



# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: November 15, 2017 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Vice Chair Michelle Dahlke  
Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff

### **MEMBERS ABSENT:**

Shelly Allen

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Veronica Gonzalez  
Cassidy Welch  
Wahid Alam  
Rebecca Gorton

### **OTHERS PRESENT:**

Caroline Mendes  
Other citizens who did not sign in

Call Meeting to Order.

Chair Clement 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 October 17, 2017, and October 18, 2017, study sessions and regular hearing.

**\*2-a** It was moved by Boardmember Astle to approve the Consent Agenda. The motion was seconded by Boardmember Duff.

**Vote: 6-0 (Boardmember Allen, absent)**

Zoning Cases: ZON17-00241, ZON17-00249, ZON17-00343, ZON17-00260 and Z17-044;  
Preliminary Plats: "Building A, MS Falcon, LLC", "West Main Station Village", "Mesa Medical Office Building", and "Pasadena Estates"

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*3-a ZON17-00241 District 3.** 2816 South Country Club Drive. District 3. Located south of Guadalupe Road on the west side of Country Club Drive. (2.5 +/- acres). Site Plan Review for the development of a pad site in a previously approved commercial center. This request will allow the development of a retail pad building with a drive-thru in the LC district. Joshua Oehler, Arc One Associates, LLC, applicant; Boss Real Estate Holdings, LLC, owner.

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case ZON17-00241 with conditions:

**That: The Board recommends the approval of case ZON17-00241 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of Design Review (DRB17-00238) approval for architectural and landscaping design.
3. Compliance with all City development codes and regulations.
4. Prior to building permit submittal, submit a revised site plan and elevations for Planning Director review and acceptance that includes:
  - a) Provide alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
  - b) Foundation base landscape areas and plant material.
  - c) Screening the exterior wall mounted equipment including the Service Entry Section (SES).
  - d) Relocating the roof-access ladders and fire sprinkler risers within the interior of the structure.
  - e) A permanent shade structure over the patio dining area and the use of non-metal material for the patio hand rails.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

**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](http://www.mesaaz.gov)

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*3-b ZON17-00269 District 6.** The 9000 to 9100 blocks of East Guadalupe Road (south side) and the 9000 to 9100 blocks of East Onza Avenue (north side). Located west of Ellsworth Road on the south side of Guadalupe Road. (9.9 +/- acres). Site Plan Modification and Special Use Permit. This request will allow for the development of a mini-storage with a caretaker's residence in the LC-PAD district. John Meissner, Threaded Studios, applicant; Dunn-Edwards Corporation, owner.

**Planner: Veronica Gonzalez**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Veronica Gonzalez presented case ZON17-00269 to the Board. Ms. Gonzalez stated staff was contacted by two residents expressing concerns for the color scheme, tree species and landscape buffer, height of the screen wall and proposed land use. Ms. Gonzales stated due to these concerns, the applicant held a neighborhood meeting to discuss these concerns and incorporated those changes to the project.

Thomas Galvin, 7144 E. Stetson Drive, representing the applicant, stated the applicant listened to the concerns of the neighbors and accepted and conceded to making the changes requested by the neighboring residents.

Caroline Mendes, 2821 S. Skyline, Unit 153, spoke in favor of the project. Ms. Mendes stated the applicant worked with the surrounding residents and addressed their concerns.

It was moved by Boardmember Sarkissian and seconded by Vice Chair Dahlke to approve case ZON17-00269 with conditions:

**That: The Board recommends the approval of case ZON17-00269 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Site Plan Review and Design Review for the balance of the property as required by the Mesa Zoning Ordinance.
3. Compliance with all requirements of Design Review case DRB17-00233.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Subdivision Regulations for a land split application.
6. Extruded concrete curbing and a 5' wide landscape area shall be installed along the eastern edge of the area being developed per Mesa Zoning Ordinance 11-33-2(L).

**Vote: 6-0 (Boardmember Allen, absent)**

\* \* \* \* \*

***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](http://www.mesaaz.gov)***

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*3-c ZON17-00249 District 3.** The 400 block of West Guadalupe Road (north side). Located west of Country Club Drive on the north side of Guadalupe Road. (1.47+/- acres). Site Plan Review. This request will allow the development of a childcare center in the LC district. Scott Boduch, Rogue Architecture, applicant; CAI Investments, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case ZON17-00249 with conditions:

**That: The Board recommends the approval of case ZON17-00249 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, and preliminary elevations and landscape plans as approved through the Design Review process, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to building permit submittal, submit a revised site plan for Planning Director Review and acceptance that includes removal of the bollards and chains to maintain unrestricted cross access with the adjacent parcel to the East.

**Vote: 6-0 (Boardmember Allen, absent)**

\* \* \* \* \*

**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](http://www.mesaaz.gov)

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*3-d ZON17-00343 District 5.** The 1700 block of North Higley Road (west side). Located south of McKellips Road on the west side of Higley Road. (5.5 +/- acres). Site Plan Review. This request will allow the development of a warehouse and office building in the LI district. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. **(Companion Case to preliminary plat "Building A, MS Falcon, LLC", associated with Item \*5-a.)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case ZON17-00343 with conditions:

**That: The Board recommends the approval of case ZON17-00343 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Provide a solid masonry wall at least 8 feet in height along the truck docks and loading areas in accordance with MZO section 11-30-13.
5. Compliance with all requirements of the Subdivision Technical Review Committee.

