



Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: September 23, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

* Chair Dane Astle
*Vice Chair Jessica Sarkissian
*Tim Boyle
*Shelly Allen
*Deanna Villanueva-Saucedo
*Ben Ayers

MEMBERS ABSENT:

*Jeffrey Crockett

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Ryan McCann
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 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the September 9, 2020 study session and regular hearing.

*2-a Boardmember Sarkissian motioned to approve the minutes from the September 9, 2020 study session and regular hearing. The motion was seconded by Boardmember Ayers.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Zoning Cases: ZON20-00376 and ZON19-00709; Preliminary Plat “Pecos 10, A Condominium”

MINUTES OF THE SEPTEMBER 23, 2020 PLANNING & ZONING MEETING

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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 SEPTEMBER 23, 2020 PLANNING & ZONING MEETING

- *3-a ZON20-00376 District 6.** Within the 4600 block of South Power Road (east side). Located south of Warner Road on the east side of Power Road. (18.9± acres). Site Plan Review. This request will allow for an industrial development. Jeff McCall, McCall & Associates, applicant; Power 17 LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON20-00376 with conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON20-00376 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with requirements of case ZON20-00253 and all associated conditions of approval.

Vote: 6-0 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

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MINUTES OF THE SEPTEMBER 23, 2020 PLANNING & ZONING MEETING

- *4-a ZON19-00709 District 6.** Within the 8500 to 8700 blocks of East Pecos Road (south side). Located west of Ellsworth Road on the south side of Pecos Road. (11.7± acres). Rezoning from AG to LI-PAD and OC-PAD; and Site Plan Review. This request will allow for an industrial development. Katie Rounds, The Kaidence Group, applicant. Pecos 10 LLC, owner. **(Companion case to Preliminary Plat “Pecos 10, A Condominium”, associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON19-00709 and associated preliminary plat “Pecos 10, A Condominium” with conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON219-00709 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. 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.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City’s standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b. 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - d. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall 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.”

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6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
Perimeter Landscape Yard adjacent to AG and OC districts – <i>MZO Section 11-33-3(B)(2)</i>	0'
Required Parking, Shell industrial buildings – <i>MZO Section 11-32-3(A)</i>	1.3 parking spaces per 1,000 SF of building area

Vote: 6-0 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

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MINUTES OF THE SEPTEMBER 23, 2020 PLANNING & ZONING MEETING

- *5-a “Pecos 10, A Condominium” District 6.** Within the 8500 to 8700 blocks of East Pecos Road (south side). Located west of Ellsworth Road on the south side of Pecos Road. (11.7± acres). Preliminary Plat. Katie Rounds, The Kaidence Group, applicant. Pecos 10 LLC, owner. **(Companion case to ZON19-00709, associated with item *4-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: This case was discussed in conjunction with companion case ZON19-00709.

Boardmember Sarkissian motioned to approve preliminary plat **“Pecos 10, A Condominium”** and associated case ZON19-00709 with conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of preliminary plat “Pecos 10, A Condominium” conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. 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.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City’s standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b. 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - d. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall 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.”
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

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Development Standard	Approved
<u>Perimeter Landscape Yard adjacent to AG and OC districts –</u> <i>MZO Section 11-33-3(B)(2)</i>	0'
<u>Required Parking,</u> Shell industrial buildings – <i>MZO Section 11-32-3(A)</i>	1.3 parking spaces per 1,000 SF of building area

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

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5. **Adjournment.**

Boardmember Boyle motioned to adjourn the meeting at 5:40 pm. The motion was seconded by Boardmember Crockett.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director