Planning and Zoning Board

mesa·az

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: July 15, 2015 Time: 4:00 p.m.

MEMBERS PRESENT:
Chair Suzanne Johnson
Vice-Chair Michael Clement
Lisa Hudson
Shelly Allen
Michelle Dahlke
Steve Ikeda
Dane Astle

MEMBERS ABSENT:

STAFF PRESENT:
John Wesley
Tom Ellsworth
Margaret Robertson
Charlotte McDermorr
Wahid Alam
Rebecca Gorton

OTHERS PRESENT:
Richard Dyer
Jesse McMann
Jessica Sarkissian
Others

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 **Approval of minutes:** Consider the minutes from the June 16 and June 17, 2015 study sessions and regular hearing.

*2-a It was moved by Boardmember Allen and seconded by Boardmember Hudson to approve the minutes as written.

Vote: 7-0

It was moved by Boardmember Allen and seconded by Boardmember Hudson that the following consent items be approved.

Vote: 7-0

Zoning Cases: Z15-023, Z15-012, Z15-020, Z15-022, Z15-024

***3-a.** **Z15-023 District 6.** The 1200 block of South Crismon Road. Located south of Southern Avenue on the west side of Crismon Road (5.3± acres) Site Plan Review and Special Use Permit. This request will allow for the development of a new Assisted Living facility in an LC zoning district. (PLN2015-00199)

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 Hudson

That: The Board recommends approval of zoning case Z15-023 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all City development codes and regulations.
3. Compliance with Design Review approval, DR15-024.
4. A 5' landscape strip at the north side of the shared drive shall be provided as required by section 11-33-2.L. of the Zoning Ordinance.

Vote: 7-0

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***3-b. Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Special Use Permit. This request will allow the development of a convenience store with a gas canopy and a car wash facility. (PLN2015-00050) **Continued from May 20, 2015**

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 Hudson

That: The Board recommends approval of zoning case Z15-012 conditioned upon

1. Compliance with all City development codes and regulations (Development and Sustainability, Engineering, Transportation, Solid Waste and Facilities, etc.).
2. Compliance with the project narrative and revised site plan attached as Exhibit A, except as modified in this section:
   a. Provide upgraded surface materials such as pavers or stamped concrete in all pedestrian areas that cross a drive aisle.
   b. Except where needed to accommodate fuel trucks, reduce driveway widths to be proportionate to vehicular circulation pattern, typically 24 feet.
   c. Adjust the design of the "pork chop" to ensure traffic can only make a right turn when going in to the property or out of the property.
   d. Engineering Department approval of the extended pedestrian refuge area at the southeast corner of the intersection of Dobson Road and Mesa Riverview Drive.
   e. The modifications as described in a-d above shall be submitted to the Planning Director prior to submitting construction documents for any building permit.
3. Compliance with Design Review approval DR15-013 for architectural and landscaping design.
4. Compliance with revised landscape plan attached as Exhibit B with the following modifications:
   a. Increase, modify, or adjust, the landscaping near the corner of Dobson and Mesa Riverview drive to provide maximum shading of the pedestrian area during the afternoon hours of Spring Training Season as required by the Planning Director. The actual placement of this landscaping may be modified or adjusted to ensure maximum shade during this time period.
   b. After installation, if any of the landscaping dies, becomes missing, or is removed it shall be promptly replaced with the same kind of vegetation. In no event shall it take longer than thirty (30) days of becoming aware of the situation to have the vegetation replaced.
5. Provide alternative to pipe bollards such as concrete bollards or design elements integrated with the fuel pump and column design.
6. Mechanical equipment needs to be screened 100% by building parapets, not separate rooftop elements.

Vote: 7-0

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***3-c.** **Z15-020 District 6** The 6400 block of East Test Drive. Located west of Power Road and south of the Superstition Freeway (32± acres). Site Plan Review and Modification of an existing PAD overlay in an LI zoning district. This request will allow for the development of auto sales on the site. (PLN2015-00076) **Continued from June 17, 2015**

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 Hudson

Board Decision: Continuance to August 19, 2015

Vote: 7-0

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***4-a.** **Z15-022 District 3.** 2060 West Broadway Road. Located west of Dobson Road on the north side of Broadway Road (1.52± acres). Site Plan Review. This case will allow the development of a carwash. (PLN2015-00148)

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 Hudson

That: The Board recommends approval of zoning case Z15-022 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review approval DR15-028 for architectural and landscaping design.

Vote: 7-0

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***4-b** **Z15-024 District 6.** The 6700 block of South Mountain Road. Located at the northwest corner of Pecos Road and Mountain Road (10± acres). Rezone from AG to HI-AF and Site Plan Review. This request will allow for the expansion of an existing industrial development located at 6560 South Mountain Road. (PLN2015-00220)

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 Hudson

That: The Board recommends approval of zoning case Z15-024 conditioned upon

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted on July 9, 2015.
2. Compliance with all City development codes and regulations.
3. 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.
4. Mountain Road street improvements and street frontage landscaping shall be installed at the same time as the isotainer storage facility is constructed or an in-lieu payment made prior to the issuance of any City permit. City authorization and approval of the option selected is required before any City permit will be issued.
5. Provide salvage native plant materials from the site for perimeter and internal landscaping.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.

Vote: 7-0

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Other Business:
None.

Adjournment

Boardmember Hudson made a motion to adjourn the meeting at 4:04 pm. The motion was seconded by Boardmember Allen.

Vote: 7-0

Respectfully submitted,

John D. Wesley AICP, Secretary
Planning Director