



# Planning and Zoning Board

## *Meeting Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: March 27, 2024 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher  
Jeffery Crockett  
Troy Peterson  
Genessee Montes  
Jamie Blakeman

### **MEMBERS ABSENT**

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  
Joshua Grandlienard  
Charlotte Bridges  
Chloe Durfee Daniel  
Emily Johnson  
Charlotte McDermott  
Alexis Wagner

### **OTHERS PRESENT:**

### **Call Meeting to Order.**

Chair Ayers excused Boardmember Carpenter and declared a quorum present, the meeting was called to order at 4:10 pm.

### **1 Take action on all consent agenda items.**

It was moved by Boardmember Peterson, seconded by Vice Chair Pitcher, that the consent agenda items be approved.

#### **Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

### **Items on the Consent Agenda**

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

**\*2-a** Minutes from the March 13, 2024 study session and special meeting.

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**3 Take action on the following zoning cases:**

- \*3-a ZON24-00038 - "Americana Outdoors-ZF-TRW Bldg 51" (District 6).** Within the 7200 to 7500 blocks of South Signal Butte Road (east side). Located on the east side of Signal Butte Road north of Germann Road (19± acres). Site Plan Review and a Special Use Permit. This request will allow for an industrial use. GP Trust, Owner; Christina Cram, WMA Architects, Applicant.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00038 conditioned upon:**

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat for the subject parcel.
5. Prior to the issuance of a building permit, record a cross-access easement with the adjacent property to the east at the location of the proposed emergency exit and fire apparatus exit.
6. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
7. Compliance with the Subdivision Regulations.
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 3 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 must state 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."

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**Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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

**\*4-a ZON22-00214 - "Venture on Country Club" (District 4).** Within the 1300 to 1500 blocks of South Country Club Drive (west side). Located south of Southern Avenue on the west side of Country Club Drive. (3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), Council Use Permit (CUP) and Site Plan Review. This request will allow for a multiple residence development. Venture on Country Club LLC, Owner; Lindsay Schube, Gammage & Burnham, PLC, Applicant.

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

**That: The Board recommends to approve case ZON22-00214 conditioned upon:**

1. Compliance with the final site plan and final landscape plan submitted.
2. Compliance with all requirements of DRB24-00095.
3. Compliance with the submitted Plan of Operation.
4. Compliance with the submitted Good Neighbor Policy.
5. Prior to the issuance of a Certificate of Occupancy, remove the existing detached pole sign.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum Lot Coverage –</u> <i>MZO Table 11-6-3.A</i>	<b>81.1%</b>
<u>Minimum Setback along Property Lines to Building and Parking Areas –</u> <i>MZO Table 11-6-3(A) and</i> -Interior Side and Rear: Adjacent to Non-residential District  (South property line)  (West property line)  (North property line)	<b>3 feet, 11-inches (existing to parking)</b>  <b>10 feet, 7-inches (existing to parking)</b>  <b>4 feet, one-inch (existing to parking)</b>

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Development Standards	Approved
<p><u>Required Landscape Yards</u> –  <i>Section 11-33-3(B)(2)(a)(ii)</i>                      -Non-Single Residential Uses Adjacent to Other Non-Single Residence</p> <p>(South property line)</p> <p>(West property line)</p> <p>(North property line)</p>	<p><b>3 feet, 11-inches (existing to parking)</b></p> <p><b>10 feet, 7-inches (existing to parking)</b></p> <p><b>4 feet, one-inch (existing to parking)</b></p>
<p><u>Minimum Outdoor Living Areas (sq. ft./unit)</u> –  <i>MZO Table 11-6-2.A</i></p>	<p><b>0 sq. ft.</b></p>
<p><u>Screening – Parking Areas</u> –  <i>MZO Section 11-30-9(H)</i>                      -Parking Areas</p>	<p><b>100% screening with large and medium shrubs</b></p>
<p><u>Required Parking Spaces by Use</u> –  <i>MZO Table 11-32-3(A)</i>                      -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count</p>	<p><b>1.07 spaces per dwelling unit (128 spaces total)</b></p>
<p><u>Covered Parking Spaces</u> –  <i>MZO Section 11-32-3(D)(2)</i>                      -Multiple Residence</p>	<p><b>0.14 covered parking spaces per unit (17 total)</b></p>
<p><u>Parking Area Design</u> –  <i>MZO Section 11-32-4(A)</i>                      -Setback of Cross Drive Aisles</p>	<p><b>Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)</b></p>
<p><u>Perimeter Landscape – Required Plant Material</u> –  <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i>                      -Country Club Drive (arterial street)</p> <p>-South property line</p>	<p><b>0 trees (existing) and 80 shrubs</b></p> <p><b>4 trees (existing) and 78 shrubs</b></p>

