

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: June 20, 2018 Time: 4:00 p.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Dane Astle
Jessica Sarkissian
Tim Boyle
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Lisa Davis
Cassidy Welch
Evan Balmer
Ryan McCann
Rebecca Gorton

OTHERS PRESENT:

Jenn Duff
Janice Gennevois
Patrick Tucker
Other citizens who did not sign

Call Meeting to Order.

Vice Chair Dahlke declared a quorum present and the meeting was called to order at 4:22 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 15, 2018, and May 16, 2018 study sessions and regular hearing, and the May 23, 2018 study session and Special Hearing.

- *2-a** It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Boardmember Boyle.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

Zoning Cases: ZON18-00137, ZON18-00212, ZON18-00216, ZON17-00225, ZON17-00227, ZON18-00231, ZON18-00233; ZON18-00121; ZON18-00149; ZON18-00171; ZON18-00221: Preliminary Plats: "Heritage Crossing II", "Piper Plastics", "Eastmark DU5 Parcels 5-1 and 5-2", "Eastmark Commercial", "Metro East Valley Commercial Center II" and "Bella Encanta".

MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *3-a ZON18-00137 District 3.** 1754 West Southern Avenue. Located on the north side of Southern Avenue east of Dobson Road. (0.2± acres). Site Plan Review. This will allow for the development of a restaurant with drive-thru in front of the existing commercial building. Michael Fries, FM Group, Inc., applicant; BW Bowling Properties, LP., owner. (Continued from May 16, 2018)

Planner: Evan Balmer
Withdrawn by Applicant

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to withdraw case ZON18-00137.

Vote: 4-0 (Chair Clement and Boardmember Astle, 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

MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *3-b ZON18-00212 District 5.** The 4700 to 4900 block of East Indigo Street (north side), the 1600 to 1800 block of North 48th Street (east side) and the 4800 block of East Ingram Street (south side). Located west of Higley Road and south of McKellips Road. (5.8± acres). Site Plan Review. This request will allow for the development of a manufacturing facility. McCall and Associates Architects, Inc., applicant; Kratos Development Corporation, owner. **(Companion case to preliminary plat "Piper Plastics", associated with item *5-b)**

Planner: Ryan McCann

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 Allen and seconded by Boardmember Boyle to approve case ZON18-00212 and associated preliminary plat "Piper Plastics" with conditions:

That: The Board recommends the approval of case ZON18-00212 conditioned upon:

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, preliminary elevations, and preliminary plat.
2. Compliance with all requirements of Z85-034.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review approval.
5. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
6. Noise attenuation measures shall be incorporated into the design and construction of the building where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by 11-19-5.D of the Zoning Ordinance.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *3-c ZON18-00216 District 6.** The 10000 through 11000 blocks of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue. (1.7± acres). Site Plan Modification. This request will allow for the development of multi-tenant commercial use with drive-thru. Adaptive Architects, Inc., applicant; VJ Properties, Inc., 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00216 with conditions:

That: The Board recommends the approval of case ZON18-00216 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and the preliminary elevations approved by the Design Review Board (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review (DRB18-00217).
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Provide a copy of the recorded cross-access easement assuring access and connectivity to the property to the east.
6. Reduce the parking spaces to a maximum of 37 spaces or obtain approval of an Administrative Use Permit to allow the parking spaces to exceed the maximum number allowed in the Mesa Zoning Ordinance.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *3-d ZON18-00225 District 5.** The 1700 block of North Rosemont (east side). Located south of McKellips Road and west of Higley Road. (2± acres). Site Plan Review. This request will allow for the development of two industrial buildings. C.E.W. Associates, applicant; West Coast Commercial, owner.

