

Planning and Zoning Board



Meeting Minutes

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

Date: February 28, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Jeffery Crockett*
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter*

MEMBERS ABSENT

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
Jeffery Robbins
Evan Balmer
Sean Pesek
Kwasi Abebrese
Sarah Steadman
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Vice Chair Pitcher excused Chair Ayers from the entire meeting and declared a quorum present, the meeting was called to order at 4:26 pm.

1 Take action on all consent agenda items.

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

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the February 14, 2024 study session and regular meeting.

MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

3 Take action on the following zoning cases:

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

***3-a ZON23-00594 - "Meridian 24" (District 6).** Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road. (41± acres). Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development. SR24MERIDIAN QOZB LLC, Owner; Morgan Retzlaff, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-000594 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Design Review Board case DRB23-00592.
3. 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 two 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."
4. Compliance with all City development codes and regulations.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

- *4-a ZON23-00940 - "Larry H. Miller Ford" (District 4).** Within the 1600 to 1900 blocks of South Mesa Drive (east side) and within the 400 to 600 blocks of East Auto Center Drive (both sides). Located north of Baseline Road on the east side of Mesa Drive (26± acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships. LHM MFD LLC., Owner; Andrew Valestin, Kimley-Horn and Associates, Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00940 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted with this request.
2. Compliance with all requirements of Design Review (Case Nos. DRB23-00865 and DRB23-00900).
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	Approved
<u>Required Building and Landscape Setback</u> – <i>MZO Section 11-7-3</i> - Required building and landscape setback adjacent to arterial and local streets, and Freeways (Arterial Street)	10 feet at the west property line for the auto dealership on the north side of Auto Center Drive 10 feet at the south property line for the auto dealership at the north side of Auto Center Drive
(Local Street)	10 feet at the east side of the north property line for the auto dealership on the south side of Auto Center Drive
(Freeway)	0 feet at the north property line for the auto dealership on the north side of Auto Center Drive

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MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> - Landscaping for Non-Single Residences adjacent to other Non-Single Residences (width)	0 feet at the east side of the south property line for the auto dealership on the south side of Auto Center Drive 0 feet at the east property line for the auto dealership on the south side of Auto Center Drive 10 feet at the west side of the south property line for the auto dealership on the south side of Auto Center Drive
<u>Perimeter Landscaping –</u> <i>MZO Section 11-33-3(B)(2)</i> -Landscaping for Non-Single Residences adjacent to other Non-Single Residences (Number of plants)	Zero trees on the south property line for the auto dealership on the south side of Auto Center Drive
<u>Screening of parking areas –</u> <i>MZO Section 11-30-9(H) – Screen walls</i>	Parking areas and drive aisles are not required to be screened from streets with masonry wall, berm or combination of walls/berms and densely planted landscaping.
<u>Required Parking Spaces by Use –</u> <i>MZO Section 11-32-3(A)</i> -General offices, retail, and services	79 total spaces for the auto dealership on the north side of Auto Center Drive 35 total spaces for the auto dealership on the south side of Auto Center Drive
<u>Setback of Cross Drive Aisles and Parking Spaces –</u> <i>MZO Section 11-32-4(A)</i>	22 feet at the auto dealership on the south side of Auto Center Drive

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

5 Adjournment.

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

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:32 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,

Evan Balmer
Principal Planner

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