

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: January 18, 2012 Time: 4:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

John Wesley
Tom Ellsworth
Lesley Davis
Angelica Guevara
Wahid Alam
Debbie Archuleta
Donna Bronski

John Reddell
Paul Dugas
Greg Baxter
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 January 18, 2012. Before adjournment at 4:11 p.m., action was taken on the following:

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons that the minutes of the December 20, 2012, and December 21, 2012 study sessions and regular meeting be approved as submitted. Vote: 4 – 0 (Boardmembers Vince DiBella, Lisa Hudson, and Brad Arnett abstained)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson that the consent items be approved. Vote: 7 – 0

Zoning Cases: Z12-01, Z12-02, Z12-03

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C. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

Item: **Z12-01** 1919 South Greenfield Road. Located north of Baseline Road on the east side of Greenfield Road (1± acres). District 6. Site Plan Modification. This request will allow the development of a car wash. (PLN2011-00328) Reza Amirrezvani, owner; John Reddell, applicant **(District 6)**

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board approve zoning case Z12-01 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and elevations submitted.
2. Compliance with Special Use Permit (SUP) case # ZA11-009.
3. Compliance with Preliminary Plan Review Team's comments, except as modified by the conditions listed above.
4. *Compliance with all Design Review requirements.*
5. *Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*

Vote: Passed 7 - 0

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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

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Item: **Z12-03** 2918 South Alma School Road. Located south of Guadalupe Road on the west side of Alma School Road (2± acres). District 3. Site Plan Modification. This request will allow the expansion of an existing retail building. (PLN2011-00345) TMK Properties, LLC., owner; Sake Riendersma, applicant (**District 3**)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board approve zoning case Z12-03 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 through the Design Review Process.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. The secured parking area is to remain open during business hours. No outdoor storage is allowed within the secured parking area.
5. Review and approval of a Substantial Conformance Improvement Permit.

Vote: Passed 7 – 0

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D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

Item: **Z12-02** 6859 East Rembrandt Avenue. Located north of Warner Road and east of Power Road (14,100± sf). District 6. Council Use Permit. This request will continue to allow an existing charter school within an industrial zoned area. (PLN2011-00375) Daniel Deryke, Western Horizons Development LLC, owner; Steven Mills, University Public Schools, applicant. **(District 6)**

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board continue the case to the March 21, 2012 meeting

Vote: Passed 7 – 0

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E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Item: **Z12-04** Parcel 5 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (17.5± acres). District 5. Rezone from RS-35-PAD to RS-43-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00002) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

Comments: Greg Baxter, 8343 E Mawson spoke regarding the Mt. Bridge cases. Mr. Baxter stated he was not opposed to the project; however, he had concerns regarding traffic on Hawes Road. He stated that traffic on Hawes Road had increased since the Red Mountain Freeway had opened. He thought the amount of traffic was already more than the road was intended to handle. The Mt. Bridge project would increase the amount of traffic on Hawes Road. He explained that part of the problem is that Hawes Road from McKellips to Hermosa Vista is in the City, then north of Hermosa Vista to Range Rider is in the County.

Chair Randy Carter asked staff to have information regarding Hawes Road available as part of the packet for the February Planning and Zoning meeting.

Boardmember Brad Arnett wanted a traffic study on Hawes Road included in the February packet.

Because of an error in the notice for this item, no action could be taken. It will be re-advertised and placed on the February meeting agenda.

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Item: **Z12-05** Parcel 6 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (21.2± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00003) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

Comments: Greg Baxter, 8343 E Mawson spoke regarding the Mt. Bridge cases. Mr. Baxter stated he was not opposed to the project; however, he had concerns regarding traffic on Hawes Road. He stated that traffic on Hawes Road had increased since the Red Mountain Freeway had opened. He thought the amount of traffic was already more than the road was intended to handle. The Mt. Bridge project would increase the amount of traffic on Hawes Road. He explained that part of the problem is that Hawes Road from McKellips to Hermosa Vista is in the City, then north of Hermosa Vista to Range Rider is in the County.

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Item: **Z12-06** Parcel 8 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (41.3± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00004) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

Comments: Greg Baxter, 8343 E Mawson spoke regarding the Mt. Bridge cases. Mr. Baxter stated he was not opposed to the project; however, he had concerns regarding traffic on Hawes Road. He stated that traffic on Hawes Road had increased since the Red Mountain Freeway had opened. He thought the amount of traffic was already more than the road was intended to handle. The Mt. Bridge project would increase the amount of traffic on Hawes Road. He explained that part of the problem is that Hawes Road from McKellips to Hermosa Vista is in the City, then north of Hermosa Vista to Range Rider is in the County.

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Item: **Z12-07** Parcel 1/3 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (34.9± ±±±±). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00005) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

Comments: Greg Baxter, 8343 E Mawson spoke regarding the Mt. Bridge cases. Mr. Baxter stated he was not opposed to the project; however, he had concerns regarding traffic on Hawes Road. He stated that traffic on Hawes Road had increased since the Red Mountain Freeway had opened. He thought the amount of traffic was already more than the road was intended to handle. The Mt. Bridge project would increase the amount of traffic on Hawes Road. He explained that part of the problem is that Hawes Road from McKellips to Hermosa Vista is in the City, then north of Hermosa Vista to Range Rider is in the County.

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Item: Z12-08 Parcel 10/11 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (39.10 □□□□). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00006) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

Comments: Greg Baxter, 8343 E Mawson spoke regarding the Mt. Bridge cases. Mr. Baxter stated he was not opposed to the project; however, he had concerns regarding traffic on Hawes Road. He stated that traffic on Hawes Road had increased since the Red Mountain Freeway had opened. He thought the amount of traffic was already more than the road was intended to handle. The Mt. Bridge project would increase the amount of traffic on Hawes Road. He explained that part of the problem is that Hawes Road from McKellips to Hermosa Vista is in the City, then north of Hermosa Vista to Range Rider is in the County.

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E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- *1. Mesa Trade Center Condominiums (District 4)** 555 West 2 Avenue. Located north of Broadway and west of Country Club (3.93 ac) This request will allow for the sale of existing buildings. Gary Zimmerman, owner; Eric Blunsack, applicant.

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board approve the preliminary plat of "Mesa Trade Center Condominiums" with the following conditions:

1. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
2. Compliance with all requirements of the Development and Sustainability Department.

Vote: 7 – 0

Respectfully submitted,

John Wesley, Secretary
Planning Director

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