

Planning and Zoning Board

Meeting Minutes

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

Date: September 27, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Jeffery Crockett*
Genessee Montes*

MEMBERS ABSENT

Troy Peterson
Jamie Blakeman
Jayson Carpenter

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

STAFF PRESENT:

Rachel Nettles
Evan Balmer
Sean Pesek
Josh Grandlienard
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Peterson, Boardmember Blakeman and Boardmember Carpenter from the entire meeting and declared a quorum present, the meeting was called to order at 4:18 pm.

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 September 13, 2023 study session and regular meeting.**

Vice Chair Pitcher motioned to approve the minutes from the September 13, 2023 study session and regular meeting. The motion was seconded by Boardmember Crockett.

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

3 Take action on the following zoning cases:

Vice Chair Pitcher motioned to approve the minutes from the September 13, 2023 study session and regular meeting. The motion was seconded by Boardmember Crockett.

Zoning cases: ZON22-01233, ZON22-00610, ZON23-00432, ZON23-00441 and Hawes Crossing Village 1 Phase 2 Pre-Plat.

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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

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- *3-b ZON22-01233 "Outlaw Trucking" (District 2).** Within the 5300 block of East Main Street (south side). Located south of Main Street and East of Higley Road (0.8± acres). Major Site Plan Modification. This request will allow for the development of an automobile repair facility. Dan Christensen, C.E.W. Associates, Applicant; Jason Dial, Outlaw Trucking, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Continued to October 25, 2023 Planning and Zoning Board meeting

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

Vice Chair Pitcher motioned to continue case ZON22-01233 to the October 25, 2023 Planning and Zoning Board meeting. The motion was seconded by Boardmember Crockett

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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

- *4-a ZON22-00610 "Business Depot Suites" (District 2).** Within the 4200 to 4400 blocks of East Southern Avenue (north side) and within the 1100 block of South Oakland (east side). Located west of Greenfield Road on the north side of Southern Avenue. (1.4± acres). Rezone from Neighborhood Commercial with a Planned Area Development overlay (NC-PAD) to Limited Commercial with a Planned Area Development and Bonus Intensity Zone overlay (LC-PAD-BIZ) and Site Plan Review. This request will allow for commercial development. Sean Lake, Pew & Lake PLC, Applicant; Ten Mountain Investments, LLC, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Vice Chair Pitcher motioned to approve ZON22-00610. The motion was seconded by Boardmember Crockett.

That: The Board recommends to approve case ZON22-00610 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Case No. Z00-075.
3. Compliance with all requirements of Design Review Case No. DRB22-00637.
4. Execute and comply with development agreement (DA23-00004).
5. Prior to the issuance of any building permit, record with Maricopa County a cross-access easement with the adjacent property to the west (APN 140-48-133).
6. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this BIZ as shown in the following table:

Development Standard	Approved
<u>Minimum Building Setback</u> – <i>MZO Table 11-6-3.A</i> -Street Facing Side (Commercial Collector)	15 feet
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B</i> -Non-Single Residence Adjacent to Non-Single Residence (North Property Line) -Non-Single Residence Adjacent to Non-Single Residence (East Property Line)	8 feet 10 feet
<u>Trash and Refuse Collection Location</u> – <i>MZO Section 11-30-12(B)</i>	Permitted in the east landscaped yard

<u>Setback of Cross Access Drive Aisles –</u> MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 15 feet, 5 inches from the property line abutting the street
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Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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- *4-b ZON23-00432 "Hawes Crossing Village 1 Phase 2" (District 6).** Within the 3200 to 3500 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road. (98± acres). Rezone 17.4± acres from Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD with a new PAD (RSL2.5-PAD-PAD) to allow for additional modification to development standards for (Village 1, Phase 2), modification of an existing Planned Area Development on the entire 98± acres, and a Major Site Plan Modification. This request will expand the existing Hawes Crossing Village 1 PAD to include a single residence development known as Village 1 Phase 2. Heather Chadwick, Lennar Inc, Applicant; Rijlaarsdam Family Trust, Owner. (Companion case to "Hawes Crossing Village 1 Phase 2 Pre-Plat", associated with item *5-b).

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Vice Chair Pitcher motioned to approve ZON23-00432. The motion was seconded by Boardmember Crockett.

