

Planning and Zoning Board

Meeting Minutes

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

Date: April 27, 2022 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Jessica Sarkissian
Vice Chair Deanna Villanueva-Saucedo
Tim Boyle*
Shelly Allen*
Jeffrey Crockett
Benjamin Ayers
Troy Peterson

MEMBERS ABSENT:

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

STAFF PRESENT:

Rachel Prelog
Michelle Dahlke
Cassidy Welch
Robert Mansolillo
Jennifer Merrill
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call Meeting to Order.

Chair Sarkissian declared a quorum present and the meeting was called to order at 4:35 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

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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

2. **Approval of minutes from previous meetings.**

Approval of minutes: Consider the minutes from the April 13, 2022 study session and regular hearing.

Vice Chair Villanueva- Saucedo motioned to approve the minutes from the April 13, 2022 study session and regular meeting. The motion was seconded by Boardmember Peterson.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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

Zoning cases: ZON22-00002, ZON22-00097, ZON22-00051, and ZON21-01285

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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3 Take action on the following zoning cases:

***3-a**

ZON22-00002 District 2. Within the 4000 to 4200 blocks of East Main Street (south side) and within the 0 to 100 blocks of South Norfolk (west side). Located west of Greenfield Road on the south side of Main Street. (5± acres). Site Plan Review. This request will allow for a retail development and small-scale commercial recreation facility. Jinia Sarkar, Cawley Architects, applicant; FITZGERALD LARRY E TR & TRI CITY READY MIX INC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

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

Vice Chair Villanueva- Saucedo motioned to approve the case ZON22-00002. The motion was seconded by Boardmember Peterson.

That: The Board recommends the approval of case ZON22-00002 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of DRB22-00015.
3. Prior to applying for any building permit, record a cross-access agreement between parcels 140-30-005L and 140-30-005M and record a reciprocal parking easement to allow shared parking between parcels 140-30-005L and 140-30-005M.
4. Compliance with all City development codes and regulations.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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***3-b**

ZON22-00097 District 6. Within the 9800 block of the East Williams Field Road alignment (south side) and within the 6000 block of the South Crismon Road alignment (west side). (18 ± acres). Site Plan Review and Special Use Permit. This request will allow for a multiple residence development. Ellie Brundige, Gammage and Burnham, PLC, applicant; PPGN-Williams, LLLP, owner.

Planner: Robert Mansolillo

Staff Recommendation: Approval with Conditions

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

Vice Chair Villanueva- Saucedo motioned to approve the case ZON21-00097. The motion was seconded by Boardmember Peterson.

That: The Board recommends the approval of case ZON21-00097 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with the final building elevations submitted.
3. Compliance with Ordinance number 5603 and the adopted Pacific Proving Grounds North Community Plan (Cadence Community Plan).
4. Compliance with Cadence at Gateway Development Unit 3 Development Unit Plan.
5. Provide written notice to future property owners that the project is within 1 mile of Phoenix Mesa Gateway Airport.
6. 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.
7. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
8. 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 Zoning Ordinance.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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

***4-a**

ZON22-00051 District 4. Within the 1600 block of South Stapley Drive (east side). Located on the southeast corner of Stapley Drive and US 60 Superstition Freeway. (1.5± acres). Site Plan Review. This request will allow for the development of a restaurant. Yelena Fiester, GreenbergFarrow, Applicant; DSW Mesa Grand/Spectrum LLC, Owner.

Planner: Robert Mansolillo

Staff Recommendation: Continue to a future Planning and Zoning Board Meeting

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

Vice Chair Villanueva- Saucedo motioned to continue to a future Planning and Zoning Board Meeting case ZON22-00051. The motion was seconded by Boardmember Peterson.

That: The Board recommends continuing case ZON22-00051 to a future Planning and Zoning Board Meeting.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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- *4-b ZON21-01285 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (41± acres). Site Plan Modification. This request will allow for the development of a hotel. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC., owner.

Planner: Kellie Rorex

Staff Recommendation: Continue to May 11, 2022

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

Vice Chair Villanueva- Saucedo motioned to continue case ZON21-01285 to May 11, 2022. The motion was seconded by Boardmember Peterson.

That: The Board recommends continuing case ZON21-01285 to the May 11, 2022 Planning and Zoning Board Meeting.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None

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6 Adjournment.

Boardmember Crockett motioned to adjourn the meeting. The motion was seconded by Vice Chair Villanueva-Saucedo.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Allen, Crockett, Ayers, and Peterson

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.

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