (3.47 ± acres). Rezoning from RS-35 to RS-35 BIZ. This request will allow for the development of a single-residence subdivision. Welker Development Resources, applicant; Sikora Holdings LLC, owner. **(Companion case to preliminary plat “KV Estates”, associated with item *5-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “KV Estates” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00687 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00687 conditioned upon:

1. Compliance with the landscape plan submitted.
2. Compliance with the preliminary plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
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 Aviation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

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MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *4-b ZON19-00706 District 5.** Within the 2400 block of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (5 ± acres). Rezoning from RS-35 to RS-35 PAD. This request will allow for the development of a single-residence subdivision. Joe Burke, Allen Consulting Engineers, applicant; NuSash Investments, owner. **(Companion case to preliminary plat “Deroche Estates”, associated with item *5-d).**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “Deroche Estates” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00706 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00706 conditioned upon:

1. Compliance with the landscape plan submitted, with the addition of providing one row of large foliage trees along the rear and side perimeter of the three lots to meet the intent of section 4-1, recommendation 4 of the Citrus Sub-Area Plan.
2. Compliance with the preliminary plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
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 Falcon Field Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

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MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *4-c ZON19-00935 District 3.** 20.68 ± acres of the property is located within the 1800 to 2000 blocks of South Hobson (east side); the 600 to 800 blocks of East Baseline Road (north side); and the 1900 to 2000 blocks of South Horne (west side) and 4.5 ± acres of the property is located within the 500 block of East Auto Center Drive (south side); and within the 1700 to 1900 blocks of South Hobson (west side). Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review (overall 25.18± acres). This request will establish the Metro East Valley PAD and allow for an industrial development. Jeff McCall, McCall & Associates, applicant; Puppyfeathers, LLLP, owner. **(Companion case to preliminary plat “Metro East Valley Commerce Center III” associated with item *5-e).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “Metro East Valley Commerce Center III” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00935 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00935 conditioned upon:

1. Compliance with the City of Mesa Zoning Ordinance; except the design standards modified in Table 1 of the staff report.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and 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. Compliance with all requirements of Design Review.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *4-d ZON19-00960 District 6.** Within the 7100 to 7300 blocks of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road. (1.7 ± acres). Modification of an approved PAD; and Site Plan Modification. This request will allow for an office development. Woods Associates Architects LLC, applicant; Sarsar Khamis George, 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 Allen motioned to approve case ZON19-00960 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00960 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, except as modified in Table 1 of this staff report.
4. Compliance with conditions of approval for case Z06-064, except as modified by this request.
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. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-69-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 8 miles of Phoenix-Mesa Gateway Airport.
6. All site improvements including but not limited to parking, landscaping, pedestrian connections shall be completed with the first phase of construction.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

and development applicants. The administrative reviews will also help improve the time it takes to review and approve site plans in the City. He also informed the Board that the new Design Guidelines approved by the City Council with the P&Z Board's recommendation is a great tool to guide developments and has removed ambiguity and the level of quality the City seeks.

Boardmember Allen asked for clarification on the timeline for the administrative process compared to the current process. Ms. Prelog responded the administrative review would be 36+ days which would eliminate 28 days of having to go through the public hearing process. Dr. Appiah informed the Board that Planning Division's performance measure requires reviewing administrative permits in 30 days. He also informed the Board that allowing the administrative site plan reviews will enable staff to expedite certain site plan reviews when necessary.

Ms. Allen also inquired about the reason for certain large cities to not have a process to allow administrative approval of site plans. Dr. Appia responded that Phoenix seems to be the only City that does not allow administrative approval, but Tucson which seems to be set up similar to Mesa's review process do allows administrative site plan approval for all site plans. He also informed the Board that Phoenix "Village concept" may be a reason for their review process.

Chair Dahlke asked if there will be neighborhood notification requirements for the administrative site plan reviews. Dr. Appiah responded and informed the Board that there will likely be a requirement to allow staff to require such a neighborhood outreach in certain situations. and staff is still working through the details of such a standard. Dr. Appah stated the overall goal is to provide applicants an opportunity to go through the review process seamlessly and conform to the Standards of the City's Code, including design standards.

4. Planning Director's Updates.

a. Review and discuss draft Bylaws for the P&Z Board.

Staffmember Tom Ellsworth presented a draft of the Bylaws for the Planning and Zoning Board. Mr. Ellworth stated staff is looking for feedback from the board and will make any changes after the feedback and send out the final draft. He requested the Boardmembers to email him their recommended changes.

b. Update on land use decisions by the Mesa City Council on March 16, 2020.

Dr. Appiah informed the board that the City Council approved the rezoning for the previously designated commercial property in Morrison Ranch to residential. The property is specially located at the corner of Sossaman and Guadalupe.

5. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:26 pm. The motion was seconded by Vice Chair Astle.

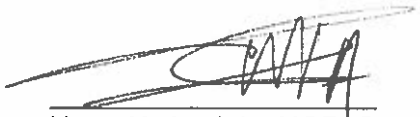
Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', written over a horizontal line.

Nana K. Appiah, AICP, Secretary
Planning Director

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