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Development Standards	Approved
-North property line	<b>0 trees (existing) and 76 shrubs</b>
<u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)</i>	<b>Elimination of the tree in the following landscape islands:</b> <b>1. Adjacent to the east side of the northwest solid waste enclosure,</b> <b>2. At the northeast corner of the building where the stairs are located,</b> <b>3. Adjacent to the east and west sides of the cross-access drive along the south property line.</b>
<u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)(2)</i>	<b>Minimum 2 feet wide and 11 feet in length (existing)</b>
<u>Parking Lot Landscape Island Plant Material</u> – <i>MZO Section 11-33-4(D)</i>	<b>Elimination of 4 trees in 4 parking lot landscape islands (existing)</b>
<u>Foundation Base along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Wall with Public Entrances  (East Elevation)  (South Elevation)  (West Elevation)  (North Elevation)	<b>Minimum 11 feet, 4-inch-wide foundation base (existing)</b>  <b>Minimum 5 feet, 9-inch-wide foundation base (existing)</b>  <b>Minimum 5 feet, 3-inch-wide foundation base (existing)</b>  <b>Minimum 5 feet, 4-inch-wide foundation base (existing)</b>

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Development Standards	Approved
<p>Plant Material within Foundation Base – Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances –  <i>MZO Section 11-33-5(B)(3)</i>                      - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall</p> <p>South Elevation</p> <p>West Elevation</p> <p>North Elevation</p>	<p><b>60 feet                      (20% of 299 feet, 3-inches existing)</b></p> <p><b>0 feet                      (existing)</b></p> <p><b>0 feet                      (existing)</b></p>

**Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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- \*4-b ZON23-00343 - "The Craftsman on Elliot" (District 6).** Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road. (22± acres). Council Use Permit (CUP), Site Plan Review; and Special Use Permit (SUP). This request will allow for a mixed-use development. STECHNIJ H/GLENDA TR/ETAL, Owner; Cory Bruce, Ware Malcomb, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**That: The Board recommends to approve case ZON22-00214 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318) and approved master reports.
3. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
4. Compliance with all requirements of Design Review Case No. DRB23-00342.
5. Compliance with the Good Neighbor Policy submitted.
6. Compliance with all City development codes and regulations.
7. 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 three 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 must state 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."
  - f. Sources of electromagnetic interference with aircraft instrumentation, ground-based radar, or navigational aids shall be considered through CFR Title 14 Part 77 (Form 7460) review.
  - g. Any building uses, design, or exhaust features which may obscure a pilot's vision in any way resulting in glare, or flash blindness, should not be permitted.



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- h. Avoid any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting.

**Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

\* \* \* \* \*

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- \*4-c ZON23-00743 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located on the east of Val Vista Drive on the north side of Thomas Road (0.8± acres). Rezone from General Industrial (GI) to Public and Semi-Public with a Bonus Intensity Zone overlay (PS-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of a major utility. City of Mesa, Owner; Brian Border, City of Mesa, Applicant.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Continue to the April 10, 2023 Planning and Zoning Board meeting.**

**That: The Board recommends to continue case ZON23-00743.**

**Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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**5 Discuss and take action on the following preliminary plats:**

**\*5-a ZON23-01019 - "Signal Butte Crossings" (District 6).** Within the 10800 to 11100 blocks of East Pecos Road (south side), within the 6800 to 7600 blocks of South Signal Butte Road (east side), and within the 10800 To 11100 blocks of East Germann Road (north side). Located south of Pecos Road and east of Signal Butte Road (192± acres). This request will allow for a Preliminary Plat for a 9-lot subdivision. Signal Butte Land LLC, Owner; Gerald Parcell Living Trust, Owner; Vicente Ruiz, Trammell Crow Company, Applicant.

