



Planning and Zoning Board

Minutes

Held in the City of Mesa Council Chambers

Date: August 21st, 2013 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None.

STAFF PRESENT:

John Wesley
Kaelee Wilson
Lesley Davis
Angelica Guevara
Wahid Alam
Margaret Robertson
Jason Sanks
Kim Steadman

OTHERS PRESENT:

Chairperson Carter declared a quorum present and the meeting was called to order at 4:15 p.m. Before adjournment at 5:17 p.m., action was taken on the following:

It was moved by Boardmember DiBella, seconded by Boardmember Coons that the minutes of the July 9th, 2013, and July 10th, 2013 study sessions and regular meeting be approved as submitted. Vote: 7 – 0.

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

It was moved by Boardmember Johnson, seconded by Boardmember DiBella that the consent items be approved. Vote: 6-0 (Coons abstained)

Zoning Cases: Z13-040

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

It was moved by Boardmember Johnshon, seconded by Boardmember Coons that the consent items be approved. Vote: 7-0

Zoning Cases: Z13-034, Z13-036, Z13-037, Z13-038, Z13-039, Z13-041 and Z13-042

Preliminary Plat: Eastmark 7-50 (phase 2), Sossaman and McKellips, Mountain Bridge Parcel 4B, Mountain Bridge Parcel 19 and 28, Mountain Bridge Parcel 9 and Bella Via.

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Item: **Z13-040 (District 5)** 4863 East Ingram Street. Located west of Higley Road south of McKellips Road. (7.7± acres). Site Plan Review. This request will allow the expansion of an existing office and warehouse in the LI zoning district. (PLN2013-00259)

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

It was moved by Boardmember Johnson, seconded by Boardmember DiBella

That: The Board approves of zoning case Z13-040 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 dated July 8, 2013 except as otherwise conditioned.
2. Compliance with all requirements of Design Review comments from August 7, 2013.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: Passed (6-0) Board member Coons abstained

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: **Z13-034 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (8.4± acres). Site Plan Review in the RS-15-PAD zoning district. This request will allow residential development on the site. (PLN2013-00265)

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approves zoning case Z13-034 conditioned upon:

1. Compliance with Zoning case# Z12-048 and General Plan amendment GPMInor 12-04.
2. Full compliance with all City development codes and regulations including Zoning Ordinance to adjust the site plan to meet the lot depth and width requirements
3. Compliance with the Desert Uplands Development Standards.
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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. Revise plans to show view fencing as part of the corner treatment at McKellips and Sossaman for staff approval with Subdivision Technical Review.

Vote: Passed 7-0

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: **Z13-033HL (District 4)** 59 East First Street. Located north of Main Street and west of Mesa Drive. (0.77 acres). Rezone from DC-DE to DC-DE-HL with the option to opt-in to the Form Base Code with T5-MSF. This request will add a Historic Landmark Overlay for this address. (PLN2012-00215)

Summary: Staff member Jason Sanks gave a brief staff report. Mr. Sanks described that the request is for a historic landmark overlay for the old library building. Mr. Sanks specified the conditions of approval would not limit the City from utilizing the building to its full capacity. Currently the building houses the City's Information Technology Department.

Ron Peters, 1711 E. Brown Road, stated he initiated the process by discussing the historical significance of the building with City Council. Mr. Peters stated a lot of important historical buildings in Mesa have been torn down. This is the first building to come forward for a Historic Landmark Overlay in a new effort by the Mesa Preservation Foundation to preserve and protect historic structures in Mesa.

Boardmember Clement asked John Wesley, Planning Director, if this overlay would prevent the Plaza project or any new project from coming into fruition. Mr. Wesley stated the only project that could include this building is the Plaza Project but that project isn't even in the design stages yet. Mr. Wesley explained the overlay is a zoning action and it can be removed with a future zoning action.

Boardmember Arnett stated he would like to see a plan that identifies buildings that could be eligible for a Historic Landmark Overlay.

Boardmember DiBella asked Mr. Wesley if the building can still be used and if additions can be added. Mr. Wesley stated the building can still function and additions can be added but there is an administrative review that would have to be completed prior to a permit being issued.

Boardmember Arnett asked staff if there is a better way of identifying and limiting modifications to historic structures without adding an overlay. Mr. Wesley stated City Council considered passing a resolution for this building but decided rezoning to add the overlay was the best option. Boardmember Arnett stated he wants an alternative solution.

