

Planning and Zoning Board

Meeting Minutes

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

Date: February 22, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Sean Pesek
Charlotte Bridges
Jennifer Merrill
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:04 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 February 8, 2023 study session and regular meeting hearing.**

Vice Chair Ayers motioned to approve the minutes from the February 8, 2023 study session and regular meeting. The motion was seconded by Boardmember Peterson.

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None

3 Take action on the following zoning cases:

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

Zoning cases: ZON22-01263, ZON22-01270 and the Preliminary Plat ZON22-01266.

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-a ZON22-01263. “Home Away from Home” District 2.** Within the 4600 block of East Banner Gateway Drive (north side) and within the 1700 block of South Pierpont Drive (west side). Located east of Greenfield Road and south of the US 60 Superstition Freeway. (13 ± acres). Rezone from Light Industrial (LI) and Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for a temporary housing development associated with Banner Gateway Medical Center. Alex Steadman, RVI Planning + Landscape Architecture, applicant; BANNER HEALTH, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Vice Chair Ayers motioned to approve case ZON22-01263. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve case ZON22-01263 conditioned upon:

1. Compliance with final landscape plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-00013.
3. Compliance with all City development codes and regulations.
4. Future development plans require Site Plan Review in accordance with Chapter 69 of the Zoning Ordinance.
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. All perimeter landscape improvements, as shown on the final landscape plan, must be installed in the first phase of development.
7. All off-site improvements and street frontage landscaping must be installed in the first phase of development.
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 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 10 miles 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.

9. Prior to the issuance of any building permit, submit for review and approval a revised site plan, grading and drainage plan, and drainage report (collectively "Revised Plans") to remove the retention basin along Banner Gateway Drive. If the Revised Plans are approved then owner must comply with the Revised Plans. If the Revised Plans are not approved or the basin along the east property line cannot accommodate the required retention, then owner must go through the site plan review process in accordance with Chapter 69 of the Zoning Ordinance. All Revised Plans shall be designed per the latest City of Mesa Engineering and Design Standard.

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None

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***3-b ZON22-01270. “Copa Health” District 4.** Within the 600 block of West Jerome Avenue (north side). Located west of Country Club Drive and north of Baseline Road. (2± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ) to General Commercial with a Bonus Intensity Zone overlay and Council Use Permit (GC-BIZ-CUP) and Site Plan Review. This request will allow for a social service facility. John Moore, Copa Health, applicant; Accel Properties LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

Vice Chair Ayers motioned to approve case ZON22-01270. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve case ZON22-01270 conditioned upon:

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with the good neighbor policy.
3. Compliance with all requirements of Design Review Case No. DR14-010.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	Approved
<u>Minimum Building Setback –</u> <i>MZO Section 11-6-3</i> -Front and Street Facing Side: Industrial/Commercial collector (South-Jerome Ave.)	15 feet
<u>Required Landscape Yards – MZO Section</u> <i>11-33-3(B)(2)(a)</i> -Non-single Residential Uses Adjacent to Other Non-Single-Residential Uses (West) (North)	Width. 6 feet Width. 9 feet, 8-inches
<u>Parking Area Screening –</u> <i>MZO Section 11-30-9(H)</i>	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". 100% of the screening may be accomplished with dense landscape

<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> -Hospitals, hospices, skilled nursing, and nursing and convalescent homes, 1 parking space per 400-square feet of gross floor area	51 parking spaces
<u>Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(B)(1)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 10 contiguous parking spaces

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None

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4 Discuss and take action on the following preliminary plats:

- *4a ZON22-01266. “Brown Road Pavilions”. District 5.** Within the 6200 block of East Brown Road (south side). Located east of Recker Road on the south side of Brown Road. Preliminary Plat. This request will allow condominium ownership of the buildings and common elements of “Brown Road Pavilions”. John Ulibarri, Gervasio & Assoc. Inc., applicant; CC Brown LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

Vice Chair Ayers motioned to approve the Preliminary Plat ZON22-01266. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve the Preliminary Plat ZON22-01266 conditioned upon:

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

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None

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5 Adjournment.

Boardmember Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Peterson.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Crockett, Ayers, Sarkissian, Allen, Peterson, 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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