

Planning and Zoning Board

Minutes

Held in the City of Mesa Council Chambers

Date: June 19, 2013 Time: 4:20 p.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Michael Clement
Brad Arnett

MEMBERS ABSENT:

Vince DiBella (excused)
Lisa Hudson (excused)
Suzanne Johnson (excused)

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Angelica Guevara
Wahid Alam
Debbie Archuleta
Jason Sanks
Julia Kerran
Kaelee Wilson
Margaret Robertson

OTHERS PRESENT:

Reese Anderson
Paul Dugas
Trevor Barger
John O'Hara
Doug Zimmerman
Jeff Brugos
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:20 p.m. The meeting was recorded on tape and dated June 19, 2013. Before adjournment at 5:22 p.m., action was taken on the following:

Consideration of the minutes from May 14 and May 15, 2013 study session and regular hearings was continued to the July 10, 2013 meeting because Boardmember Arnett needed to abstain and there was no longer a quorum.

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 Mike Clement that the consent items be approved. Vote: 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

Zoning Cases: Z13-32, Z13-08, Z13-24, Z13-25 Z13-26 Z13-27 Z13-28, Z13-19, Z13-31, Z13-33, GPMInor13-03, Z13-29, GPMInor13-04, Z13-30

Planning Director, John Wesley, explained that GPMInor13-04 and zoning case Z13-30 were being

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continued to July 9, 2013 and July 10, 2013, because the June 18, 2013 study session was cancelled because, at the time, planning staff thought there would not be a quorum for the June 19th meeting.

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Item: Z13-32 (District 6) The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). Approval of Development Unit Plans 8 and 9 at Eastmark Community Plan (formerly known as Mesa Proving Grounds). This request will allow residential development. Terrawest Communities, owners; Trevor Barger, Espiritu Loci, applicant. (PLN2013-00087)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approve zoning case Z13-32 conditioned upon:

1. Compliance with the basic development as described in the development unit plan submitted.
2. Compliance with the approved Community Plan and the approved amendments to the Community Plan as well as all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. At least one emergency access drive to be provided between the Active Adult area and Crismon Road or to Williams Field Road outside of the Eastmark Community with the construction of phase 2.
4. All phases including those with more than 25 units shall have a minimum of two points of emergency access constructed prior to vertical construction.
5. Compliance with all requirements of the Development and Sustainability Department.
6. The Planning Director is authorized and directed to correct grammatical, formatting, and other errors that do not affect or change the meaning of the Development Unit Plan's substantive requirements or standards.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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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 JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-08 (District 5) The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

Summary: Staffmember Jason Sanks explained the project. He stated the applicant was requesting to keep the underlying zoning approved in 2008 and revise the site plan. He stated there had been extensive neighborhood meetings including a design charrette. One remaining neighborhood concern was the capacity of the public schools. Mesa Public School officials believe the schools can handle the additional students. The street network will remain the same as the previously approved project. Mr. Sanks stated the amenity package would be very nice and there will be open space in front of the units.

Jeff Burg, 4146 North Diamond Point, the President of the Las Sendas Homeowners Association then spoke. Mr. Burg stated the Association was in support of the request. He spoke regarding the importance of Parcel 51 to Las Sendas, since it is at one of the two main entrances to their community. He stated it was essential this project match the existing quality of Las Sendas. The design charrette consisted of 8 members of their board and two managers. Ryland had accepted their input at the charrette. Mr. Burg wanted to ensure they would continue to have input regarding the details of the exterior elevations and be included in the product approval phase of the development. He stated members of the community had a lot of concerns with the earlier plan, but there had been a neighborhood meeting two weeks before this meeting and the comments were very positive. Regarding the applicant's request to be annexed into the Las Sendas Homeowners Association, he stated they would not review the request until after City Council approval of the case.

Reese Anderson, 1744 South Val Vista #217 represented the case. Mr. Anderson stated he was proud to say "together we did it". He stated the applicant and Las Sendas community worked together to create a very nice project. He also stated the housing product would be reviewed by the Design Review Board.

Boardmember Arnett stated a number of people were at the March Planning and Zoning Board meeting with a lot of concerns. He wanted to ensure those concerns had been satisfied. Mr. Anderson stated the participants in the charrette had met with and notified their groups of the progress. Mr. Anderson's office had notified everyone on their contact list. The association had notified their 2500 member e-mail list.

Chair Randy Carter confirmed the elevations in the Board packet were preliminary. The project would go to the Design Review Board and neighbors would be notified of the Design Review meeting. He confirmed the anticipated demographic of this project would be empty nesters, young professionals, and young families.

Chair Carter stated item G.1 Preliminary Plat of Desert Creek at Las Sendas was the companion plat to this case.

