



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: November 19, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Vince DiBella, Chair
Suzanne Johnson, Vice-Chair
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

MEMBERS ABSENT:

None.

STAFF PRESENT:

John Wesley
Tom Ellsworth
Julia Kerran
Gordon Sheffield
Lesley Davis
Kaelee Wilson
Wahid Alam
Kevin Myers
Margaret Robertson
Charlotte McDermott

OTHERS PRESENT:

Richard Dyer
Paul Dugas
Robin Benning
David Willis
David Allen
Vernon P. Anderson
Philip Schub

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:24 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the October 14 and 15, 2014 study sessions and regular hearing.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to approve the minutes as written. **Vote: 6-0-1** (Abstain: Boardmember Clement)

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen that the following consent items be approved. **Vote: 7-0**

Zoning Cases: Z14-050, Z14-051, Z14-052, Z14-053, Z14-055 and Z14-056; Preliminary Plats – “Birchwood Business Park” and “Rosemont Development”.

MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item D.1. Z14-50 (District 3).** 2110 & 2120 West Southern Avenue Located on the north side of Southern Avenue (1.6± acres). Site Plan Review and Modification. This request will allow for the development of a drive-through restaurant in an existing retail center. Mike Perry, Whitneybell Perry, Inc., applicant; Jeff Geysler, 2120Southern Ave LLC, owner. (PLN2014-00467).

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

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

That: The Board approved of zoning case Z14-50 conditioned upon:

1. Compliance with the project narrative, revised site plan, landscape plan and elevations submitted dated October 13, 2014 except as modified by the following conditions.
2. Compliance with all requirements of Design Review approval for case DR14-031.
3. Compliance with all requirements of the approved SCIP as part of case BA14-053.
4. Compliance with all requirements of the approved Lot Split (LS14-009).
5. Compliance with all City development codes and regulations.
6. Remove the three non-conforming pole signs. Replacement of the detached sign(s) shall conform to Sign Ordinance requirements. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
7. Compliance with all requirements of Development Services in the issuance of building permits.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item D.2. Z14-51 (District 3).** 2015 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (0.8± acres). Site Plan Modification. This request will allow for a building renovation and expansion. Traver Jones, Kimberly-Horn, applicant; Diversified Partners, owner. (PLN2014-00479).

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

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

That: The Board approved of zoning case Z14-51 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations approved for this project.
2. Compliance with all conditions of Design Review approval: DR14-032.
3. Compliance with all City development codes and regulations.
4. The cell tower shall be fully screened from view with the design and materials of the proposed tower element of the building.
5. Revision of elevations and landscape plan to address comments/concerns of the Design Review Board. Final Design Review approval shall be required.
6. Revision of the landscape plan to introduce the discussed landscape material needed at the east side of the building. Design for outdoor seating area. Approval required through Design Review.
7. Approval of the placement and design of the railing between the drive through and the patios at the east and north. Approval required through Design Review.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item E.1. Z14-52 (District 3).** 2628 West Birchwood Avenue. Located north of Broadway Road and east of the Loop 101 Freeway (0.5± acres). This request will allow the subdivision of an existing business park. Vernon P. Anderson, VPA Architects, applicant; Danny Jones, Birchwood Circle Investors, owner. (PLN2014-00473).

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

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

That: The Board recommends approval of zoning case Z14-52 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the platting process as outlined in the City of Mesa Subdivision Regulations.
4. Landscape areas along perimeter and within the parking fields, must be re-vegetated consistent with the number of plant materials approved within the shopping center when it was constructed. (SPR83-048)

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

Item E.2. Z14-53 (District 6). The 8200 to 8400 blocks of East Ray Road (north and south side). Located west of the northwest and southwest corners of East Ray Road and South Hawes Road (33± acres). Rezone from AG AF and LC PAD AF to LC PAD AF and modification of the PAD overlay. This request will allow expansion of the Gateway Park PAD. Morgan Neville, Park Corp., applicant; Mesa Airport Growth Properties, LLC, owner. (PLN2014-00485).

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

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

That: The Board recommends approval of zoning case Z14-53 conditioned upon:

1. Compliance with the basic development as described in the Design Guidelines (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Z10-018, ordinance #4997.
4. The first phase of development within either of the 17 acre development parcels as identified in the project narrative as the "North Parcel" and the "South Parcel" will include a site plan for the entire 17 acres as stated in the Gateway Park Design Guidelines to demonstrate the site plan development potential for that parcel. This is required to be updated with each subsequent site plan for either North or South parcel.
5. On page 16 of the Design Guidelines, the Build to Zone is applicable to the frontage adjacent to Ray Road as well as Hawes Road. As indicated on page 25 of the Design Guidelines, parking will not be allowed in the build to zone. The Design Guideline booklet is to be revised to include illustrations and/or notes consistent with the requirement prior to approval through Design Review.
6. 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. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

