

Planning and Zoning Board

Meeting Minutes

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

Date: October 9, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Genessee Montes*
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Jeff Pitcher
Troy Peterson
Jamie Blakeman

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

STAFF PRESENT:

Mary Kopaskie-Brown
Evan Balmer
Sean Pesek
Josh Grandlienard
Chloe Durfee Daniel
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman and declared a quorum present, the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

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

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the September 25, 2024 Planning and Zoning meeting.

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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

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3 Take action on the following zoning cases:

- *3-a ZON24-00157 - "View at 55th Pl" (District 5).** Within the 5500 block of East Redmont Circle (north side) and within the 3600 block of North 55th Place (east side). Located north of Thomas Road and east of Higley Road. (2.4± acres). Site Plan Review and Special Use Permit. This request will allow for a Banquet and Conference Center. Larry Potthoff, owner; Larry Potthoff, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00157 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all City Development Codes and regulations.
3. Compliance with all requirements of Case No. Z17-042.
4. Record the shared parking agreement at the Maricopa County Recorder's Office and comply with the terms of the shared parking agreement.
5. Prior to the issuance of a Certificate of Occupancy for the banquet and conference center use, recordation of a lot combination for Lots 4, 5 and 6 of the Red Mountain Commerce Center subdivision.

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

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

- *4-b ZON24-00426 - "Walmart Fuel Mesa 1646" (District 6).** Within the 6000 to 6200 blocks of East Southern Avenue (south side). Located west of Superstition Springs Boulevard on the south side of Southern Avenue (18.9± acres). Major Site Plan Modification and amending condition of approval Number One for Case No. Z99-043; and a Special Use Permit. This request will allow for a Service Station. Trent Rachel, Retail Trust III (IMPS ONLY), owner; Ryan Alvarez, Kimley-Horn, applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Continued to the November 13, 2024 Planning and Zoning Board meeting.

The Board recommends to continue case ZON24-00426 to the November 13, 2024 Planning and Zoning Board meeting.

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5-a ZON24-00461 - "Eden Village of Mesa" (District 4).** Within the 0 to 200 blocks of North Alma School Road (east side). Located north of Main Street on the east side of Alma School Road (1.56± acres). Preliminary Plat. This request will allow for a multiple residence development. Harriet Munguia, owner; Sean B. Lake, Sarah Prince, P & Lake, PLC, applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve ZON24-00461 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. 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 City development codes and regulations, except as modified by BOA24-00448.

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

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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 Section 11-25-4 of Title 11 of the Mesa City Code pertaining to Billboards. The text amendments include but are not limited to modifying the spacing requirements between Billboards; modifying the spacing requirements between Billboards and Residential Zoning Districts or residential uses; and modifying Billboard height requirements. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

The Board recommends to adopt the proposed text amendments.

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

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- *6-b** Proposed amendments to Section 11-43-7 of Title 11 of the Mesa City Code pertaining to Freeway Landmark Monuments. The proposed text amendments codify development standards currently contained within the Freeway Landmark Monument Design Guidelines and repeal the guidelines. The amendments also include but are not limited to modifying the eligible location standards; modifying the number, sign area, and height requirements; adding spacing requirement; modifying height measurements; modifying design standards; adding electronic message display standards; adding provisions setting forth the required approvals and review process and a process to allow for the modification of development standards; adding sign permit and maintenance standards; and the repeal of the design guidelines. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

The Board recommends to adopt the proposed text amendments.

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

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7 Adjournment.

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

Vote (4 – 0; Vice Chair Pitcher, Boardmember Peterson and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Montes, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 4:05 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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