

# Planning and Zoning Board



## *Meeting Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: May 25, 2022 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Jessica Sarkissian  
Vice Chair Deanna Villanueva- Saucedo  
Jeffrey Crockett\*  
Benjamin Ayers  
Troy Peterson

### **MEMBERS ABSENT:**

Tim Boyle  
Shelly Allen

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

### **STAFF PRESENT:**

Rachel Prelog  
Michelle Dahlke  
Lesley Davis  
Cassidy Welch  
Kellie Rorex  
Joshua Grandlienard  
Jennifer Merrill  
Sarah Staudinger  
Pamela Williams

### **OTHERS PRESENT:**

Call Meeting to Order.

Chair 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**\* \* \* \* \*

**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)

2. Approval of minutes from previous meetings.

**Approval of minutes:** Consider the minutes from the May 11, 2022 study session and regular hearing.

Vice Chair Villanueva- Saucedo motioned to approve the minutes from the May 11, 2022 study session and regular meeting. The motion was seconded by Boardmember Ayers.

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

Vice Chair Villanueva- Saucedo motioned to approve the consent agenda. The motion was seconded by Boardmember Ayers.

Zoning cases: ZON21-01311, ZON22-00040, ZON22-00085, ZON22-00157, ZON22-00162, ZON22-00293 and Preliminary Plat “CapRock Legacy Logistics”

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

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**3 Take action on the following zoning cases:**

**\*3-a**

**ZON21-01311 District 1.** Within the 2900 to 3100 block of North Oakland (west side), within the 4200 to 4400 block of East Palm Street (south side), and within the 2900 to 3100 block of North Omaha (east side). Located west of Greenfield Road on the north side of McDowell Road. (3± acres). Site Plan Modification. This request will allow for a building expansion to an existing industrial development. Robert Brown, Robert Brown Architects, applicant; KGN, LLC, owner.

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

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

Vice Chair Villanueva-Saucedo motioned to approve the case ZON21-01311. The motion was seconded by Boardmember Ayers.

**That: The Board recommends the approval of case ZON21-01311 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of Case No. BOA22-00236.
4. Compliance with all City development codes and regulations, except those modified through Board of Adjustment Case No. BOA22-00236.
5. Compliance with all requirements of Chapter 19 of the Mesa Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field 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 Falcon Field 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. Provide written notice to future property owners that the project is within one mile of the Falcon Field Airport

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

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**\*3-b**

**ZON22-00040 District 6.** Within the 7300 to 7500 blocks of South Sossaman Road (west side). Located north of Germann Road on the west side of Sossaman Road and on the north side of the railroad. (28± acres). Site Plan Review and Special Use Permit. This request will allow for an industrial development. Michael Van Omen, Deutsch Architecture Group, applicant; GCC II GP LLC, owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

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

Vice Chair Villanueva-Saucedo to approve case ZON22-00040. The motion was seconded by Boardmember Ayers.

**That: The Board recommends the approval of case ZON22-00040 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. All off-site improvements and street frontage landscaping must be installed with the first phase of construction.
4. 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 the 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. Provide written notice to future property owners that the project is within one mile of the Phoenix-Mesa Gateway Airport.
5. Compliance with all City development codes and regulations.

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

\* \* \* \* \*

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

**\*4-a**

**ZON22-00085 District 6.** Within the 10000 to 10400 blocks of East Pecos Road (north side). Located east of Ellsworth Road and west of Signal Butte Road, on the north side of Pecos Road. (38+ acres) Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.  
**(Companion case to Preliminary Plat “CapRock Legacy Logistics,” associated with item \*5-a)**

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Approval with conditions

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

Vice Chair Villanueva-Saucedo motioned to approve the case ZON22-00085. The motion was seconded by Boardmember Ayers

**That: The Board recommends the approval of case ZON22-00085 conditioned upon:**

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the final site plan submitted.
4. Compliance with all requirements of Design Review.
5. Compliance with the Landscape Plan submitted.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, or at the time of the City's request for dedication, whichever comes first.
7. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
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
<u>Maximum Building Height –</u> <i>MZO Table 11-7-3(A)</i>	60 feet

<u>Front and Street Facing side setback (Pecos Road) –</u> <i>MZO Table 11-7-3(A)</i>	15 feet
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> <i>- Group Industrial Buildings, Shell Buildings (no specified use)</i>	Office: 1 space per 375 square feet of gross floor area Industrial/warehouse: 1 space per 1,500 square feet of gross floor area
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(A)</i>	The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle /equipment storage lots or vehicle and equipment sales lots or truck/semi-truck parking area within the storage or docking areas.
<u>Foundation Base Along Exterior Walls -</u> <i>MZO Section 11-33-5(A)(1)(a)(i)</i>  <i>-Exterior walls with public entrances for buildings larger than 10,000 square feet</i>	Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area may have a minimum depth of 12 feet, only when necessary to comply with the Mesa Fire Code.
<u>Trash and Refuse Collection Areas -</u> <i>MZO Section 11-30-12</i>	General Applicability Requirements. Solid waste and recycling container enclosures are not required when the solid waste container or recycling container is located within a truck/semi-truck loading and trailer parking court