**Vote: 6-0 (Boardmember Allen, absent)**

\* \* \* \* \*

**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](http://www.mesaaz.gov)*

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

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

- \*4-a Z17-044 District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from October 18, 2017 (“Preliminary Plat “West Main Station Village”, associated with Item \*5-b.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case Z17-044 with conditions:

**That: The Board recommends the approval of case Z17-044 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedication of right-of-way 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 Design Review approval through DR07-095 except as modified through the Administrative Approval process, which requires approval by the Planning Director for the revised elevations.
6. Compliance with all requirements of Z07-028, except as modified by this request.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

***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](http://www.mesaaz.gov)***

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*4-b ZON17-00260 District 5.** The 6500 block of East McKellips Road (south side) and the 1900 block of N. 66<sup>th</sup> Street (west side). Located west of Power Road on the south side of McKellips Road. (2.4+/- acres). Rezoning from RS-9 to NC-BIZ; and Site Plan Review. This request will allow for the development of a retail/office building.. Sean Lake, Pew & Lake, PLC, applicant; MS McKellips, LLC, owner. (Companion Case to “Mesa Medical Office Building”, associated with Item \*5-c).

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case ZON17-00260 with conditions:

**That: The Board recommends the approval of case ZON17-00260 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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 the Subdivision Technical Review Committee.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

***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.go](http://www.mesaaz.go)***

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*5-a "Building A, MS Falcon, LLC", District 5.** The 1700 block of North Higley Road (west side). Located south of McKellips Road on the west side of Higley Road. (5.5 +/- acres). Preliminary Plat. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. (Companion Case to ZON17-00343, associated with Item \*3-d.)

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed as a companion to case Z17-044 and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve preliminary plat, "Building A, MS Falcon,k LLC" with conditions:

**That: The Board recommends the approval of preliminary plat "Building A, MS Falcon, LLC", conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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 the Subdivision Technical Review Committee.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

**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](http://www.mesaaz.gov)**



## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*5-b "West Main Station Village" District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Preliminary Plat. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from October 18, 2017 (Companion Case to Z17-044, associated with Item \*4-a.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed as a companion to case Z17-044 and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve preliminary plat, "West Main Station Village" with conditions:

**That: The Board recommends the approval of preliminary plat "West Main Street Village" conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedication of right-of-way 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 Design Review approval through DR07-095 except as modified through the Administrative Approval process, which requires approval by the Planning Director for the revised elevations.
6. Compliance with all requirements of Z07-028, except as modified by this request.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

**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](http://www.mesaaz.gov)*

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*5-c "Mesa Medical Office Building" District 5.** The 6500 block of East McKellips Road (south side) and the 1900 block of N. 66<sup>th</sup> Street (west side). Located west of Power Road on the south side of McKellips Road. (2.4+/- acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; MS McKellips, LLC, owner. (Companion Case to ZON17-00260, associated with Item \*4-b.)

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed as a companion to case ZON17-00260 and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve preliminary plat "Mesa Medical Office Building" with conditions:

**That: The Board recommends the approval of preliminary plat "Mesa Medical Office Building" conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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 the Subdivision Technical Review Committee.

**Vote: 6-0 (Boardmember Allen, absent)**

\*\*\*\*\*

***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](http://www.mesaaz.gov)***

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

- \*5-d "Pasadena Estates" District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Preliminary Plat. Bruce Tulley, Trapezium Consulting Group, applicant; Kevin Zirk, CFZ Development LLC, owner. (PLN2016-00278).

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to preliminary plat "Pasadena Estates" with conditions:

**That: The Board recommends the approval of preliminary plat "Pasadena Estates" conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield.
2. Compliance with all City development codes and regulations.
3. Compliance with all Design Review requirements.
4. Completion of a final plat and compliance with all requirements of Subdivision Technical Review.
5. Subdivision identification signs need separate approval and permit for location, size, and quantity.
6. Install shrubs within at least 50% of the 15-foot perimeter setback.
7. Heating and air conditioning units shall be ground mounted within enclosed rear yard areas.
8. The solid waste pad for lots 3 and 4 shall be screened on three sides with decorative wall and landscaping.
9. Provide variation of stucco finishes with color changes on the residential product, to be reviewed and approved by the Planning Director.
10. Provide with building permit submittal documented evidence that the buildings will meet or exceed nationally recognized environmental performance standards such as LEED™ Silver, Green Globes Certification, compliance with the International Green Construction Code or equivalent third-party criteria as described in Zoning Ordinance Chapter 21.
11. Provide maintenance/access easements in the common property to access the zero side yard for lots where necessary as determined through subdivision technical review.

**Vote: 6-0 (Boardmember Allen, absent)**

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

\* \* \* \* \*

***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](http://www.mesaaz.gov)***

## MINUTES OF THE NOVEMBER 15, 2017 PLANNING & ZONING MEETING

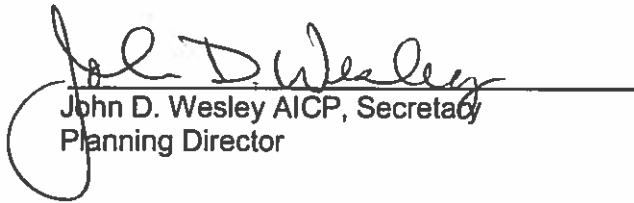
8. Other Business  
None

9. Adjournment

Boardmember Duff made a motion to adjourn the meeting at 4:13 pm. The motion was seconded by Boardmember Astle.

**Vote: 6-0 (Boardmember Allen, absent)**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director