Planner: Lisa 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00225 with conditions:

That: The Board recommends the approval of case ZON18-00225 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as Shown on the site plan.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. **Recordation of a cross access and reciprocal parking easement between lots 9 and 10.**
5. **Prior to the issuance of a building permit submit a revised building elevation for review and acceptance by the Planning Director showing fully screened roof mounted mechanical equipment as required by MZO Section 11-30-9.A.**
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *3-e ZON18-00227 District 4.** 730 East Southern Avenue. Located east of Mesa Drive on the north side of Southern Avenue. (3.7± acres). Site Plan Review. This request will allow for the expansion of an existing industrial building. Edward Scheletsky, 648 Architecture, applicant; Nationwide Surplus Holding, LLC, 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00227.

That: The Board recommends the approval of case ZON18-00227 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 by the Design Review Board.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities or bring all non-conformities into compliance with current development standards.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *3-f ZON18-00231 District 5.** 1608 North Greenfield Road. Located south of McKellips Road on the west side of Greenfield Road. (1± acres). Site Plan Review. This request will allow for the expansion of an existing office building and kennel. TriARC Design, applicant; Payton's Pets, LLC; Paul Marranca, owner.

Planner: Lisa 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00231.

That: The Board recommends the approval of case ZON18-00231 conditioned upon:

1. Compliance with all City development codes and regulations.
2. **Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities or bring all non-conformities into compliance with current development standards.**
3. **Prior to submittal of a building permit, submit a revised site plan for review and acceptance by the Planning Director showing compliance with solid waste container placement.**
4. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (prior to the issuance of a building permit).
5. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
6. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *3-g ZON18-00233 District 6.** The 1800 through 1900 blocks of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (2.6± acres). Site Plan Modification. This request will allow for the development of a mini-storage facility. Jason Sanks, Sanks and Associates, applicant; WL Crismon, LLC, 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00233 with conditions:

That: The Board recommends the approval of case ZON18-00233 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 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. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
5. Noise attenuation measures shall be incorporated into the design and construction of the building where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by 11-19-5.D of the Zoning Ordinance.
6. Compliance with all conditions of approval of a lot combination.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *4-a ZON18-00121 District 6.** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). Major Amendment to the Eastmark Community Plan. This request will make changes that impact Development Units ("DUs") 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan. DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. **(Continued from May 16, 2018)**

Planner: Tom Ellsworth
Continuance to July 18, 2018

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to continue case ZON18-00121 to the July 18, 2018 meeting.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *4-b ZON18-00149 District 6.** The 9800 through 9900 blocks of East Hampton Avenue (south side) and the 1400 block of South Crismon Road (west side). Located at the northwest corner of US-60 and Crismon Road. (15± acres). Rezoning from PEP-PAD-CUP to PEP-PAD. This request will allow for an office and commercial development. Gilmore Planning and Landscape Architecture, applicant; Crismon Superstition Partners, owner.

Planner: Lisa 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 Allen and seconded by Boardmember Boyle to approve case ZON18-00149 to include changes to the conditions of approval as discussed in the study session:

That: The Board recommends the approval of case ZON18-00149 conditioned upon:

1. Compliance with the basic development as described in the Conceptual Plan which includes a project narrative, conceptual site plan, and architectural design guidelines (without guarantee of lot yield, building count, lot coverage), except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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 City development codes and regulations.
6. **Prior to submittal of construction documents for any phase of development, a Specific Plan and Site Plan shall be submitted for review and approval per MZO.**
7. **The code modifications approved by this PAD are**
 - a. **The minimum lot size, for each lot, is .75 acres, and**
 - b. **Lots do not have to have frontage on the public right-of-way, if a cross access and reciprocal parking easement is recorded.**
8. **Prior to the submission of the first Specific Plan, submit a revised Conceptual Plan for review and acceptance by the Planning Director that includes:**
 - a. **A revised project narrative and conceptual site plan that:**
 - i. **Includes Perimeter building and landscape setbacks consistent with the PEP requirements, and**
 - ii. **Removes interior and side yard setback standards that are not consistent with PEP requirements.**
 - b. **A revised conceptual site plan with the buildings moved closer to Hampton and no drives or parking between the buildings and the street and improved pedestrian connectivity between the various land uses.**
 - c. **Inclusion of fully covered canopy designs for the drive through restaurants and porte cochere for the hotel.**

