



# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: March 25, 2015 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Chair Vince DiBella  
Vice-Chair Suzanne Johnson  
Shelly Allen  
Michelle Dahlke  
Steve Ikeda

**MEMBERS ABSENT:**

Lisa Hudson  
Michael Clement

**STAFF PRESENT:**

John Wesley  
Angelica Guevara  
Tom Ellsworth  
Lisa Davis  
Lesley Davis  
Kaelee Wilson  
Gordon Sheffield  
Charlotte McDermott  
Margaret Robertson  
Jill Kotsur  
Joyce Turner  
Eric Thompson  
Rebecca Gorton

**OTHERS PRESENT:**

Reese Anderson  
Donald and Nancy Bahling  
Jay Boren  
Craig Vossler  
Tim Wirtner  
David Levitt  
Donna Edwards  
Others

Call Meeting to Order.

Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:56 PM, action was taken on the following:

- 1 Take action on all consent agenda items.

Items on the Consent Agenda

- 2 **Approval of minutes:** Consider the minutes from the February 17 and February 18, 2015 study sessions and regular hearing.

\*2-a It was moved by Boardmember Allen and seconded by Vice Chair Johnson to approve the minutes as written. **Vote: 5-0-2 (Boardmembers Clement and Hudson, absent)**

It was moved by Boardmember Allen and seconded by Vice Chair Johnson that the following consent items be approved. **Vote: 5-0-2 (Boardmembers Clement and Hudson, absent)**

Zoning Case: Z15-006 and Preliminary Plat "Gateway Plaza"

## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

- \*2-a      **Z15-006 (District 6)** 1800 Block South Crismon Road. Located north of Baseline Road on the east side of Crismon Road (3.84± acres). Site Plan Review. This request will allow the development of a retail center. Dane Astle, Architekton, applicant; Richard Richmond, owner. (PLN2015-00004)

**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 Vice Chair Johnson

**That:**              The Board recommends approval of zoning case Z15-006 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 elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval from case DR15-006.
3. Staff approval of a revised site plan addressing the following conditions prior to Design Review approval:
  - a) Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping. The minimum number of trees required for foundation base at Building A is 11 trees and Building B is 9 trees.
  - b) Additional screen walls shall be added along the Crismon Road street frontage to screen the parking and circulation areas.
  - c) Increase visibility into the drive-thru lanes at the drive-thru exit points. This may include incorporating windows closer to the corners of the buildings, or clipping or stepping the corners of the buildings adjacent to the drive-thru windows. Vehicular and pedestrian circulation conflict concerns could also be addressed utilizing revised curb designs, raised planters, varied pedestrian pathways, decorative railing and/or additional lighting.
  - d) Incorporate a covered drive-thru canopy at the north-west elevation of Building A.
4. All landscape adjacent to Crismon Road will be required to be installed with the Phase I of the development.
5. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
6. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 miles of Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures shall be incorporated into the design and construction buildings where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by section 11-19-5.D of the Zoning Ordinance.
8. Future development of the office project as well at lots 7 and 8 shall require site plan review and approval by the Planning and Zoning Board.
9. A re- plat of Crismon Gateway shall be recorded prior to the issuance of building permits.
10. Compliance with all City development codes and regulations.

**Vote: 5-0-2 (Boardmembers Clement and Hudson, absent)**

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## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

\*Item E.1. **Z15-010 (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion Preliminary Plat**

**Summary:** Staff member Wilson presented the case.

Mr. Reese Anderson, 1744 South Val Vista Drive, #217, Mesa, is the applicant for the project. Mr. Anderson presented a history of a previous zoning request. Mr. Anderson addressed the citizen concerns and presented the drainage plan.

Boardmember Ikeda stated that his concern is to preserve as much of the property as possible. Mr. Ikeda does not see a need for four lots.

Mr. Donald Bahling of 7119 East Indigo Street, Mesa, spoke in opposition of the rezoning. Mr. Bahling stated he purchased his property because of his desire to live in a community with one acre lots.

Mr. Jay Boren of 7125 East Indigo Street, Mesa, spoke in opposition of the rezoning. Mr. Boren referred to the past rezoning case in which the Board denied the rezoning. Mr. Boren was asked by Chair DiBella if he was opposed to the two story homes. Mr. Boren responded that he feels a property should be developed according to the zoning and would not be opposed to two story homes.

Mr. Craig Vossler of 1451 North 71<sup>st</sup> Street, Mesa, spoke in opposition. Mr. Vossler would prefer that 3, 2 story homes are on the property as opposed to the requested 4 homes. He stated his disappointment of the lack of notification of the neighborhood meeting. Mr. Vossler also has concerns how the drainage will effect the other properites in the area.