That: The Board recommends to approve case ZON23-00432 conditioned upon:

1. Compliance with Case No. ZON17-00606 except as modified with this request.
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
3. Compliance with the Specific Plan submitted.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with all requirements of the Subdivision 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. Compliance with submitted floor plans, plot plans, and elevations for all product types.
8. 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 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 one mile 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 states 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."
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00606 and this PAD as shown in the following tables:

Phase 1 RM-5-PAD-PAD Development Standards:

Development Standard RM-5	Approved RM-5-PAD-PAD
Minimum Lot Depth – <i>MZO Section 11-5-5</i> (Single Residence Attached)	70 Feet
Minimum Density (DU/Acre) – <i>MZO Section 11-5-5</i>	13 DU/acre
Maximum Lot Coverage (% of lot) – <i>MZO Section 11-5-5</i>	89%
Maximum Building Coverage (% of lot) – <i>MZO Section 11-5-5</i>	70.5%
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Attached – 21 feet wide and 19 feet 6 inches long
Attached Garages – <i>MZO Section 11-5-5(B)(4)(f)</i>	When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 6, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature

Phase 1 RS-6-PAD-PAD and RSL-2.5-PAD-PAD Development Standards:

Development Standard RS-6 and RSL-2.5	Approved RS-6-PAD-PAD and RSL-2.5-PAD-PAD
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long
Building Materials – <i>MZO Section 11-5-3(B)(7)</i>	For the Spanish Colonial and Spanish Hacienda models, one material may be used on 100% of the front façade

<p>Windows – <i>MZO Section 11-5-3(B)(6)(b)</i></p>	<p>Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least:</p> <ul style="list-style-type: none"> • 4.3% the façade's area for the Traditional Series • 6.5% the façade's area for the Casita Series • 6% the façade's area for the Alley Home Series
<p>Primary Entrances – <i>MZO Section 11-5-3(B)(3)</i></p>	<p>The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2'6" x 5'4" which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.</p>

Phase 2 Development Standards:

Development Standard	Approved RSL-2.5-PAD-PAD
<u>Minimum Dimensions for Residential Enclosed Garages</u> – MZO Section 11-32-4(F) -Double-car garage	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long
<u>Primary Entrances</u> – MZO Section 11-5-3(B)(3)	The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2'6" x 5'4" which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.
<u>Building Materials</u> – MZO Section 11-5-3(B)(7)	For the Spanish Colonial and Italianate models, one material may be used on 100% of the front façade
<u>Windows</u> – MZO Section 11-5-3(B)(6)(b)	Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least: <ul style="list-style-type: none">• 6.5% of the façade's area for the Casita Series• 6% of the façade's area for the Alley Home Series

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5-a ZON23-00441 "Enclave at Mountain Bridge " (District 5).** Within the 9000 to 9200 blocks of East McKellips Road (South Side) and within the 1800 to 2000 blocks of North Ellsworth Road (West Side). Located south of McKellips Road and west of Ellsworth Road. Preliminary Plat for a six lot subdivision. Tom Lemon, Blandford Homes, Applicant, Reserve 100 LLC, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

Vice Chair Pitcher motioned to approve ZON23-00441. The motion was seconded by Boardmember Crockett.

That: The Board recommends to approve case ZON23-00441 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcels.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, at the time of recordation of a subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to issuance of a building permit, obtain approval of an Administrative Review for product approval of the proposed homes.
6. Compliance with all City development codes and regulations, except as modified by ZON22-00977.

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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- *5-b "Hawes Crossing Village 1 Phase 2 Pre-Plat" (District 6).** Within the 3300 block of South Hawes Road (west side) and within the 3300 block of the South 82nd Street Alignment (east side). Located north of Elliott Road and west side of South Hawes Road. Preliminary Plat for a 106-lot subdivision. Heather Chadwick, Lennar Inc, Applicant; Rijlaarsdam Family Trust, Owner. (Companion case to ZON23-00432 associated with item *4-b).

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was discussed in conjunction with Case ZON23-00432.

Vice Chair Pitcher motioned to approve ZON23-00441. The motion was seconded by Boardmember Crockett.

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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Items Removed from Consent Agenda

- 3-a ZON23-00350 "Ultra Clean Express Car Wash - Rinse n Ride" (District 2).** Within the 4400 block of East Brown Road (north side). Located north of Brown Road and east of Greenfield Road (1.2± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z03-053; and Special Use Permit. Pew and Lake, Applicant; B&B Merritt Real Estate LLC, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

Chair Ayers invited the applicant to make a statement.

Applicant Sean Lake addressed the Chair and Boardmembers I appreciate the time I just want to put on the record here this evening, we have worked with the HOA south of Brown Road. And we have agreed as part of our project that we would be paying for landscaping in the HOA landscape strip on the south side of the specifically for red pushing trees to on each side of the sidewalk parallel to Brown Road, as well as an additional 13 trees within the irrigated section of Orange Grove itself. For a total of 17 trees. I wanted to make sure and get that on the record that we have made that agreement we have provided that in writing to them as well.

Vice Chair Pitcher motioned to approve ZON23-00350. The motion was seconded by Boardmember Montes.

That: The Board recommends to approve case ZON23-00350 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z03-053, except compliance with the final site plan submitted with this request (Case No. ZON23-00350).
2. Compliance with all requirements of Design Review, Case No. DRB23-00297.
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 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 one mile of Falcon Field Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its

proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

NAYS – None

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6 Adjournment.

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

Vote: 6-0 (Vice Chair Pitcher; absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 6:47 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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