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9. Prior to submission of, or in conjunction with the first Specific Plan, submit an overall architectural theme for the project for review by the Design Review Board and approval by the Planning Director which includes:
 - a. The incorporation of the site development standards for pedestrian areas (page 11) and architectural design standards (page 14) in the approved Superstition at Sole Design Guidelines (Z10-024).
 - b. Upgraded, high quality sign designs and screening wall design.
10. 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).
11. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
12. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *4-c ZON18-00171 District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road alignment on the north side of Baseline Road. (2± acres). Rezoning from AG to RSL-2.5-PAD; and Site Plan Review. This request will allow for the development of a single residence subdivision. Woodside Homes, applicant; McDowell Mountain Road, formerly NSHE POWELL LLC, owner. **(Companion case to preliminary plat “Heritage Crossing”, associated with item *5-a)**

Planner: Wahid Alam

Continuance to July 18, 2018 to re-advertise

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to continue case ZON18-00171 to the July 18, 2018 meeting to re-advertise.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *4-d ZON18-00221 District 1.** The 1100 block of North Miller Street (east side) and the 900 block of East Brown Road (south side). Located on the south side of Brown Road and west of Stapley Drive. (0.2± acres). Rezoning from OC to RS-9-BIZ; and Site Plan Review. This request will allow for the development of a single-family residence. Richard Corrow, applicant; NICHA, LLC, owner.

Planner: Evan Balmer

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 Allen and seconded by Boardmember Boyle to approve case ZON18-00221 with conditions:

That: The Board recommends the approval of case ZON18-00221 conditioned upon:

1. Compliance with the basic development as shown on the site plan and preliminary elevations.
2. Compliance with all City development codes and regulations, except as modified by this BIZ overlay.
3. Prior to building permit submittal, the Applicant shall submit a revised site plan for review and acceptance by the Planning Director showing all perimeter walls in conformance with section 11-30-4 of the City of Mesa Zoning Ordinance.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *4-e ZON18-00375 District 4.** The 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South LeSueur (west side). Located at the southeast corner of Main Street and Mesa Drive. (6± acres). Rezone 4± acres from T5MS and T4NF to T5MSF; and 2± acres from T4NF-HD and T4N-HD to T5MSF-HD. This request will allow for a mixed-use development. City Creek Reserve, Inc, applicant; Land Equity Investors LLC and Presiding Bishop of the Church of LDS, owner. **(Companion case to preliminary plat “Mesa Temple Redevelopment”, associated with item *5-c)**

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

Summary: Principal Planner Tom Ellsworth presented case ZON18-00375 to the Board. Mr. Ellsworth explained what constitutes a Form Base Code and how it works within the City code Mr. Ellsworth stated the request is to rezone the site within our Form Base Code. He stated after opting into the Form Base Code, an applicant begins to select building types and building form. This process is very descriptive of the type of the architecture and structure they will have, and providing flexibility at the first floor to allow a mixture of both residential and non-residential uses. Mr. Ellsworth stated a small portion of this site sits within the Temple Historic District.

Mr. Ellsworth explained the site plan will be reviewed through the zoning clearance process as an Administrative Review. He stated the site plan is reviewed against the forms and transects found in our Form Base Code chapters of the zoning ordinance. During this process, staff reviews setbacks, building heights and the architecture of the building. Staff also reviews for quality and context of the site.

Boardmember Allen inquired what the feedback was from the Historic Preservation Board. Mr. Ellsworth responded the applicant went before the Historic Preservation Board at their June meeting to discuss this case as it relates to the historic district, and the seven homes that will be effected by the development. The applicant has agreed with the Historic Preservation Board to limit the buildings on the south side of the site to 3-story height as shown on the transect plan.