Vice Chair Johnson verified if some of the properties are in Maricopa County and Staff member Wilson stated that they were annexed in 1988. The properties were developed at the time in Maricopa County.

Mr. David Levitt, 7131 East Indigo Street, Mesa spoke in opposition. Mr. Levitt prefers to maintain the property with 3 large lots, rather than running the risk of possible changes in owners.

Ms. Donna Edwards of 1543 North 72<sup>nd</sup> Street, Mesa stated that her concern is about the drainage and would prefer to maintain the one acre zoning.

Mr. Reese Anderson stated that the property owners desire is to improve the area and welcome the opportunity to work in conjunction with the neighbors to make this development a project that enhances the community.

## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

It was moved by Boardmember Allen to approve rezoning of case Z15-010 and preliminary plat of "Sunset Cove Estates" and seconded by Vice Chair Johnson

- That:** The Board recommends approval of zoning case Z15-010 conditioned upon:
1. Compliance with the basic development as described in the project narrative and as shown on the site plan and amended preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
  2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
  3. Compliance with all requirements of the Subdivision Technical Review Committee.
  4. 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.
  5. Compliance with all City of Mesa Code requirements and regulations.
  6. Compliance with the development agreement that is approved by Council for this property.
  7. Development to be in general conformance with the site plan dated March 12, 2015 with a maximum of four lots with a minimum lot size being 30,182 square feet.
  8. The structures on the lots shall be limited to one-story in height.
  9. The subdivision wall shall be integral color and not painted.
  10. The applicant shall preserve the saguaros on site.

**Vote: 4-1-0 (Boardmember Ikeda voting nay, Boardmembers Clement and Hudson, absent)**

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## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

**\*Item G.1. "Sunset Cove Estates" (District 5) 7135, 7156, and 7159 East Hannibal Circle.** Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion case to Z15-010.**

**Summary:** This case was discussed concurrently with zoning case Z15-010.

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:** The Board approved the Preliminary Plat of "Sunset Cove Estates"

**Vote: 4-1-0 (Boardmember Ikeda voting nay, Boardmembers Clement and Hudson, absent)**

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## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

\*Item G.2. "Gateway Plaza" (District 6) The 5300 block of South Power Road (east side). Located south of Ray Road on the East side of Power Road. (5.54± acres). This request will allow the subdivision of property approved for retail and office. Steve Nevala, Cawley Architects, Inc., applicant; KW Property Investments, LLC, owner. (PLN2014-00661)

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:** The Board approved the Preliminary Plat of "Gateway Plaza"

1. Compliance with the basic development as described in the project narrative, and as shown on the previously approved site plan, (without guarantee of lot yield, building count, lot coverage).
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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of case Z08-031 and Z13-048.
6. Recordation of a reciprocal parking and cross-access easements with individual lot owners of the development.
7. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
8. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. Written notice be provided to future property owners, and acknowledgment received that the project is within .5 miles of Phoenix-Mesa Gateway Airport.
10. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 5-0-2 (Absent: Boardmembers Hudson and Clement)**

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## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

**\*Item F.1. Amendment to the Mesa Zoning Ordinance:**  
Amending Section 11-32-3, the Regulations for Parking Spaces Required by revising Section 11-32-3(C) to increase the maximum parking space ratio for office developments. The proposed amendments would increase the number of allowed parking spaces for office developments.

**Summary:** Staff member Guevara presented the overview of the Amendment to the Mesa Zoning Ordinance for the Regulations for Parking Spaces. Ms. Guevara stated the purpose of the amendment is to allow an increase to the current maximum of parking spaces for some office developments.

Boardmember Allen requested staff clarify language to include the footprint of the building prior to presenting the amendment to City Council. Staff member Guevara clarified that staff is leaving the amendment open to interpretation to apply to either one building at 60,000 sq. ft. or multiple buildings which total 60,000 sq. ft.

It was moved by Boardmember Allen to approve the updated proposed amendment to the ordinance and seconded by Vice-Chair Johnson

**That:** The Board recommends approval of the Regulations for Parking Spaces Amendment as Written.

**Vote: 5-0-2 (Boardmembers Clement and Hudson, absent)**

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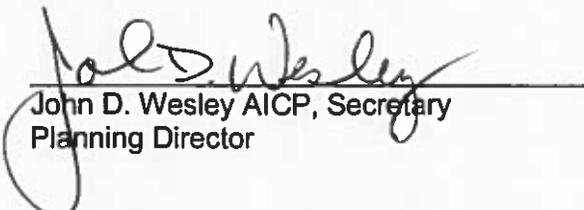
MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

**Other Business:**

None.

**Adjournment**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director