Planning and Zoning Board

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Meeting Minutes

Held by Virtual Platform
Date: June 9, 2021 Time: 4:00 p.m.

MEMBERS PRESENT:
Chair Dane Astle
Vice Chair Jessica Sarkissian
*Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo
Ben Ayers

MEMBERS ABSENT:
Tim Boyle

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

STAFF PRESENT:
Nana Appiah
Tom Ellsworth
Lesley Davis
Evan Balmer
Jennifer Gniffke
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 4:00 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the May 12, 2021 study session and regular hearing.

*2-a Boardmember Crockett motioned to approve the minutes from the May 12, 2021 study session and regular hearing. The motion was seconded by Vice Chair Sarkissian.

Vote: 6-0 Approved (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

Boardmember Crockett motioned to approve the consent agenda. The motion was seconded by Vice Chair Sarkissian.

Zoning Cases: ZON20-00447, ZON20-00699, ZON21-00069 and ZON21-00177; and Preliminary Plats "Gallery Park Replat 2", "Mountain Vista Master Plan Parcel A" and "The Grove on Main"

Vote: 6-0 Approved (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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*3-a **ZON20-00699 District 6.** Within the 7200 to 7400 blocks of East Pecos Road (south side). Located west of Sossaman Road on the south side of Pecos Road. (18± acres). Site Plan Review. This request will allow for the development of Self Storage and RV Storage Facility. John Reddell, Reddell Architects, applicant; St. George Enterprises Real Estate, LLC/ Bam II, LLC, owner.

Planner: Evan Balmer
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 ZON20-00699 with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of case ZON20-00699 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrent with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
6. 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 db as specified in Section 11-19-5 of the Zoning Ordinance.

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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*4-a **ZON20-00447 District 6.** Within the 10600 block of East Pecos Road (north side) and within the 6700 block of south 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road. (4.7± acres). Site Plan Review. This request will allow for the development of an RV storage facility. Adam Baugh, Withey Morris PLC., applicant; Van Co Properties, LLC, owner.

Planner: Evan Balmer
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 ZON20-00447 with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of case ZON20-00447 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. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
6. 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 db as specified in Section 11-19-5 of the Zoning Ordinance.

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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***4-b** **ZON21-00069 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 (overall 41± acres). Modification to an approved Planned Area Development Overlay (PAD); rezoning 1± acre of the 41± acres from Agriculture (AG) to Limited Commercial (LC) PAD; and Site Plan Review on the 41± acre property. This request will allow the development of a mixed-use development. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC, owner. **(Companion case to preliminary plat "Gallery Park Replat 2", associated with item *5-a).**

Planner: Evan Balmer
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 ZON21-00069 and associated preliminary plat "Gallery Park Replat 2" with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of case ZON21-00069 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval for Case No. ZON18-00775, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON18-00775.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the Gallery Park PAD (Case No. ZON18-00775) with the addition of the modifications as shown in the following table:

Development Standard	**Approved**
Minimum setback along property lines or building and parking areas – Front and street facing side adjacent to freeways (ft.) - *MZO Section 11-6-3*	**20 feet for buildings and 15 feet for parking structures**
Compact parking - *MZO Section 11-32-2.D*	**For the parking for multiple residence building identified as Building 20 on the site plan, up to 20 percent of the total required parking spaces may be compact spaces And the other compact parking standards of MZO Section 11-32-2.D do not apply to the parking for Building 20.**

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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***4-c** **ZON21-00177 District 6.** Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road. (15± acres). Site Plan Modification. This request will allow for a mixed-use development. Andrew Call, Thompson Thrift, applicant; Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC, owners. **(Companion case to "Mountain Vista Master Plan Parcel A", associated with item *5-b).**

Planner: **Evan Balmer**
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 ZON21-00069 and associated preliminary plat "Mountain Vista Master Plan Parcel A" with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of case ZON21-00177 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Case No. ZON19-00872, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON19-00872.

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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*5-a **"Gallery Park Replat 2" 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 (overall 41± acres). Preliminary Plat. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC, owner. **(Companion case to ZON21-00069, associated with item *4-b)**

Planner: Evan Balmer
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 preliminary plat "Gallery Park Replat 2" and associated case ZON21-00069 with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of preliminary plat "Gallery Park Replat 2" conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval for Case No. ZON18-00775, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON18-00775.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the Gallery Park PAD (Case No. ZON18-00775) with the addition of the modifications as shown in the following table:

Development Standard	Approved
Minimum setback along property lines or building and parking areas – Front and street facing side adjacent to freeways (ft.) - *MZO Section 11-6-3*	**20 feet for buildings and 15 feet for parking structures**
Compact parking - *MZO Section 11-32-2.D*	**For the multiple residence building identified as Building 20 on the site plan, up to 20 percent of the total required parking spaces may be compact spaces. The development is not required to comply with any of the other compact parking standards of MZO Section 11-32-2.D.**

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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***5-b** **"Mountain Vista Master Plan Parcel A" District 6.** Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road. (15± acres). Preliminary Plat. Andrew Call, Thompson Thrift, applicant; Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC, owners. **(Companion case to ZON21-00177, associated with item *4-c).**

Planner: Evan Balmer
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 preliminary plat "Mountain Vista Master Plan Parcel A" and associated case ZON21-00177 with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of preliminary plat "Mountain Vista Master Plan Parcel A" conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Case No. ZON19-00872, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON19-00872.

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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*5-c **"The Grove on Main Condominium" District 4. (ZON20-00364)** Within the 0 to 100 block of South Mesa Drive (east side), the 0 to 100 block of South Udall (east and west sides), and the 0 to 100 block of South LeSueur (west side). Located east of Mesa Drive and south of Main Street. (4.6+ acres). Preliminary Plat. Noel Griemsmann, Snell & Wilmer L.L.P., applicant; Suburban Land Reserve Inc., owner.

Planner: Jennifer Gniffke
Staff Recommendation: Approval with conditions

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

Staffmember Rebecca Gorton read into the record a comment that was provided by Tim Mello, 25 West 1st Avenue #418. Mr. Mello wrote: *"For information purposes please explain the rationale for converting to condominium-ownership in the current construction stages now at The Grove on Main Street. Has your projection on a statement made that this development is what downtown Mesa needs and wants in the housing market are "luxury residences" for lease? Or has your estimate of market conditions changed to reflect a high demand to own luxury residences downtown? Please explain the circumstances why the strategy has changed from leasing/rental to condominium association ownership. . . What is your best estimate of the costs?"*

Boardmember Crockett motioned to approve preliminary plat "The Grove on Main Condominium" and associated case ZON21-00177 with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of preliminary plat "The Grove on Main Condominium" conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval for Case No. ZON18-00775, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON18-00775.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the Gallery Park PAD (Case No. ZON18-00775) with the addition of the modifications as shown in the following table:

Development Standard	Approved
Minimum setback along property lines or building and parking areas – Front and street facing side adjacent to freeways (ft.) - *MZO Section 11-6-3*	**20 feet for buildings and 15 feet for parking structures**

Compact parking - *MZO Section 11-32-2.D*	**For the multiple residence building identified as Building 20 on the site plan, up to 20 percent of the total required parking spaces may be compact spaces. The development is not required to comply with any of the other compact parking standards of MZO Section 11-32-2.D.**

Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

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6. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:08 p.m. The motion was seconded by Boardmember Ayers.

Vote: 6-0 Approved (Boardmember Boyle, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers
NAYS – None

Respectfully submitted,

Nana K. Appiah, AICP, Secretary
Planning Director