**Planner: Emily Johnson**

**Staff Recommendation: Approval with conditions**

**That: The Board recommends to approve case ZON23-01019 conditioned upon:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat with Maricopa County.
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.
5. 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 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 must state 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."
6. Compliance with all City development codes and regulations.

**Vote (6 – 0; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

\* \* \* \* \*

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### Items not on the Consent Agenda

#### **6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:**

- 6-a ZON24-00164 - "Gateway Auto Mall" (District 6).** Within the 10700 to 10900 Blocks of E Pecos Road (north side), and within the 6600 to 6700 Blocks of S Signal Butte Road (both sides). Located on the east and west side of South Signal Butte, on the north side of East Pecos Road. (62± acres) Minor General Plan Amendment. This request will change the General Plan Character Area Type from Employment to Mixed Use Activity. Gateway Land Investments, LLC, Signal Butte 20 DJB, LLC, and Signal Butte 10 DJB, LLC, Owners, Sean Lake, Applicant.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

#### **Summary:**

Boardmember Peterson was recused from participation in case ZON24-00164 citing his firm's involvement with the project.

It was moved by Boardmember Crockett, seconded by Boardmember Blakeman, that case ZON24-00164 be approved.

#### **That: The Board recommends to approve case ZON24-00164 conditioned upon:**

1. Prior to the issuance of any building permit, a specific site plan shall be submitted and approved in accordance with Chapter 69 of the Mesa Zoning Ordinance.
2. Prior to the issuance of any building permit, a Design Review application shall be submitted and approved in accordance with Chapter 71 of the Mesa Zoning Ordinance.
3. 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.
4. Execute and comply with the development agreement, DA21-00006, and all future amendments to it.
5. All off-site improvements and perimeter landscaping shall be installed per Development Agreement DA21-00006.
6. Access and circulation, drainage, and retention, internal landscaping, and landscape yard landscaping shall be installed with the corresponding phase as shown on the conceptual site plan.
7. 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.

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- c. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
  - d. Prior to 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.
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state 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.”
8. Compliance with all City development codes and regulations.

**Vote (5 – 0; Boardmember Peterson, recused; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes, Blakeman

NAYS – None

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- 4-b ZON22-00435 - "Gateway Auto Mall" (District 6).** Within the 10700 to 11000 blocks of East Pecos Road (north side), within the 6500 to 6800 blocks of South Signal Butte Road (both sides), and within the 6500 to 6800 blocks of South 222nd Street (east side). Located on the east and west sides of Signal Butte Road, and north of Pecos Road. (62± acres). Rezone from Agricultural (AG), Light Industrial (LI), and General Industrial (GI) to General Commercial with a Planned Area Development overlay (GC-PAD). This request will allow for the development of several automobile sales facilities and other commercial uses. Gateway Land Investments, LLC, Signal Butte 20 DJB, LLC, and Signal Butte 10 DJB, LLC, Owners; Sean Lake, Applicant.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

Boardmember Peterson was recused from participation in case ZON22-00435 citing his firm's involvement with the project.

It was moved by Boardmember Crockett, seconded by Boardmember Blakeman, that case ZON22-00435 be approved.

**That: The Board recommends to approve case ZON22-00435 conditioned upon:**

1. Prior to the issuance of any building permit, a specific site plan shall be submitted and approved in accordance with Chapter 69 of the Mesa Zoning Ordinance.
2. Prior to the issuance of any building permit, a Design Review application shall be submitted and approved in accordance with Chapter 71 of the Mesa Zoning Ordinance.
3. 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.
4. Execute and comply with the development agreement, DA21-00006, and all future amendments to it.
5. All off-site improvements and perimeter landscaping shall be installed per Development Agreement DA21-00006.
6. Access and circulation, drainage, and retention, internal landscaping, and landscape yard landscaping shall be installed with the corresponding phase as shown on the conceptual site plan.
7. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
  - d. Prior to issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating

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- e. compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - f. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state 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.”
8. Compliance with all City development codes and regulations.

**Vote (5 – 0; Boardmember Peterson, recused; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes, Blakeman

NAYS – None

\* \* \* \* \*

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**6 Adjournment.**

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

**Vote: 5-0 (Boardmember Peterson and Carpenter; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher Crockett, Montes, Blakeman

NAYS – None

The public hearing was adjourned at 4:20 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,

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Evan Balmer  
Principal Planner

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