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

\* \* \* \* \*

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**\*4-b**

**ZON22-00157 District 5.** Within the 4400 to 5200 blocks of East McKellips Road (north side); within the 2000 to 2800 blocks of North Greenfield Road (east side); within the 4400 to 5200 blocks of East McDowell Road (south side); and within the 2000 to 2800 blocks of North Higley Road (west side). Located north of McKellips Road and east of Greenfield Road. (575.5± acres). Falcon Field Design Guidelines Update. This request will modify the existing Design Guidelines to guide future development at Falcon Field Airport. City of Mesa, applicant; City of Mesa, owner.

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Continue to the June 8, 2022 Planning and Zoning Board meeting

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

Vice Chair Villanueva-Saucedo motioned to continue case ZON22-00157 to the June 8, 2022 Planning and Zoning Board meeting. The motion was seconded by Boardmember Ayers

**That: The Board recommends to continue case ZON22-00157 to the June 8, 2022 Planning and Zoning Board meeting:**

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

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**\*4-c**

**ZON22-00162 District 5.** Within the 9900 to 10000 blocks of East Brown Road (south side) and within the 1100 to 1200 blocks of North Crismon Road (west side). Located on the southwest corner of Brown Road and Crismon Road. (8+ acres) Rezone from Agricultural (AG) to Single Residence 15 with a Planned Area Development overlay (RS-15-PAD). This request will allow for a single residence development. Jon Gillespie, Pew and Lake, applicant; Brighton Homes, owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Continue to June 8, 2022 Planning and Zoning Board meeting**

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

Vice Chair Villanueva-Saucedo motioned to continue case ZON22-00162 to the June 8, 2022 Planning and Zoning Board meeting. The motion was seconded by Boardmember Ayers.

**That: The Board recommends to continue case ZON22-00162 to the June 8, 2022 Planning and Zoning meeting**

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

\* \* \* \* \*

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**\*4-d**

**ZON22-00293 District 6.** Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6100 to 6400 blocks of South 222nd Street (west side). (1.5+ acres) Located east of Crismon Road, south of Williams Field Road, and on the north side of the East 24 Gateway Freeway alignment. Major Modification to Development Unit Plan 2 of Avalon Crossing Planned Community District. This request will allow for a single residence development. Susan Demmitt, Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

Vice Chair Villanueva-Saucedo motioned to continue case ZON22-00293 to the June 8, 2022, Planning and Zoning Board meeting. The motion was seconded by Boardmember Ayers.

**That: The Board recommends to continue case ZON22-00293 to the June 8, 2022 Planning and Zoning Board meeting.**

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

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**Discuss and take action on the following preliminary plats:**

**\*5-a**

**“CapRock Legacy Logistics” District 6** Within the 10000 to 10400 blocks of East Pecos Road (north side). Located east of Ellsworth Road and west of Signal Butte Road, on the north side of Pecos Road. (38+ acres) Preliminary Plat. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner. **(Companion case to ZON22-00085 associated with item \*4-a)**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

Vice Chair Villanueva-Saucedo motioned to approve the preliminary plat “CapRock Legacy Logistics”. The motion was seconded by Boardmember Ayers.

**That: The Board recommends the approval of preliminary plat “CapRock Legacy Logistics” conditioned upon:**

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the final site plan submitted.
4. Compliance with all requirements of Design Review.
5. Compliance with the Landscape Plan submitted.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, or at the time of the City's request for dedication, whichever comes first.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - c) 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.
  - d) 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
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:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3(A)</i>	60 feet
<u>Front and Street Facing side setback (Pecos Road)</u> – <i>MZO Table 11-7-3(A)</i>	15 feet
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> - <i>Group Industrial Buildings, Shell Buildings (no specified use)</i>	Office: 1 space per 375 square feet of gross floor area Industrial/warehouse: 1 space per 1,500 square feet of gross floor area
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(A)</i>	The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle /equipment storage lots or vehicle and equipment sales lots or truck/semi-truck parking area within the storage or docking areas.
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a)(i)</i>  - <i>Exterior walls with public entrances for buildings larger than 10,000 square feet</i>	Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area may have a minimum depth of 12 feet, only when necessary to comply with the Mesa Fire Code.
<u>Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12</i>	General Applicability Requirements. Solid waste and recycling container enclosures are not required when the solid waste container or recycling container is located within a truck/semi-truck loading and trailer parking court

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None

\* \* \* \* \*

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## **6 Adjournment.**

Vice Chair Villanueva-Saucedo motioned to adjourn the meeting. The motion was seconded by Boardmember Ayers.

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

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.**

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