



# Planning and Zoning Board

## Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: June 28, 2023 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Jeff Crockett  
Jessica Sarkissian  
Shelly Allen  
Troy Peterson  
Jeff Pitcher

**MEMBERS ABSENT**

Benjamin Ayers  
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  
Evan Balmer  
Jennifer Merrill  
Samantha Brannagan  
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 4:30 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 June 14, 2023 study session and special meeting.

Boardmember Sarkissian motioned to approve the minutes from the June 14, 2023 study session and regular meeting. The motion was seconded by Boardmember Pitcher.

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

**3 Take action on the following zoning cases:**

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

Zoning cases: ZON21-00404, ZON22-01110, ZON23-00129, ZON23-00222 and Baywood Medical Collaborative II.

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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**\*3-a ZON21-00404. “Reed Park Residences” (District 4).** Within the 500 block of South Williams (east side). Located west of Gilbert Road and south of Broadway Road. (3.5± acres). Rezone from Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to RM-4 with a new PAD overlay (RM-4-PAD) and Major Site Plan Modification. This request will replace the existing PAD with a new PAD, which will establish unique development standards and allow for the development of a multiple residence development. Reese Anderson, Pew & Lake, PLC, applicant; Ridgeway Investments LLC, owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

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

Boardmember Sarkissian motioned to approve case ZON21-00404. The motion was seconded by Boardmember Pitcher.

**That: The Board recommends to approve case ZON21-00404 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Case No. DRB22-00376.
3. Prior to the issuance of a building permit, record a lot combination with Maricopa County combining lots 139-54-043, 139-54-044, and 139-54-045.
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 the modifications to the development standards as approved with this PAD overlay as shown in the following table:

<b>MZO Development Standards</b>	<b>Approved</b>
<u>Required Landscape Yards –MZO Section 11-33-3(B)</u> -Non-single residential uses on sites 2.5 acres or more, adjacent to single-residence (East property line)  -Non-single residential uses adjacent to other non-single residence uses (North property line) (South property line)	20 feet wide   4 feet wide 8 feet wide

<b>Required Open Space – MZO Section 11-5-5(A)(3)</b>	
-Proportion of private and common open space (2-bedroom units)	73 square feet (2 <sup>nd</sup> and 3 <sup>rd</sup> floors only)
(3 or more bedrooms)	67 square feet (2 <sup>nd</sup> and 3 <sup>rd</sup> floors only)
-Additional standards for private open space (Ground level minimum dimension)	10-foot width; 4-foot 10-inches in depth
(Above ground minimum dimension)	8-foot width; 5-foot in depth
-Openness	Open space shall be at least 50% covered and shall have at least one 1 exterior side that is open and unobstructed between 4 feet and 8 feet above its floor level

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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**\*3-b ZON22-01110. "Mesa Drive Apartments" (District 1).** Within the 400 to 600 blocks of North Mesa Drive (east side), the 500 block of North Lesueur (west side), and within the 400 block of East 4th Place (north side). Located east of Mesa Drive and north of University Drive. (6± acres). Rezone from Multiple-Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Syntetic Design, Applicant; AZ MED CAP LLC, Owner.

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

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

Boardmember Sarkissian motioned to approve case ZON22-01110. The motion was seconded by Boardmember Pitcher.

**That: The Board recommends to approve case ZON22-01110 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00249.
3. Prior to the issuance of any building permit, receive approval of and record a Final Plat for AZ MED CAP (a Replat of a Portion of Tract "B" of Leisure Manor) (Case No. SUB23-00382) or record a cross access agreement between parcels 137-11-109B and 137-11-109D.
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 the modification to the development standards as approved with this PAD as shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Minimum Building Setbacks –</u> MZO Section 11-5-5(A) -Interior Side and Rear: 3 or More Units on Lot (north and east property lines)	2 feet per story (6 feet total)
<u>Minimum Landscape Yards –</u> <i>Section 11-33-3(B)(2)</i> -Front and Street Facing Adjacent to a 4-lane arterial (west property line)  -Non-single residence uses adjacent to other non-single residence uses (north and east property lines)	15 feet wide     6 feet wide

<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence	1.43 spaces per unit (257 spaces total)
<u>Dwelling Unit Access –</u> <i>MZO Section 11-5-5(B)(3)(a)</i> -Above ground floor	Access to no more than 10 units per corridor
<u>Minimum Separation Between Buildings on  the Same Lot – MZO Table 11-5-5</u> -Detached parking canopies	10 feet

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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**\*3-c ZON23-00129. “Baywood Medical Collaborative II” (District 2).** Within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road on the east side of 63rd Street. (1± acres). Rezone from Agricultural (AG) to Office Commercial (OC) and Site Plan Review. This request will allow for the development of a medical office. Vince Dalke, Dalke Design Group, Applicant; CWRP Baywood MOB Owner LLC., Owner. (Companion cast to Preliminary Plat "Baywood Medical Collaborative II", associated with item \*4-a).

**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 ZON23-00129. The motion was seconded by Boardmember Pitcher.

**That: The Board recommends to approve case ZON23-00129 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of Design Review, Case No. DRB23-00124.
5. Compliance with all City development codes and regulations.
6. 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.
7. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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**\*3-d ZON23-00222. "Brightpath Child Care" (District 1). Within the 1200 block of North Val Vista Drive (west side) and within the 3500 block of East Brown Road (north side). Located west of Val Vista Drive and north of Brown Road. (1.2± acres). Rezone from Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Office Commercial (OC) and Major Site Plan Modification. This request will allow for the development of a day care center. Sean Lake, Pew and Lake, PLC, Applicant; Mark Reeb, Makana LP, Owner.**

**Planner: Emily Johnson**

**Staff Recommendation: Continued to the July 12, 2023 Planning and Zoning Board meeting.**

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

Boardmember Sarkissian motioned to continue case ZON23-00222. The motion was seconded by Boardmember Pitcher.

**That: The Board recommend to continue case ZON23-00222 to the July 12, 2023 Planning and Zoning Board meeting.**

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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**4 Discuss and take action on the following preliminary plats:**

**\*4-a “Baywood Medical Collaborative II” (District 2).** Within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road on the east side of 63rd Street. (1± acres). Preliminary Plat. This request will allow for a replat of two parcels to create one lot to allow for the development of a medical office. Vince Dalke, Dalke Design Group, Applicant; CWRP Baywood MOB Owner LLC., Owner. (Companion case to ZON23-00129 associated with item \*3-c).

**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 Baywood Medical Collaborative II. The motion was seconded by Boardmember Pitcher.

**That: The Board recommends to approve case Baywood Medical Collaborative II conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of Design Review, Case No. DRB23-00124.
5. Compliance with all City development codes and regulations.
6. 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.
7. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

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## 5 Adjournment.

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

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

NAYS – None

The public hearing was adjourned at 4:36 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,

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Michelle Dahlke  
Principal Planner

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