

**CITY OF MESA**

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING**

Held in the City of Mesa Council Chambers  
Date: September 21, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair  
Beth Coons, Vice-Chair  
Chell Roberts  
Vince DiBella  
Lisa Hudson  
Suzanne Johnson

MEMBERS ABSENT

Brad Arnett (excused)

OTHERS PRESENT

John Wesley  
Gordon Sheffield  
Tom Ellsworth  
Lesley Davis  
Angelica Guevara  
Wahid Alam  
Debbie Archuleta  
Margaret Robertson

Jeff Guyette  
Nancy Allocca  
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated September 21, 2011. Before adjournment at 4:29 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons seconded by Boardmember Vince DiBella that the minutes of the August 16, 2011, and August 17, 2011 study sessions and regular meeting be approved as submitted. Vote: 5 - 1 - 1 (Boardmember Roberts abstained) (Boardmember Arnett absent)

Consent Agenda Items: All items identified with an asterisk (\*) were approved with one Board motion.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson that the consent items be approved. Vote:

Zoning Cases: Z11-23, Z11-17, Z11-20, Z11-24

## MINUTES OF THE SEPTEMBER 21, 2011 PLANNING AND ZONING MEETING

Item: **Z11-23 (District 2)** 2651 East Broadway Road. Located west of Lindsay Road on the south side of Broadway Road (0.5± acres). District 2. Site Plan Review and a Special Use Permit for a service station and modification of a Comprehensive Sign Plan. This request will allow the development of a fueling station. Fry's Food Store, owner; Dan Filuk, applicant. (PLN2011-00205)

Comments: This case was removed from the consent agenda by a neighbor.

Nancy Allocca of 2702 East Belmont spoke regarding this case. Ms. Allocca stated she lives directly across the street from the proposed fuel station. She was concerned with the exit from the parking lot. She stated someone has already driven through her block wall. She was also concerned with privacy issues, with people at the fuel station being able to see into her home. She asked if the applicant would be willing to raise her wall by 3 feet. She stated the bank had been empty for some time, and asked if a traffic light could be put in at the west exit to the shopping center.

Mr. Jeff Guyette 500 South 99 Avenue, Tolleson, represented the case. Mr. Guyette stated the site had previously been approved for a fast food restaurant. He stated they were working with the shopping center owner to remodel the entire shopping center. He stated the fueling station had been oriented so that there would not be headlights facing the neighbors across the street. He also stated that the site had been design to defer traffic to the west driveway.

Staffmember Angelica Guevara explained the application. She stated there would be 7 fuel pumps and a kiosk; the site would be perpendicular to Broadway; and the landscape island along the east of their site was being enlarged to help direct traffic away from the central driveway. She also stated the maximum fence height for the neighbor was 3 ½ feet in the front yard, and 6 feet for the side and rear yards. The site would be separated from the adjacent neighbors by a 30' landscape setback and the width of Broadway Road. She informed the Board and the neighbor that this project would also be heard by the Zoning Administrator for a Special Use Permit, on Tuesday, September 27, 2011 at 1:30 p.m. at 55 North Center in The View Conference Room.

Boardmember Suzanne Johnson suggested adding height to the landscaping along Broadway. She confirmed there would be signage on the canopy, but that signage would not be illuminated.

Boardmember Beth Coons agreed that trying to exit that shopping center heading west was very difficult. She was glad the applicant was willing to work with staff regarding the landscaping; however, she felt it was also important for the fueling station to have visibility into their site.

Boardmember Vince DiBella confirmed they are not adding a new driveway. Agreed they could enhance the landscaping to screen visibility.

Chair Randy Carter confirmed the landscaping that exists currently does not have an opening, he asked why they were adding the opening from that drive aisle. The applicant stated the opening was so that traffic entering the center from Broadway could turn into the fueling station. Chair Carter also confirmed this application meets Code standards.

It was moved by Boardmember Beth Coons, seconded by Boardmember Lisa Hudson

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That: The Board approve zoning case Z11-23 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, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Provide foundation base as required by §11-33-5.
4. Review and approval of a Special Use Permit for the service station and modification to the Comprehensive Sign Plan by the Board of Adjustment.
5. Compliance with all City development codes and regulations.

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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**Note:** *Audiotapes 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 SEPTEMBER 21, 2011 PLANNING AND ZONING MEETING

Item: **Z11-17 (District 4)** The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1<sup>st</sup> Street and 1<sup>st</sup> Avenue from Country Club Drive to MacDonald; and located between 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue from MacDonald to Centennial Way/Sirrine (150± acres). District 4. Rezone from TCC, TCR-2 and TCB-1 to TCC-DE, TCR-2DE, and TCB-1DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z11-17 as submitted

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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Item: **Z11-20 (District 2)** The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-0135)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board continue zoning case Z11-20 to the October 26, 2011 meeting

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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Item: **Z11-24 (District 3)** 1954 West Broadway. Located on the northeast corner of Dobson Road and Broadway Road (1± acres). District 3. Council Use Permit. This request will allow the development of a Pawn Shop. Bloomer Family Trust, owner; Charles Huellmantel, applicant. (PLN2011-00200)

Comments: This case was placed on the consent agenda by the Board at their study session, therefore it was not discussed individually.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z11-24 conditioned upon:

1. Compliance with the basic development as described in the operations plan and project narrative and as shown on the site plan.
2. Compliance with all City development codes and regulations.
3. In the event the pawn operations are transferred to a business, person, or entity other than USA Pawn, the Council Use Permit to conduct pawn operations at this site will terminate.
4. Adult materials shall not be pawned, bought or sold at this location.
5. All site improvements including landscape improvements and building architecture improvements including removal of abandoned signs shall be completed prior to issuance of certificate of occupancy for the pawn shop.
6. The building design improvement including material, texture and color shall be approved by the Planning Director through an administrative review.

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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