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It was moved by Boardmember Beth Coons, seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z13-08 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and preliminary plat submitted.
2. Compliance with all applicable prior approvals, except as amended by this application. This includes the detailed project narrative adopted by case Z07-074 with specific regards to development quality and “walking village” concept that focuses on meaningful spaces and pedestrian connectivity between land uses.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan.
6. Compliance with all requirements of Design Review for the standard plan submittal for housing elevations.
7. Compliance with the Residential Design Guidelines.
8. The proposed “patio privacy walls” shall have in integrated earth tone color.
9. Partial view fencing shall be provided on the perimeter of the development except where directly abutting single-residence homes. Partial View Fence Type A shall be used along the southern boundary of the development and Partial View Fence Type B shall be used along Red Mountain Road and Ridgecrest (see Landscape Sheet L0.03).
10. All fencing along collector streets shall provide a 3’ horizontal jog and minimum 1’ vertical jog at least every 250’ to conform with the Desert Uplands Development Standards.
11. Enhanced pedestrian connectivity, including dedicated collector street crossings that feature alternate paving/signage/arbor trellises, shall be reviewed through detailed exhibits to be submitted with an Administrative Review application to ensure the “walking village” concept is achieved.
12. Lots 9-10, 23-24, 41-42, 69-70, 95-102 of Phase I and Lots 4-6, 16-17, 27-28, and 38-43 of Phase II shall be restricted to 1-story elevations and the “Hacienda” style elevation that includes a 2nd floor loft space.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: **Z13-24 (District 5)** North of 3142 North 90th Street (west side) and 8900 block of East Plymouth (north side) Located within the area bound by Quenton on the north, Plymouth on the south, the 88th Street alignment on the west, and 90th Street on the east. Parcel numbers 219-33-002 and 219-33-006E. (11.07± acres). Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on annexed undeveloped property. Linda Rae Ramsey, Trueno Montana, LLC, owner; City of Mesa, applicant.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13-24 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for development.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-25 (District 2) 6521 East University Drive. Located south and east of 65th Street and University Drive. (1.85± acres). District 2. Rezone from Maricopa County R-3 to City of Mesa RM-3. This request will establish City of Mesa zoning on annexed property. Jan and Frances Hyc, owners; City of Mesa, applicant.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13- 25 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for the twenty-eight unit apartment complex.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-26 (District 5) 10002, 10018, 10036, and 10052 East Broadway Road. Located north and east of Broadway Road and Crismon Road. (2.89± acres). District 5. Rezone from Maricopa County R-2 to City of Mesa RM-2. This request will establish City of Mesa zoning on annexed property. Thomas E. Aspel, owner; City of Mesa, applicant.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13-26 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for development.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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Item: Z13-27 (District 5) 9651 East Brown Road. Located south and west of Brown Road and Crismon Road. (1.25± acres). District 5. Rezone from Maricopa County RU-43 to City of Mesa RS-43. This request will establish City of Mesa zoning on annexed property. Christopher and Kelly Carmichael, owners; City of Mesa, applicant.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13-27 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for a single residence.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-28 (District 5) 10100 block of East Boise Street (north side immediately east of 203 N. 101st Place). Located east of Crismon Road, south of University Drive. (1± acre). District 5. Rezone from Maricopa County R1-8 to City of Mesa RS-7. This request will establish City of Mesa zoning on recently annexed property. Hacienda del Este HOA, owner; City of Mesa, applicant. PLN2013-00015

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13- 28 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for a single residence.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-19 (District 6) 7013 East Warner Road. Located on the south side of Warner Road, just east of Power Road (1.56± acres). Rezone from AG-AF to LI- AF and Site Plan Review. This request will allow the development of a boat and RV storage facility. Ed Nasser, owner; Doug Zimmerman, applicant.(PLN2012-00014)

Summary: Staffmember Wahid Alam explained the project. This is a request to rezone vacant property for a temporary use. The applicant wanted to do very little improvement to the property.

Doug Zimmerman 10539 East Cosmos Circle, Scottsdale represented the project. Mr. Zimmerman stated he was a partial owner of the property. He stated he wanted a temporary use for the property to pay taxes. The property would be used for RV and boat storage, there would be no buildings. He didn't understand why staff wanted a site plan for the property. He then showed the Board photos of a property in Mesa that did not improve their site and stated it wasn't fair to ask him to. It was determined, the site he was referring to had been cited by Code Compliance. That site went through the process and was approved with conditions requiring the site to be paved, screened, landscaped, etc. zoning case Z11-08. Mr. Zimmerman stated that improvements would make the project unfeasible. He talked about how this property could be incorporated into the surrounding property. He stated he did not understand why staff wanted a turn around on Warner. This is only 1.5 acres.

Boardmember Beth Coons confirmed Mr. Zimmerman did not own the property surrounding this site. Mr. Zimmerman stated Mr. Massey owns the property around this site and could purchase the site and develop it with the surrounding property. Boardmember Coons confirmed the turnaround Mr. Zimmerman was referring to was a requirement of Fire Code.

