

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: April 14, 2021 Time: 4:00 p.m.

MEMBERS PRESENT:

*Chair Dane Astle
*Tim Boyle
*Jeffrey Crockett
*Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Vice Chair Jessica Sarkissian
Ben Ayers
Shelly Allen

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Kellie Rorex
Cassidy Welch
Charlotte McDermott

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Astle declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the March 24, 2021 study session and regular hearing.

***2-a** Boardmember Villanueva-Saucedo motioned to approve the minutes from the March 24, 2021 study session and regular hearing. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Approved (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

Boardmember Villanueva-Saucedo motioned to approve the consent agenda. The motion was seconded by Boardmember Crockett.

Zoning Cases: ZON19-00832, ZON20-00210, and ZON20-00786; and Preliminary Plats “Val Vista Condo” and “Mercado Fiesta Amended Condominium”

MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

Vote: 4-0 Approved (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo
NAYS – None

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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

MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

- *3-a ZON19-00832 District 3.** Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street. (21± acres). Modification of the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners. **(Continued from March 24, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Continue to April 28, 2021

Boardmember Villanueva-Saucedo motioned to continue case ZON19-00832 to April 28, 2021. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Continue to April 28, 2021 (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

***3-b ZON20-00210 District 5.** Within the 6800 to 7000 blocks of East University Drive (south side). Located east of Power Road on the south side of University Drive. (1.6± acres). Rezone from LC to LC-BIZ; and Site Plan Review. This request will allow for the development of a commercial center. John Reddell, Reddell Architects, applicant; ETR Enterprises LLC and United States Department of Interior Bureau of Land Management, owner. **(Continued from March 24, 2021)**

Planner: Charlotte Bridges
Staff Recommendation: Table

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

Boardmember Villanueva-Saucedo motioned to table case ZON20-00490. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Table (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo
NAYS – None

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MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

- *3-c **ZON20-00786 District 6.** Within the 9700 block of East Southern Avenue (south side). Located west of Crismon Road on the south side of Southern Avenue. (8.1± acres). Rezone from PEP to RM-4-PAD; and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Sunny Acres/Montgomery 320 LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to April 28, 2021

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

Boardmember Villanueva-Saucedo motioned to continue case ZON20-00786 to April 28, 2021. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Continue to April 28, 2021 (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

- *4-a **“Val Vista Condo” District 2. (ZON21-00087)** Within the 1000 block of South Val Vista Drive (west side) located north of Southern Avenue on the west side of Val Vista Drive. (1.4 ± acres). Preliminary Plat. Natalie Griffin, applicant; LeSueur Family Trust, owner.

Planner: Kellie Rorex

Staff Recommendation:

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

Boardmember Villanueva-Saucedo motioned to approve preliminary plat “Val Vista Condo” with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of preliminary plat “Val Vista Condo” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
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.

Vote: 4-0 Approval with conditions (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

- *4-b **“Mercado Fiesta Amended Condominium” District 3. (ZON21-00148)** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.3 acres). Preliminary Plat. Kimley Horn, applicant; BPC Larkspur Mercado, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation:

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

Boardmember Villanueva-Saucedo motioned to approve preliminary plat “Mercado Fiesta Amended Condominium” with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of preliminary plat “Mercado Fiesta Amended Condominium” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.

Vote: 4-0 Approval with conditions (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

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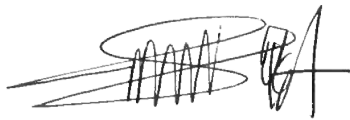
MINUTES OF THE APRIL 14, 2021 PLANNING & ZONING MEETING

5. Adjournment.

Boardmember Crockett motioned to adjourn the meeting at 4:07pm. The motion was seconded by Boardmember Villanueva-Saucedo

Vote: 4-0 Approved (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo
NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Nana K. Appiah", written over a horizontal line.

Nana K. Appiah, AICP, Secretary
Planning Director