

Planning and Zoning Board



Meeting Minutes

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

Date: April 24, 2024 Time: 4:15 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Jeffery Robbins
Evan Balmer
Cassidy Welch
Jennifer Merrill
Joshua Grandlienard
Kwasi Abebrese
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers declared a quorum present, the meeting was called to order at 5:20 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Crockett, seconded by Vice Chair Pitcher, that the consent agenda items be approved.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the April 10, 2024 study session and special meeting.

MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

3 Take action on the following zoning cases:

- *3-a ZON23-00990 - "Greenfield Hotel Development" (District 2).** Within the 4400 to 4600 blocks of East Banner Gateway Drive (north side) and within the 1600 block of South Greenfield Road (east side). (5± acres). Located south of US Highway 60 and east of Greenfield Road. Site Plan Review and a Special Use Permit. This request will allow for two hotels. Kelly Bell, Applicant, SREG Greenfield LLC, Owner. (Companion case to Greenfield Hotel Development Preliminary Plat, associated with item *5-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00990 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00989.
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. 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."
7. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

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

MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

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

- *4-a ZON23-00796 - "Pecos & Mountain" (District 6).** Within the 11200 block of East Pecos Road (north side). Located west of Meridian Road and north of Pecos Road. (2± acres). Major Site Plan Modification, amending the conditions of approval for Case No. Z14-057; and Special Use Permit. This request will allow for an industrial development. Ian Mulich, Pinnacle Design Inc., Applicant; High Voltage Holdings, LLC., Owner.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00796 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB23-00795.
3. 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.
4. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

5 Discuss and take action on the following preliminary plats:

- *5-a Concord Hotels Preliminary Plat (District 2).** Within the 4400 to 4600 blocks of East Banner Gateway Drive (north side) and within the 1600 block of South Greenfield Road (east side). Located south of US Highway 60 and east of Greenfield Road. (5± acres). Preliminary Plat. Kelly Bell, Applicant, SREG Greenfield LLC, Owner. (Companion case to ZON23-00990 associated with item *3-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve Concord Hotels Preliminary Plat conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00989.
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. 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."
7. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

- *5-b ZON23-00564 - "Sunvalley" (District 2).** Within 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. (7.2± acres). Preliminary Plat. Mahmoud Mohammed, Star Construction Group, Applicant; VERMA AVTAR C/SATYA P, Owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00564 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat with Maricopa County.
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 City development codes and regulations except for the deviation approved through Case No. Z17-519, Ordinance No. 5428.
6. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
7. 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.
8. Lot # 29, adjacent to the north property line, shall only be a one or two story building.
9. Extend the proposed pedestrian sidewalk between Lot# 31 and 32 further east connecting to existing sidewalk along Sunvalley Boulevard.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *5-c ZON23-01012 - "23-B090 Shepherd Re-Plat" (District 6).** Within the 8800 block of East Pecos Road (south side) and within the 7300 block of South Atwood (west side). Located south of Pecos Road on the west side of Ellsworth Road. (4.7± acres). Preliminary Plat. Jeremy Dalmacio, D2 Surveying, Applicant; Killer Bulls LLC, Owner.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-01012 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat.
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 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.
6. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

- *5-d ZON24-00331 - "SWC Ellsworth Rd and Peterson Ave" (District 6).** Within the 3400 to 3600 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road (7.5± acres). Preliminary Plat. Michelle Santoro, Gammage & Burnham PLC, Applicant; ELLSWORTH LAND LP, Owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00331 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat for the subject parcel.
4. Prior submitting an application for any building permit, record a cross-access and reciprocal parking agreement among all five parcels as shown on the Preliminary Plat.
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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
7. 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 three miles of Phoenix-Mesa Gateway 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 Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Execute and comply with the Development Agreement (DA23-00013), and all future amendments to it.
9. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

- *5-e ZON24-00082 - "Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (12± acres). Preliminary Plat. David Lack, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00082 conditioned upon:

1. Compliance with all conditions of approval of Case No. ZON22-01271, Ordinance No. 5781.
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 for the subject parcel.
5. 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 Avalon Ranch subdivision plat.
6. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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6 Adjournment.

Vice Chair Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Blakeman.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 5:24 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,

Rachel Nettles
Assistant Planning Director

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