Boardmember Clement stated he would like City Council to request a comprehensive plan to identify other properties that need to be protected.

Donna Benge, 45 East Ninth Place, stated identifying historic buildings is an on-going process that happens all the time amongst the Mesa Preservation Foundation.

Chair Carter stated he is concerned with rezoning the building rather than protecting the building. He stated if a building is thought of being historic enough for a Historic Landmark Overlay that no exterior modifications should be allowed. Chair Carter said an overlay doesn't seem to be an ideal option.

Boardmember Arnett stated a comprehensive plan needs to be done before overlays are requested on individual buildings. He suggested that staff compile more research on other historic buildings.

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Chair Carter stated if the building is historic, modifications should not be allowed and is opposed to the conditions. He suggested amending the Historic Landmark Overlay standards to be site specific like zoning cases.

Boardmember DiBella made statements about modifications that would still be allowed if the designation were to be approved. He also discussed the enforceability of the designation. Boardmember DiBella indicated he was in support of the designation and found it no different than a zoning designation.

Boardmember Coons asked staff how the conditions of approval were created. John Wesley responded the conditions are products of discussion with ITD, City Council and City staff. The ability to add to or modify a historic building is no different than other historic buildings around the country.

Gordon Sheffield, Zoning Administrator, stated he wrote the Historic Preservation Ordinance. Mr. Sheffield described the difference between a historic district and landmark. The overlay is the beginning of any preservation effort, which can lead to a national registry and possibly a plaque on a building.

Boardmember Arnett moved to continue the case to the September 18th, 2013 hearing. With no second, the motion died.

It was moved by Boardmember DiBella, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-033HL conditioned upon:

1. Compliance with the zoning exhibit submitted with this request.
2. Compliance with the Historic Overlay Standards provided in this report.

Vote: Passed 5-2 (Carter and Arnett- nay)

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: **Z13-036 (District 6)** 2900 to 3000 blocks of South Sossaman Road (west side). Located south of Guadalupe Road west of Sossaman Road (46± acres). Modification of the PAD for Desert Place at Morrison Ranch Lots 87 to 133 and 234 to 278 in the RS-7-PAD-PAD zoning district. This request will allow residential lot coverage to increase from 45% to 50%. (PLN2013-00297)

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-036 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Desert Place at Morrison Ranch, Ordinance #4602, (Z06-066), except as modified by this case.
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.

Vote: Passed 7-0

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: Z13-037 (District 5) the 8800 block of East Upper Canyon Drive (north side). Located north of McKellips Road west of Ellsworth Road. (17.58 acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcel 4B at Mountain Bridge.

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-037 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. Compliance with the Residential Development Guidelines.
6. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
7. Compliance with all City development codes and regulations.
8. 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.
9. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
10. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 7-0

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: Z13-038 (District 5) the 8900 block of East Desert Foothills Drive (south side). Located south of McKellips Road west of Ellsworth Road. (28.1± acres). Rezone from RS-9PAD and RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcels 19 and 28 at Mountain Bridge.

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-038 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. Compliance with the Residential Development Guidelines.
6. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
7. Compliance with all City development codes and regulations.
8. 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.
9. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
10. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 7-0

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: Z13-039 (District 5) the 8700 block of East Upper Canyon Drive (south side). Located north of McKellips Road east of Hawes Road. (28.3± acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcel 9 at Mountain Bridge.

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-039 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. Compliance with the Residential Development Guidelines.
6. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
7. Compliance with all City development codes and regulations.
8. 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.
9. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
10. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: **Z13-041 (District 2)** 4142 East Valley Auto Drive. Located west of Greenfield Road north of Baseline Road. (5.85± acres). Rezoning from LI-PAD to LI and Site Plan Review. This request will allow the development of a self-storage facility in the LI zoning district. (PLN2013-00254)

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-041 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 dated July 8, 2013 except as otherwise conditioned.
2. Compliance with all requirements of Design Review comments from August 7, 2013.
3. Compliance with the requirement for a 15'-wide landscape yard along the north property line unless modified by the Board of Adjustment.
4. Compliance with all City development codes and regulations.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: Passed 7-0