Carl Duke, City Creek Reserve, introduced David Davis of Dale Gardon Architecture in Scottsdale. As the design consultant, Mr. Davis presented the design character and the process they have gone through to get to this point. He stated this is a two fold process; the first is the actual Temple and the second is the surrounding neighborhood.

Mr. Davis explained the seven homes effected are all rentals and it is important to note the entire site is not within the historic district. He stated the portion on the southern boundary is the area in which the Historic Preservation Board recommended buildings not be higher than 3-story. Mr. Davis stated there will be a below grade parking garage for residents, members of the Temple and the public.

Boardmember Boyle inquired how the schools would be impacted by this

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development. Tom Ellsworth responded staff received an impact analysis from the school district which stated they can take on the additional student population. The analysis broke down the impact; estimating 20-30 elementary students, 10-15 junior high students, and 12-14 high school students.

Planning Director, John Wesley, reminded the Board the focus of this application is the rezoning of the area. He stated the question they are considering is the appropriate zoning transects and has the applicants limiting themselves to 3-stories on the southern portion of the site.

Resident Jenn Duff, 146 W. 2nd Street, spoke. Ms. Duff stated her concern is the demolition of the historic homes and how this could impact the future of other historic districts.

Resident Janice Gennevois, 150 N. Wilbur spoke. Ms. Gennevois stated she feels the Historic Preservation Office lacks foresight and knowledge of how to protect the entities of the historic buildings in the City. She stated the HPB found no reason to rezone this area as the current zoning already allows 3-story buildings. Ms. Gennevois stated the HPB wants to remain involved and the removal of the 7 contributing properties will effect the integrity of the historic district.

Resident Patrick Tucker, 136 N. Hibbert, spoke. Mr. Tucker reiterated the removal of the 7 properties will change the integrity of the Temple District.

Boardmember Sarkissian inquired what is restricting the applicant from going higher than the 3 story building. Mr. Ellsworth responded what is restricting them is one of the stipulations is the specific transect zone shown that shows an area where they are limiting their height to 3 stories and they are agreeing to this height in that transect zone.

Boardmember Allen inquired of the developer is they have considered relocating some of the properties. Carl Duke responded they have advertised to the public they are giving away each of the homes to anyone willing to relocate the homes and giving \$10,000.00 toward the cost of the relocation. It is extremely expensive and cost prohibitive for them to do so. Mr. Duke stated it is expensive to relocate these homes and the materials used to build them makes it difficult to relocate.

Boardmember Boyle stated they discussed having the project go before the Design Review Board. He inquired about the Form Base Code and how a project is reviewed and suggested all Form Base Code projects would go before the Design Review Board. John Wesley explained the code has specific requirements with regard to building forms and different types such as Main Street and Court yard buildings. He stated that with each of these forms there are very specific requirements with them such as placement of doors and street frontage and types. The actual architecture and what it looks like is not in the code and is open to the individual design and is very closely reviewed by staff. Mr. Wesley explained one of the attractions of

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the Form Base Code is that it reduces some of the steps in the process to help encourage use of this code because of the controls that are in the Form Base Code.

Jeff McVay with the City Manager's Office, explained further the process staff went through in order to develop the Form Base Code. Mr. McVay stated it was established in parallel with the Central Main Plan to develop the goals with development of the downtown area and the Form Base Code is extremely prescriptive. It allows staff to use their judgment to go through the architecture and push design.

Boardmember Boyle feels the design presented does not reflect the feel the City is striving for and would like the Design Review Board to review this. Boardmember Allen stated she agrees with Mr. Boyle and this is an entry and exit area of our downtown area and leans toward referring the architecture to the Design Review Board. Ms. Allen stated she has concern about the loss of the homes in a historic district and appreciates the developer listening to the Historic Preservation Board.

Boardmember Sarkissian stated she feels ok with the project and stated she was originally concerned about that the historic homes were going to be demolished and is glad to know the majority of the project is not in the historic district. She stated she has mixed feelings about the elevations..