Boardmember Mike Clement confirmed there is not agreement with Mr. Massey to purchase this property. He confirmed the only improvement Mr. Zimmerman was proposing was a screen wall and some landscaping along Warner. He asked Mr. Zimmerman what he considered excessive conditions. Mr. Zimmerman replied, dimensioned plans, back up spaces, striping, paving, asphalt, setbacks, perimeter landscaping, screening anywhere other than along Warner. Boardmember Clement asked how long Mr. Zimmerman anticipated this use might be in place. Mr. Zimmerman replied hopefully 4 to 5 years.

Chair Randy Carter stated the cul-de-sac is needed for fire trucks. He stated he was not comfortable with this proposal. He questioned why this case was on the Board's agenda when the submittal documents were not sealed by an Arizona Registrant. He asked staff how Mr. Zimmerman could seek variances to the requirements. Mr. Wesley stated he could request a BIZ overlay or a PAD overlay, or he could apply for variances through the Board of Adjustment.

It was moved by Boardmember Clement, seconded by Boardmember Arnett

That: The Board recommend to the City Council denial of zoning case Z13-19.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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Item: Z13-31 (District 4) 1014, 1015, 1029, and 1042 South Lewis and 1014 and 1022 South Serrine. Located on the south side of 10th Avenue, west of Serrine and east and west of Lewis (4.4± acres). District 4. Rezone from LI and GI to GI-PAD and Site Plan Review. This request will allow redevelopment and expansion of an existing industrial use. Milling Machinery, Inc. owner; Bret Harris, applicant. (PLN2013-00010)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board continue zoning case Z13-31 to July 10, 2013.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-33 (District 5) The 8700 to 8800 blocks of East Upper Canyon Drive (north side). Located north of McKellips Road east of Hawes Road. (21.44± acres). District 5. Rezone from RS-35-PAD to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant. (PLN2013-00139)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board recommend to the City Council approval of zoning case Z13-33 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance #4656 and as amended with GPMInor11-002 and Z11-030.
3. A Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.
4. A grading permit is required prior to any grading of the site.
5. Administrative review and approval required for product.
6. Compliance with the Residential Development Guidelines.
7. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
8. Compliance with all City development codes and regulations.
9. 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.
10. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
11. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: **GPMInor13-03** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. (13.03± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Medium Density Residential 6-10 du/acre (MDR 6-10) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future residential development of a lower density on the site. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. (PLN2013-00001)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board continue GPMInor13-03 to the July 9, 2013 study session and July 10, 2013.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-29 (District 6) 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). District 6. Rezone from LC-PAD and RS-6-PAD to RS-6 PAD and Site Plan Review. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. PLN2013-00001

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board continued zoning case Z13-29 to July 10, 2013.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: **GPMInor13-04** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) District 3. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development on the site. Lowe's HIW, Inc. owner; Stephen Earl, Earl, Curley and Lagarde, applicant. (PLN2013-00132)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board continue GPMInor13-04 to the July 9, 2013 study session and July 10, 2013.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Item: Z13-30 (District 3) 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) District 3. Rezone from LI-CUP to RM-3-PAD and Site Plan Review. This request will allow the development of a multi-residence project. Lowe's HIW, Inc., owner; Stephen Earl, Earl, Curley and Largarde, applicant. (PLN2013-00132)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board continue zoning case Z13-30 to July 10, 2013.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

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MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

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

*1. **Preliminary Plat of Desert Creek at Las Sendas**

(District 5) The 7100 and 7200 blocks of East McDowell Road (north side). Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

It was moved by Boardmember Coons, seconded by Boardmember Arnett

That: The Board approve the Preliminary Plat of Desert Creek at Las Sendas.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

*2 **Preliminary Plat of The Club at Eastmark DU8 & DU9**

(District 6) The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). This request will allow residential development. (PLN2013-00087)

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approve the Preliminary Plat of The Club at Eastmark DU8 & DU9.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

*3. **Preliminary Plat of Vitalia at Eastmark DU8 & DU9**

(District 6) The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). This request will allow residential development. (PLN2013-00087)

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approve the Preliminary Plat of Vitalia at Eastmark DU8 & DU9.

MINUTES OF THE JUNE 19, 2013 PLANNING AND ZONING MEETING

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

*4 **Preliminary Plat of Parcel 4A at Mountain Bridge**

(District 5) The 8700 to 8800 blocks of East Upper Canyon Drive (north side). Located north of McKellips Road east of Hawes Road. (21.44± acres). This request will allow the development of a single-residence subdivision. (PLN2013-00139)

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approve the Preliminary Plat of Parcel 4A at Mountain Bridge.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

*5. **(District 5) Replat of Lot 15A of Falcon Commerce Park.**

1722 N Banning Condominiums. South of McDowell and west of Higley. 1± acre. To create commercial condominiums

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approve the Replat of Lot 15A of Falcon Commerce Park.

Vote: Passed 4 – 0 (Boardmembers DiBella, Hudson, and Johnson absent)

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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