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MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: Z13-042 (District 6) 5200 to 5500 blocks of South Signal Butte Road (east side) and 5200 to 5500 blocks of South Mountain Road (west side). Located between Signal Butte Road and Mountain Road just south of Ray Road. (126.9± acres). Modification of the Bella Via PAD for Parcels 12 to 15 (formerly known as Mountain Horizons PAD) and rezone from RS-9-PAD and RM-2-PAD to RS-6 PAD. This request will allow residential development. (PLN2012-00397)

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

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z13-042 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. A local street connection shall be provided in Unit 15 that crosses the Galveston Road alignment to connect to the 105 acre parcel located to the south (currently referred to as SB105).
3. Development in conformance with the Mountain Horizons PAD Ordinance as amended with Z05-53 and this request.
4. Compliance with the Residential Development Guidelines:
 - A) Staggering the home front yard setback at least 2' behind the required front yard setback
 - B) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - C) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu or one double door, etc.).
 - D) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
5. Compliance with all City development codes and regulations.
6. 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 of dedication whoever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Final Plats shall include at least two typical lot sizes.

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: GPMInor13-005 (District 6) 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 East Elliot Road (north side). (60± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Business Park (BP) to Regional Commercial (RC). This request will allow commercial development. (PLN2013-00131)

Summary: Stan Rockland, 10233 E. Posada, stated on he was in attendance on behalf of his HOA. Mr. Rockland stated that the HOA would like to see this project be approved.

Chair Carter explained to Mr. Rockland that the case is being continued to the October 16th, 2013 hearing and wishes to him there.

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board continue case GPMInor13-005 to the October 16th, 2013 hearing.

Vote: Passed 6-0 (Coons abstained)

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Item: Z13-035 (District 6) 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 blocks of East Elliot Road (north side). Located at the northwest corner of Signal Butte Road and Elliot Road (60± acres). Rezone from AG to GC and Site Plan Review. This request will allow commercial development. (PLN2013-00131)

Summary: Stan Rockland, 10233 E. Posada, stated on he was in attendance on behalf of his HOA. Mr. Rockland stated that the HOA would like to see this project be approved.

Chair Carter explained to Mr. Rockland that the case is being continued to the October 16th, 2013 hearing and wishes to him there.

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board continue case Z13-005 to the October 16th, 2013 hearing.

Vote: Passed 6-0 (Coons abstained)

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Eastmark 7-50 (phase 2)

(District 6) The 5000 block of South Eastmark Parkway (west side) and the 5000 block of South Inspirian Parkway (east side). Located approximately ½ mile west of Signal Butte Road and ¼ mile north of Ray Road. (10.88+/- acres). This request will allow the creation of individual parcels for a school, a park, and a fire station within Development Unit 7 of the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant.

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Eastmark 7-50 (phase 2)

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Sossaman and McKellips

(District 5) The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (8.4± acres). This request will allow the development of a single-residence subdivision. (PLN2013-00265)

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Sossaman and McKellips

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Mountain Bridge Parcel 4B

(District 5) the 8800 block of East Upper Canyon Drive (north side). Located north of McKellips Road west of Ellsworth Road. (17.58 acres). This request will allow residential development on Parcel 4B at Mountain Bridge.

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Mountain Bridge Parcel 4B

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Mountain Bridge Parcel 19 and 28

(District 5) the 8900 block of East Desert Foothills Drive (south side). Located south of McKellips Road west of Ellsworth Road. (28.1± acres). This request will allow residential development on Parcels 19 and 28 at Mountain Bridge.

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Mountain Bridge Parcel 19 and 28

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Mountain Bridge Parcel 9

(District 5) the 8700 block of East Upper Canyon Drive (south side). Located north of McKellips Road east of Hawes Road. (28.3± acres). This request will allow residential development on Parcel 9 at Mountain Bridge.

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Mountain Bridge Parcel 9

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Bella Via

(District 6) 5200 to 5500 blocks of South Signal Butte Road (east side) and 5200 to 5500 blocks of South Mountain Road (west side). Located between Signal Butte Road and Mountain Road just south of Ray Road. (126.9± acres) This request will allow residential development. (PLN2012-00397)

It was moved by Boardmember Johnson, seconded by Boardmember Coons

That: The Board approve the Preliminary Plat of Bella Via

Vote: Passed 7-0

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

MINUTES OF THE AUGUST 21ST, 2013 PLANNING AND ZONING MEETING

Respectfully submitted,

John Wesley, Secretary
Planning Director

Minutes written by Kaelee Wilson, Planning Assistant

KW:
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