

Planning and Zoning Board

Meeting Minutes

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

Date: May 10, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

Shelly Allen

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

STAFF PRESENT:

Rachel Nettles
Michelle Dahlke
Cassidy Welch
Joshua Grandlienard
Chloe Durfee Daniel
Sarah Steadman
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:01 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 April 19, 2023 study session and special meeting.

***2-b** Minutes from the April 26, 2023 study session and regular meeting.

Boardmember Sarkissian motioned to approve the minutes from the April 19, 2023 study session and special meeting and the April 26, 2023 study session and regular meeting. The motion was seconded by Boardmember Pitcher.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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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: ZON22-01305, ZON22-01003, ZON22-01216, ZON22-01240, ZON22-01344, and ZON 23-00221.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-a ZON22-01305. "Raising Canes" (District 5).** Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road. (2.5± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru facility. Brad Joseph, BMJ Holdings, LLC., Power Investment Holdings, LLC., Quattro Mesa, LLC., Owner; Kevin Appelbe, PM Design Group, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON22-01305. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01305 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01304.
3. Compliance with all conditions of approval of Ordinance No. 5676.
4. Compliance with all City development codes and regulations.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- *4-a ZON22-01003. "Western Semi Solutions" (District 1).** Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road. (5.7± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Stephen M. Javinett Living Trust, Owner; Glenn Klipfel, ADM Group Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Continued to May 24, 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 ZON22-01003. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue case ZON22-01003 to the May 24, 2023 Planning and Zoning Board meeting.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-b ZON22-01216. "Salad and Go" (District 4).** Within the 1900 block of South Country Club Drive (west side) and within the 400 block of West Baseline Road (north side). Located north of Baseline Road on the west side of Country Club Drive. (2± acres). Site Plan Review. This request will allow for a restaurant with a drive-thru facility. Avalon Base Country LLC, Owner; Travis Bousquet, Atwell, LLC, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve case ZON22-01216. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01216 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01217.
3. The approval of the site plan is contingent on the Board of Adjustment approving a Substantial Conformance Improvement Permit (Case No. BOA23-00307).
4. Compliance with all requirements of Board of Adjustment Case No. BOA23-00307.
5. Compliance with all conditions of approval of Ordinance No. 3678, except as modified by BOA23-00307 and comply with the final site plan submitted with this request (Case No ZON22-01216).
6. Compliance with all City development codes and regulations.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-c ZON22-01340. “Residences at Dobson and Cub’s Way” (District 3).**
Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway on the west side of Dobson Road. (6.6± acres). Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-5 with a Bonus Intensity Zone overlay (RM-5-BIZ) and Site Plan Review. This request will allow for a multiple residence development. LHM JVR MSA LLC, Owner; Sean Lake, Pew & Lake, PLC., Applicant.

Planner: Sean Pesek

Staff Recommendation: Continued to the May 24, 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 ZON22-01340. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue case ZON22-01340 to the May 24, 2023 Planning and Zoning Board meeting.

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-d ZON22-01344. "La Mesita - Phase 4" (District 3).** Within the 2200 block of West Main Street (north side). Located north of Main Street and west of Dobson Road. (1± acre). Rezone from General Commercial (GC) and Multiple Residence-4 (RM-4) to General Commercial with a Bonus Intensity Zone (GC-BIZ), Council Use Permit, and Site Plan Review. This request will allow for a multiple residence development. A New Leaf Inc, Owner; Earl and Curley, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve case ZON22-01344. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01344 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01345
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
4. Prior to the issuance of a building permit, record with Maricopa County a cross-access easement with the adjacent property to the west (APN 135-45-136) and north (APN 135-45-137).
5. 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>Maximum Building Height</u> – <i>MZO Table 11-6-3.A</i>	52 feet
<u>Maximum Lot Coverage</u> – <i>MZO Table 11-6-3.A</i>	85%
<u>Maximum Residential Density</u> – <i>MZO Table 11-6-3.A</i>	56 du/ac
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(2)</i> -Exterior Wall without a Public Entrance (adjacent to parking stalls)	Minimum 6 feet wide

<u>Minimum Setback Along Property Lines or Buildings and Parking Areas –</u> <i>MZO Table 11-6-3.A</i> -Front and Street Facing Side: 4-lane arterial (Main Street) -Interior Side and Rear: Adjacent to Non-residential District	10 feet Interior Side: 5 feet total Rear: 20 feet total
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)</i> - Non-Single Residence Adjacent to Non-Single Residence	10 feet
<u>Private Open Space –</u> <i>MZO Section 11-5-5.A.3</i> -Proportion of Private Open Space	1-bedroom units: 60 square feet per unit Studio units: Zero square feet per unit

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-e ZON23-00221. "Mesa Mercado Medical Office" (District 3).** Within the 1200 block of South Longmore (east side) and within the 1400 block of West Southern Avenue (south side). Located west of Alma School Road on the south side of Southern Avenue. (1± acre). Site Plan Review. This request will allow for a medical office development. BPC Larkspur Mercado, LLC, Owner; Heather Roberts, Kimley Horn, Applicant.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve case ZON23-00221. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON23-00221 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00220.
3. Compliance with all City development codes and regulations.

Vote: 6-0 (Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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5 Adjournment.

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

Vote: 6-0 (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:08 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,

Michelle Dahlke
Principal Planner

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