

Planning and Zoning Board

Meeting Minutes

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

Date: January 25, 2023 Time: 4:01 p.m.

MEMBERS PRESENT:

Shelly Allen*
Jessica Sarkissian
Troy Peterson
Jeff Pitcher
Genessee Montes

MEMBERS ABSENT

Jeff Crockett
Benjamin Ayers

(*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
Jennifer Merrill
Samantha Brannagan
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call Meeting to Order.

Boardmember Sarkissian 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 January 11, 2023 study session and regular meeting hearing.**

Boardmember Pitcher motioned to approve the minutes from the January 11, 2023 study session and regular meeting. The motion was seconded by Boardmember Allen.

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)
Upon tabulation of vote, it showed:

AYES –Sarkissian, Allen, Peterson, Pitcher, Montes
NAYS – None

3 Take action on the following zoning cases:

Boardmember Pitcher motioned to approve the consent agenda. The motion was seconded by Boardmember Allen.

Zoning Cases: ZON22-01219, ZON22-01024 and the Preliminary Plat “Lemon Lane.”

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

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- *3-a ZON22-01219. "Southeast Mesa Library".** District 6. Within the 5000 block of South Eastmark Parkway (west side). Located north of Ray Road, east of Crismon Road, and west of Eastmark Parkway. (7± acres). Site Plan Review. This request will allow for development of a public library. Zac Koceja, City of Mesa, applicant; City of Mesa, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

Boardmember Pitcher motioned to approve Case ZON22-01219. The motion was seconded by Boardmember Allen.

That: The Board recommends to approve Case ZON22-01219 conditioned upon:

1. Compliance with the final site plan submitted.
2. Final Eastmark Design Review Committee approval is required prior to permitting.
3. Compliance with Design Review case no. DRB22-01218.
4. Compliance with Ordinance number 4891 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Compliance with the Eastmark Development Unit 7 Development Unit Plan dated May 17, 2012.
6. Prior to issuance of a building permit, submit for review and obtain approval of an Administrative Use Permit for a parking reduction.
7. Compliance with all City development codes and regulations.
8. Prior to the issuance of any building permit, submit for review, and receive approval of, either a lot line adjustment or lot combination to relocate or remove the lot line currently bisecting the library building.
9. 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 2 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."

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)
Upon tabulation of vote, it showed:
AYES – Sarkissian, Allen, 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 ZON22-01024. “Lemon Lane”.** District 2. Within the 3700 to 3800 blocks of East McLellan Road (south side). Located south of McLellan Road and east of Val Vista Drive. (10± acres). Rezone from Single Residence-35 with a Planned Area Development overlay (RS-35 PAD) to Single Residence-35 with a Planned Area Development overlay (RS-35 PAD). This request will allow for a single residence development. Jared Cox, applicant; Forever 7 LLC, owner. **(Companion case to Preliminary Plat “Lemon Lane,” associated with item *5-a)**

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

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

Boardmember Pitcher motioned to approve Case ZON22-01024 motion was seconded by Boardmember Allen.

That: The Board recommends to approve Case ZON22-01024 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
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. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Prior to submitting for a building permit for any of the homes, Administrative Review and approval is required for the design of all of the proposed homes.
6. Prior to commencing any construction of the perimeter wall, submit for review and receive approval from the Building Division for the perimeter wall.
7. Prior to the application for any building permit, compliance with the Development Agreement of the Terms and Conditions for the Sale of Utility Service Within Mesa's Corporate Limits dated May 14, 1997, as recorded in the Official Records of Maricopa County as Document No. 97- 0320857, including the requirements related to an In Lieu Payment.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
Maximum Fence Height – <i>MZO Section 11-30-4</i>	8 feet

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5a “Lemon Lane”.** District 2. Within the 3700 to 3800 blocks of East McLellan Road (south side). Located south of McLellan Road and east of Val Vista Drive. (10± acres). Preliminary Plat. This request will allow for a single residence development. Jared Cox, applicant; Forever 7 LLC, owner. **(Companion case to ZON22-01024, associated with item *4-a)**

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

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

Boardmember Pitcher motioned to approve the Preliminary Plat “Lemon Lane”. The motion was seconded by Boardmember Allen.

That: The Board recommends to approve the Preliminary Plat “Lemon Lane” conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
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. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Prior to submitting for a building permit for any of the homes, Administrative Review and approval is required for the design of all of the proposed homes.
6. Prior to commencing any construction of the perimeter wall, submit for review and receive approval from the Building Division for the perimeter wall.
7. Prior to the application for any building permit, compliance with the Development Agreement of the Terms and Conditions for the Sale of Utility Service Within Mesa's Corporate Limits dated May 14, 1997, as recorded in the Official Records of Maricopa County as Document No. 97- 0320857, including the requirements related to an In Lieu Payment.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
Maximum Fence Height – <i>MZO Section 11-30-4</i>	8 feet

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)
Upon tabulation of vote, it showed:
AYES – Sarkissian, Allen, Peterson, Pitcher, Montes
NAYS – None

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Planning Director, Mary Kopaskie-Brown announced that the Planning Division would be holding a meeting to discuss the proposed drive-thru amendments and that the meeting would be taking place on January 30, 203 at 5:30 p.m. at the City Plaza building, 20 East Main Street, in Room 170.

6 Adjournment.

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

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES –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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