Vice Chair Michelle Dahlke stated she likes a lot of the aspects of the project and does have concerns about the historic portion of the project. Ms. Dahlke stated her understanding this is not within this Board's responsibility. She stated she is not in favor of the project being reviewed by the Design Review Board and feels the Form Base Code and staff would handle any design issues. Ms. Dahlke asked the applicant if he would be comfortable with taking it to the Design Review Board. Mr. Duke responded they would like an opportunity to present the architecture to the Board.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve case ZON18-00375 and companion preliminary plat "Mesa Temple Redevelopment" with conditions as proposed by staff with the added condition that this project be reviewed through the Design Review process:

That: The Board recommends the approval of case ZON18-00375 conditioned upon:

1. Compliance with the Transect Plan and preliminary plat submitted.
2. Completion of a Zoning Clearance process per Ch. 11-56-4.E.
3. Approval of a Certificate of Appropriateness prior to the issuance of a building permit for those portions of the site that are within the Temple Historic District.
4. Compliance with all City development codes and regulations.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *5-a “Heritage Crossing II” District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road on the north side of Baseline Road. (2± acres). Preliminary Plat. Woodside Homes, applicant; McDowell Mountain Road, formerly NSHE POWELL LLC, owner. (Companion case to ZON18-00171, associated with item *4-c)

Planner: Wahid Alam

Continuance to July 18, 2018 to re-advertise

Summary: This was discussed with case ZON18-00171 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to continue preliminary plat “Heritage Crossing II” to the July 18, 2018 meeting to re-advertise.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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- *5-b “Piper Plastics”** District 5. The 4700 to 4900 block of East Indigo Street (north side), the 1600 to 1800 block of North 48th Street (east side) and the 4800 block of East Ingram Street (south side). Located west of Higley Road south of McKellips Road. (5.8± acres). Preliminary Plat. Jeff McCall, McCall and Associates Architects, Inc., applicant; Kratos Development Corporation, owner. **(Companion case to ZON18-00212, associated with item *3-a)**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: This was discussed with case ZON18-00212 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve preliminary plat “Piper Plastics” with associated case ZON18-00212 with conditions:

That: The Board recommends the approval of preliminary plat “Piper Plastics” conditioned upon:

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, preliminary elevations, and preliminary plat.
2. Compliance with all requirements of Z85-034.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review approval.
5. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
6. Noise attenuation measures shall be incorporated into the design and construction of the building where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by 11-19-5.D of the Zoning Ordinance.

Vote: 4-0 (Chair Clement and Boardmember Astle, 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

MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *5-c "Mesa Temple Redevelopment"** District 4. The 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South LeSueur (west side). Located at the southeast corner of Main Street and Mesa Drive. (6± acres). City Creek Reserve, Inc, applicant; Land Equity Investors LLC and Presiding Bishop of the Church of LDS, owner. (Companion case to ZON18-00375, associated with item *4-g)

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

Summary: This was discussed with case ZON18-00375 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve preliminary plat "Mesa Temple Redevelopment" with conditions:

That: The Board recommends the approval of preliminary plat "Mesa Temple Redevelopment" conditioned upon:

1. Compliance with the Transect Plan and preliminary plat submitted.
2. Completion of a Zoning Clearance process per Ch. 11-56-4.E.
3. Approval of a Certificate of Appropriateness prior to the issuance of a building permit for those portions of the site that are within the Temple Historic District.
4. Compliance with all City development codes and regulations.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *5-d “Eastmark DU5 Parcels 5-1 and 5-2”.** (District 6). The 3800 to 4000 blocks of South Everton Terrace (west side) and the 3800 to 4000 blocks of South Eastmark Parkway (east side). Located south of Elliot Road and west of Signal Butte Road. (52± acres). Preliminary Plat. Eric Tune, Brookfield DMB, applicant; DMB Mesa Proving Grounds, LLC, and MECP 1 MESA 1, LLC, owners. (ZON18-00436)

