



Planning and Zoning Board

Meeting Minutes

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

Date: May 24, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Jessica Sarkissian
Shelly Allen*
Jeff Pitcher*

MEMBERS ABSENT

Troy Peterson
Genessee Montes

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Jeff Robbins
Evan Balmer
Sean Pesek
Kwasi Abebrese
Sarah Steadman
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:12 p.m.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the May 10, 2023 study session and special meeting.

Boardmember Sarkissian motioned to approve the minutes from the May 10, 2023 study session and regular meeting. The motion was seconded by Vice Chair Ayers.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

3 Take action on the following zoning cases: None

Boardmember Sarkissian motioned to approve the consent agenda. The motion was seconded by Vice Chair Ayers.

Zoning cases: ZON22-01003, ZON22-01340, Amending Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

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

***4-a ZON22-01003. "Western Semi Solutions" (District 1).** Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road. (5.7± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Stephen M. Javinett Living Trust, Owner; Glenn Klipfel, ADM Group Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to approve case ZON22-01003. The motion was seconded by Vice Chair Ayers.

That: The Board recommends to approve case ZON22-01003 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01002.
3. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
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 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 2 miles of Falcon Field Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	PAD Approved
<u>Required Landscape Yards</u> <i>MZO Section 11-33-3(B)(2)</i> <i>Landscaping for non-single residence uses adjacent to other non-single residence.</i> - Width	4 feet
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> - <i>Group Industrial</i>	1 space per 513 square feet of gross floor area.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

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***4-b ZON22-01340. “Residences at Dobson and Cub’s Way” (District 3).** Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway and west of Dobson Road. (6.6± acres). Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development. LHM JVR MSA LLC, Owner; Sean Lake, Pew & Lake, PLC., Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to approve case ZON22-01340. The motion was seconded by Vice Chair Ayers.

That: The Board recommends to approve case ZON22-01340 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01341.
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. Prior to the issuance of any building permit, submit a drainage report for review, and receive approval of the drainage report from the City Engineer or their designee.
5. 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	Approved
<u>Maximum Density</u> – <i>MZO Table 11-5-5</i>	62 dwelling units per acre
<u>Maximum Height</u> – <i>MZO Table 11-5-5</i>	61 feet
<u>Maximum Lot Coverage (% of lot)</u> – <i>MZO Table 11-5-5</i>	71%
<u>Minimum Building Setback</u> – <i>MZO Section 11-5-5.A</i>	
-Front and Street-Facing Side (Dobson Road)	15 feet
-Front and Street-Facing Side (Cubs Way)	22 feet
-Front and Street-Facing Side (Riverview Auto Drive)	15 feet
-Side and Rear (north property line)	15 feet total
-Side and Rear (east property line)	15 feet total

<u>Required Parking Spaces – MZO Section 11-32-3 (multiple residence)</u>	1.5 spaces per unit (624 spaces)
<u>Minimum Landscape Yards – MZO Section 11-5-5(3)</u> - Front and Street-Facing side (Dobson Road) -Front and Street-Facing side (Cubs Way) -Front and Street-Facing Side (Auto Riverview Drive)	8 feet 8 feet 8 feet
<u>Minimum Building Separation – MZO Table 11-5-5</u> -Three-story buildings	19 feet for buildings three-stories and above
<u>Minimum Lot Area Per Dwelling Unit – MZO Table 11-5-5</u>	869 square feet per dwelling unit (361,695 square feet total)
<u>Maximum Fence/Wall Height in Front Yard – MZO Section 11-30-4(A)(b)</u>	6 feet

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

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***4-c** Amending Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. The amendments include, but are not limited to, modifying the spacing requirements between Medical Marijuana Dispensaries and Dual Licensee Facilities. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to recommend to City Council to adopt the proposed amendment to Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. The amendments include, but are not limited to, modifying the spacing requirements between Medical Marijuana Dispensaries and Dual Licensee Facilities. **(Citywide)**. The motion was seconded by Vice Chair Ayers.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

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5 Adjournment.

Vice Chair Ayers motioned to adjourn the meeting. The motion was seconded by Boardmember Sarkissian.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

The public hearing was adjourned at 4:07 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,

Michelle Dahlke
Principal Planner

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