Item E.3. Z14-54 (District 5). Parcel 13 at Mountain Bridge, the 8800 to 8900 blocks of East McKellips Road (south side) and Parcel 16 at Mountain Bridge, the 8900 to 9100 blocks of McKellips Road (south side). Located west of Ellsworth Road and south of McKellips Road. District 5. Rezone from RS-15 PAD PAD and RS-35 PAD PAD to RS-15 PAD PAD for Parcel 13 (14.22± acres) and Rezone from RS-35 PAD to LC PAD for Parcel 16. (3.31± acres). This will allow the development of a residential subdivision for Parcel 13 and establish commercial zoning for Parcel 16. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant, Paul Dugas, Phoenix Land Division, LLC. (PLN2014-00478).

Summary: Planning Director John Wesley presented the case.

Philip Schub, of 1852 North Red Cliff, stated that he was in favor of the commercial development portion of the case. However, Mr. Schub requested that the residential units near the Entrada sub-division be limited to single-stories.

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

That: The Board recommends approval of zoning case Z14-54 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations approved for this project
2. Compliance with all conditions of Ordinance No. 4656, except as modified this case (Z14-054) and by Ordinance 5075.
3. Compliance with all conditions of Ordinance No. 5075.
4. Compliance with all City development codes and regulations.
5. Future Site Plan Review and approval by the Planning and Zoning Board for Parcel 16, rezoning and Site Plan Review and approval by the City Council if code modifications are necessary.
6. A Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.
7. A grading permit is required prior to any grading of the site.
8. Compliance with the Residential Development Guidelines.
9. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
10. 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.
11. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
12. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item E.4. Z14-55 (District 6).** 10309 East Hampton Avenue. Located south of Southern Avenue and east of Crismon Road (11.1± acres). Rezone from LI to LI BIZ and Site Plan Review. This request will allow for the development of a medical center. Casey Carlton, Ascension Group, applicant; V. Marshall, VJ Crismon LLC, owner. (PLN2014-00543)

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

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

That: The Board continued zoning case Z14-55 to the December 17, 2014 meeting.

Vote: 7-0

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***Item E.5. Z14-56 (District 4).** 457, 505 and 507 South Morris. Located south of Broadway Road and east of Country Club Drive (0.6± acres). Rezone from RM-2 to LI. This request will allow for the future expansion of a mechanical business. David Willis, Orange Street Mechanical, LLC, applicant/owner. (PLN2014-00547).

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

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

That: The Board recommends approval of zoning case Z14-56 conditioned upon:

1. Compliance with the development as described in the project narrative.
2. Future development and expansion is subject to Administrative Site Plan Review and/or review by the Board of Adjustment for compliance with ordinance requirements.
3. Compliance with all City development codes and regulations.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item F.1. Birchwood Business Park (District 3).** 2628 West Birchwood. Located north of Broadway Road and east of the Loop 101 Freeway (1.7± acres). Re-Plat for Birchwood Circle Business Center. Vernon P. Anderson, VPA Architects, applicant; Danny Jones, Birchwood Circle Investors, owner. (PLN2014-00473).

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

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

That: The Board approved the Preliminary Plat of Birchwood Business Park.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

Item F.2. Seville at Mountain Bridge Parcel 13 (District 5). 8920 East Jaeger Street. Located at the southwest corner of McKellips Road & Ellsworth Road (28.5± acres). Preliminary Plat for a single residential development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant, Paul Dugas, Phoenix Land Division, LLC. (PLN2014-00478).

Summary: Planning Director John Wesley presented the Seville Preliminary Plat.

Philip Schub, of 1852 North Red Cliff, stated that he was in favor of the commercial development portion of the case. Mr. Schub requested that the residential units near the Entrada sub-division be limited to single-stories.

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

That: The Board approved the Preliminary Plat of Seville at Mountain Bridge Parcel 13.

Vote: 7-0

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MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

***Item F.3. Rosemont Development (District 5).** 1810 North Rosemont. Located south of McKellips Road and west of Higley Road (1.2± acres). Preliminary Plat for three commercial condo parcels. Brian Bartishell, Standage & Associates, Ltd., applicant; DCSJ, LLC, owner. (PLN2014-00552).

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

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

That: The Board approved the Preliminary Plat of Rosemont Development.

Vote: 7-0

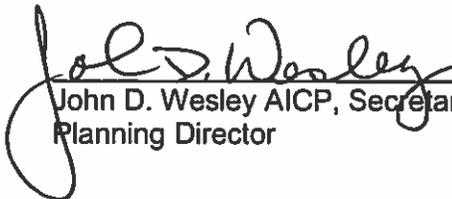
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Other Business:

None.

Adjournment

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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