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 Allen and seconded by Boardmember Boyle to approve preliminary plat “Eastmark DU5 Parcels 5-1 and 5-2” with conditions:

That: The Board recommends the approval of preliminary plat “Eastmark DU5 Parcels 5-1 and 5-2” conditioned upon:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the approved Site Plan. (ZON17-00470)
5. Future site plan review for lot 2 as required by the Mesa Proving Grounds Community Plan.
6. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 5/6 South (DU5/6S) of the Mesa Proving Grounds Community Plan.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *5-e "Eastmark Commercial"** (District 6) The 9200 to 9700 blocks of East Ray Road (north side) and the 4900 to 5100 blocks of South Ellsworth Road (east side). Located on the northeast corner of Ellsworth and Ray Roads. (130± acres). Preliminary Plat. Eric Tune, Brookfield DMB, applicant; DMB Mesa Proving Grounds, LLC, Queen Creek Unified School District, Eastmark Multi-Family, LLC, and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, owners. **(ZON18-00435)**

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 Allen and seconded by Boardmember Boyle to approve preliminary plat "Eastmark Commercial" with conditions:

That: The Board recommends the approval of preliminary plat "Eastmark Commercial" conditioned upon:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the approved Site Plan for Lot 3. (ZON17-00337)
5. Future site plan review for lot 2 as required by the Mesa Proving Grounds Community Plan.
6. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 3/4 (DU3/4) of the Mesa Proving Grounds Community Plan.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *5-f “Metro East Valley Commerce Center II”** District 3. The 1700 to 1800 blocks of South Horne (west side), and the 600 to 700 blocks of East Auto Center Drive (south side) and the 1700 to 1800 blocks of South Hobson (east side). Located north of Baseline Road and east of Mesa Drive. (22.3± acres). Preliminary Plat. Jeff McCall, McCall and Associates Architects, Inc., applicant; Puppyfeathers Limited Partnership, owner. (ZON18-00476)

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 Allen and seconded by Boardmember Boyle to approve preliminary plat “Metro East Valley Commerce Center II” with conditions:

That: The Board recommends the approval of preliminary plat “Metro East Valley Commerce Center II” conditioned upon:

1. Compliance with the basic development as described in the preliminary plat 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 Regulations.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *5-g "Bella Encanta" District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. (Companion Case to ZON18-00181 and ZON18-00067, associated with items 8-a and 8-b) (Continued from May 16, 2018)

Planner: Lisa Davis

Tabled to re-advertise

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to table preliminary plat "Bella Encanta" to re-advertise.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *6-a ZON18-00181 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. (Companion Case to ZON18-00067 and Preliminary Plat "Bella Encanta", associated with items 6-b and 7-a) (Continued from May 16, 2018)

Staff Planner: Lisa Davis
Tabled to re-advertise

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to table case ZON18-00181 to re-advertise.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *6-b ZON18-00067 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Rezoning from NC-BIZ and PEP-PAD-CUP to RSL-2.5-PAD and RM-3-PAD; and Site Plan Review. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and Preliminary Plat "Bella Encanta", associated with items 6-a and 7-a) (Continued from May 16, 2018)**

Planner: Lisa Davis
Tabled to re-advertise

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

It was moved by Boardmember Allen and seconded by Boardmember Boyle to table case ZON18-00067 to re-advertise.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

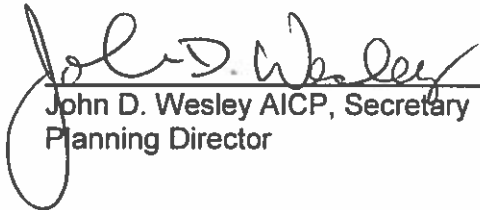
10 Other Business.
None.

11 Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 5:45 pm. The motion was seconded by Boardmember Boyle.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director