

Planning and Zoning Board

Meeting Minutes

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

Date: November 16, 2022 Time: 4:09 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Troy Peterson

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

STAFF PRESENT:

Rachel Nettles
Michelle Dahlke
Evan Balmer
Chloe Durfee Daniel
Samantha Brannagan
Kwasi Abebrese
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:09 p.m.

1 Take action on all consent agenda items.

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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

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the October 26, 2022 study session and regular meeting hearing.

Boardmember Allen read a public comment:

Craig Vossler, 1451 N. 71st Street is opposed: I wish to object to the minutes being approved from the P&Z meeting on Oct. 26, 2022. Specifically, approval of Item 4-c PZ22170, Zoning Case Number ZON22-00671. RM-2 PAD is not a good fit for the surrounding neighborhoods. At the very least RS-9 would more likely fit the character and act as a transition to the RS-35 large lot residential, which the 4 acres along Hobart St. already are. RM-2 is not going to fix the housing shortage in Mesa, it will only disrupt the quality of life for the existing homeowners. RM Zoning would allow for too many other uses should the land be sold again by the owners.

Boardmember Allen motioned to approve the minutes from the October 26, 2022 study session and regular meeting. The motion was seconded by Boardmember Pitcher.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

3 Take action on the following zoning cases:

Boardmember Allen motioned to approve the consent agenda. The motion was seconded by Boardmember Pitcher.

Zoning cases: ZON22-01305, ZON22-00582, ZON22-00832, ZON22-00731, ZON22-00779, Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments, and ZON22-01129.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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- *3-a ZON21-01305 “The Wall Company” District 6.** Within the 6400 block of South Mountain Road (east side). Located south of the Gateway 24 Freeway on the east side of Mountain Road. (5±acres). Site Plan Review. This request will allow for an industrial development. Tim Rasnake, Archicon, applicant; TWC Properties LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Continue to the December 14, 2022 Planning and Zoning Board meeting

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

Boardmember Allen motioned to continue Case ZON21-01305 to the December 14, 2022 Planning and Zoning Board meeting. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue Case ZON21-01305 to the December 14, 2022 Planning and Zoning Board meeting.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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***3-b ZON22-00582 “Ace Hardware” District 6.** Within the 9300 block of East Cadence Parkway (north side). Located north of Cadence Parkway and east of Ellsworth Road. (4.3± acres). Site Plan Review. This request will allow for a commercial development. Ellie Brundige, Gammage & Burnham; PPGN-Ellsworth.

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions with an additional stipulation to require a Special Use Permit as discussed in the Study Session.

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

Boardmember Allen motioned to approve Case ZON22-00582. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00582 conditioned upon:

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with the Cadence Community Plan.
4. Compliance with Development Unit 1 Phase 2 of the Cadence Community Plan.
5. Compliance with all conditions of approval on zoning case no. Z12-028 (Ordinance No. 5115).

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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- *3-c ZON22-00832 “Rally's” District 6.** Within the 6900 block of East Southern Avenue (south side). Located south of Southern Avenue and east of Power Road. (.81± acres). Site Plan Review. This request will allow for a restaurant with a drive-thru. Greg Hitchens, applicant; Winco Foods, LLC, owner.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve Case ZON22-00832. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00832 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB22-00920.
3. Compliance with all City development codes and regulations.
4. 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: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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

- *4-a ZON22-00731 “Greenfield Industrial” District 1.** Within the 4300 block of East McDowell Road (south side) and the 2500 to 2800 blocks of North Greenfield Road (west side). Located on the south side of McDowell Road and the west side of Greenfield Road. (17.72± acres). Rezone to revise the conditions of approval on the property imposed by Zoning Case Number Z80-047, Site Plan Review; and Special Use Permit. This request will allow for the development of three industrial buildings. Tim Thielke, DLR Group, applicant; AZ Greenfield Industrial LP, owner.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve Case ZON22-00731. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00731 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-00730.
3. Compliance with all City development codes and regulations.
4. Relocation of the existing flood irrigation structure requires approval from the Water Resources Department or applicable governmental subdivision responsible for the ownership or maintenance of the flood irrigation facility prior to the issuance of any building permit.
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 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. Provide written notice to future property owners that the project is within one mile of Falcon Field 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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***4-b**

ZON22-00779 District 6. Within the 4900 to 5000 blocks of South Power Road (east side). Located north of Ray Road and on the east side of Power Road. (35± acres). Council Use Permit (CUP). This request will allow for freeway landmark signage. Ralph Pew, Pew & Lake, PLC., applicant; POWER 202 MIXED-USE LLC, owner.

Planner: Sean Pesek

Staff Recommendation: Continue to the December 14, 2022 Planning and Zoning Board meeting.

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

Boardmember Allen motioned to continue Case ZON22-00779 to the December 14, 2022 Planning and Zoning Board meeting. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue Case ZON22-00779 to the December 14, 2022 Planning and Zoning Board meeting.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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5 Discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa 2040 General Plan

***5-a**

Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. These amendments include but are not limited to revising permitted secondary zoning districts in the Specialty District Educational Campus Sub-type and revising the timing of when secondary zoning districts and secondary land uses are permitted in the Specialty District Educational Campus Sub-type and the Specialty District Medical Campus Sub-type.

Planner: Rachel Nettles

Staff Recommendation: Continue to the November 22, 2022 Planning and Zoning Board Special meeting.

Boardmember Allen motioned to continue the Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue the Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments to the November 22, 2022 Planning and Zoning Board Special meeting.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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6 Discuss and make a recommendation to the City Council on the following Minor General Plan amendment:

***6-a**

ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment”

District 2. Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue (south side). Located west of Recker Road on the north side of Baseline Road. (10± acres). Minor General Plan Amendment from Specialty - Medical Campus to Specialty - Educational Campus. This request will allow for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, Inc., owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to the November 22, 2022 Planning and Zoning Board Special meeting.

Summary: This case was on the consent agenda and therefore was not discussed separate individual item.

Boardmember Allen motioned to continue Case ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment” to the November 22, 2022 Planning and Zoning Board Special Meeting. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue Case ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment” to the November 22, 2022 Planning and Zoning Board Special Meeting.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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7 Adjournment.

Boardmember Sarkissian motioned to adjourn the meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Pitcher, Montes

NAYS – None

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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