

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: December 16, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

*Chair Dane Astle
*Vice Chair Jessica Sarkissian
*Tim Boyle
*Shelly Allen
* Jeffrey Crockett
* Deanna Villanueva-Saucedo
* Ben Ayers

MEMBERS ABSENT:

None

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
*Wahid Alam
Evan Balmer
Cassidy Welch
Ryan McCann
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Astle declared a quorum present and the meeting was called to order at 4:14 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the November 18, 2020 study session and regular hearing.

- *2-a** Boardmember Crockett motioned to approve the minutes from the November 18, 2020 study session and regular hearing. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

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Boardmember Crockett motioned to approve the consent agenda. The motion was seconded by Boardmember Boyle.

Zoning Cases: ZON20-00490, ZON20-00627, and ZON20-00633; and Preliminary Plats “Eastmark DU2 Phases 1 & 2” and “Siena Springs Office Condominium”

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 16, 2020 PLANNING & ZONING MEETING

- *3-a ZON20-00281 District 6.** Within the 4200 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road. (1± acres). Site Plan Review. This request will allow for the development of a car wash. Paul Devers, Cawley Architects, Inc., applicant; Evergreen-Point 22 & Signal Butte LLC, owner. **(Continued from November 18, 2020)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case ZON20-00281 to the Board. Mr. Alam explained the request is for a Site Plan Review to allow the development of a carwash on west side of Signal Butte Road and north of Point Twenty-Two Boulevard. The request is to develop a carwash within a group commercial center with a grocery store, storage facility and coffee shop. The General Plan is Mixed-Use Community, and the primary focus of the Mixed-Use Community includes retail, community service and residential uses. The proposed carwash is consistent with the 2040 General Plan.

The subject property is zoned as a Planned Community within the approved Eastmark Community Plan within Development Unit 5/6 South and within the Land Use Group (LUG) "District". The proposed carwash use is an allowed use and is permitted with an Administrative Use Permit (AUG) in the LUG District. The Site Plan will utilize an existing driveway access from Signal Butte Road and will not create any new curb cut or driveway.

The proposed car wash design was reviewed and approved by the Eastmark Design Review Committee on April 24, 2020. The applicant completed a Citizens Participation Plan, informing property owners within 1,000 feet of the shopping center which is beyond the requirements of the subject site and included all the HOA within half a mile as well as extended the neighborhood notifications by a mile. The applicant held a virtual neighborhood meeting on November 30, 2020 with six residents in attendance.

Staff finds that the proposal complies with the 2040 Mesa General Plan, the Eastmark Community Plan, DU 5/6 South and, also meets the Mesa Zoning Ordinance and Community Plan section of the Site Plan Review.

Chair Astle requested staff to read the comment cards that were received. Staffmember Rebecca Gorton stated staff received the following comment cards:

Jennifer Castillo, 10620 E. Relativity Avenue is opposed to the project and Ms.Castillo requested her comments not be read at the meeting.

Steven Castillo, 20620 E. Relativity Avenue is opposed to the project. Mr. Castillo stated: "Mesa already has plenty of car washes, storage facilities and fast-food restaurants. I would like to encourage the Mesa City Planners to consult with the Chandler, Gilbert and even the Queen Creek city planners. In Eastmark, we were promised a Tech Corridor, the Garylford Resort, Grand Canyon University East and Microsoft. Delivered to us has been a 3-story storage facility, the Handlebar Restaurant and 2-Cloud Facilities that have VERY FEW employees. I would like to encourage the Mesa City Planners to aim higher. Thank-you!"

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Chair Astle turned the time over to staff for any additional comments. Planning Director, Nana Appiah stated that some of those concerns are very legitimate. There are two things he wants to stress here. One is how the City Council and staff have responded to the concerns that have been expressed to continue to ensure that we thrive well as a City. The other is the scope of this project.

The scope of this project is how the use of a carwash is actually allowed within the Eastmark Community and is an allowed use when the Community Plan was approved. The review was narrowed to the scope of making sure the Site Plan fits into the location and the building elevation meets the required standards that has been established both in the Mesa Zoning Ordinance and the Community Plan. Dr. Appiah stated this is the scope of the request and what is under consideration today.

Dr. Appiah stated, having said that, the City Planning Staff and City Council are very cognizant of their concerns that we have to look at the appropriate location for mini-storages and drive-thru's and consider that we have a well-balanced City rather than an over concentration of these uses. He explained, that City Council, in addressing some of the concerns, recently approved certain text amendments that are all geared toward addressing some of the the concerns from the residents.

We also continue to work with the Eastmark Community group to make sure that the vision of the Community Plan continues to be implemented. We will continue to be cognizant of that and to encourage the residents to be very vigilant and take an active part whenever there are changes in their district.

Chair Astle thanked Dr. Appiah for shedding some light on it. He stated the Board is reviewing today to make sure the site plan as well as the requirements of the zoning ultimately conform to the requirements of the zoning code and that it fits within those requirements. Mr. Astle stated he is glad to hear and appreciates staff's willingness to elaborate a little bit on their vigilance and making sure this board maintain those commitments to the residents. This provides them the proper planning and a good blend of uses.

Mr. Astle invited the applicant to present their case.

Applicant Brennan Ray 1850 North Central spoke on behalf of the applicant. Mr. Ray stated he has a PowerPoint presentation that he can present unless the Board would prefer he forego going through it. He stated, in the interest of time and the interest of discussion, they are certainly appreciative of staff and their recommendation. Mr. Ray stated they have worked closely with staff to ensure that the project meets the City Code, which has been presented to show it does. And so, with that we request this body's approval.

Chair Astle asked if the boardmembers have any comments or questions. There were none from the Board. Mr. Astle stated he would entertain a motion.

Vice Chair Sarkissian motioned to approve case ZON20-00281 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

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That: The Board recommends the approval of case ZON20-00281 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with the Eastmark Development Unit 5 /6 South Development Unit Plan dated May 17, 2017.
5. Compliance with all City development codes and regulations.
6. Compliance with the plan of operation and good neighbor policy submitted.
7. Prior to application for a building permit, apply for and receive approval of an Administrative Use Permit by the Planning Director to allow the use of an auto washing/detail facility (car wash) on the site.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 16, 2020 PLANNING & ZONING MEETING

- *3-b ZON20-00490 District 3.** Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road. (5± acres). Site Plan Review. This request will allow for the development of a hotel. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Sundown Equipment LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON20-00490 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00490 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Site Plan Review shall be required prior to development on the northern half of the property noted on the final site plan identified as "Future Development".
5. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 16, 2020 PLANNING & ZONING MEETING

- *3-c ZON20-00627 District 6.** Within the 4400 block of South Ellsworth Road (east side); within the 9200 to 9500 blocks of East Warner Road (south side); within the 4400 block of South Inspirian Parkway (west side) and within the 9200 to 9500 blocks of East Ripple Drive (north side). Located south of Warner Road and east of Ellsworth Road. (16.7± acres). Site Plan Review. This request will allow for a multiple residence development. Erin Conway, Continental 552 Fund LLC, applicant; DMB Mesa Proving Grounds, 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 Crockett motioned to approve case ZON20-00627 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00627 conditioned upon:

6. Compliance with the final site plan submitted.
7. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
8. Compliance with the Eastmark Development Unit 3 /4 North Development Unit Plan dated October 17, 2018.
9. Compliance with all City development codes and regulations.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - b. Provide written notice to future property owners that the project is within 1 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - d. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall 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."

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-d ZON20-00633 District 6.** Within the 10000 block of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue. (0.9± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Jeff Kamtz, Brissette Architects, applicant; V J Crismon LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON20-00633 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00633 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. If, in the future, the applicant or user decides to add a speaker box to the “express” drive-thru, prior to installation of the speaker box, the applicant must submit a written request to the Planning Division; and depending on the impact and the degree of change, as determined by the Planning Director in his sole discretion, may be required to submit a modified site plan for review and approval.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 16, 2020 PLANNING & ZONING MEETING

- *4-a “Eastmark DU2 Phases 1 & 2” (ZON20-00560) District 6.** Within the 4000 to 4400 blocks of South Ellsworth Road (east side); within the 9200 to 9800 blocks of the East Warner Road alignment (north side); within the 4000 to 4300 blocks of the South Eastmark Parkway alignment (west side) and within the 9200 to 9700 blocks of the East Mesquite Street alignment (south side). Located south of Elliot Road on the east side of Ellsworth Road. (174.7± acres). Preliminary Plat. Christina Christian, Brookfield Properties, applicant; DMB Mesa Proving Grounds LLC, owner.

Planner: Ryan McCann

Staff Recommendation:

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

Boardmember Crockett motioned to approve preliminary plat “Eastmark DU2 Phase 1 & 2” with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of preliminary plat “Eastmark DU2 Phase 1 & 2” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 2 (DU-2) of the Mesa Proving Grounds Community Plan.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 16, 2020 PLANNING & ZONING MEETING

- *4-b “Siena Springs Office Condominium” (ZON20-00669) District 6.** Within the 7200 block of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road. (6.23± acres). Preliminary Plat. Dorothy Shupe, Sketch Architecture Company, applicant; Sienna Springs Office Condominium Association, GSS Partners, LLC., Safrin Investments, LLC., Quick Tax Refund, LLC., 7233 E. Baseline, LLC., Score 1 Investments, LLC., WLT, LLC., Sienna Springs, LLC., 7227 E. Baseline 114-117, LLC., B and N Properties, LLC., Seaside Investments, LLC., Pro 2:21, LLC., Siena Springs 103, LLC., Palmer Dental Property, LLC. And Palmer J/Mia S., owners.

Planner: Evan Balmer

Staff Recommendation:

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

Boardmember Crockett motioned to approve preliminary plat “Siena Springs Office Condominium” with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of preliminary plat “Siena Springs Office Condominium” 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.
4. Compliance with all requirements of Case #Z06-064.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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5. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:34 pm. The motion was seconded by Boardmember Crockett.


Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director