



## **Planning and Zoning Board**

### *Minutes*

Held in the City of Mesa Council Chambers – Lower Level  
Date: August 20, 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.

#### **OTHERS PRESENT:**

#### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Julia Kerran  
Lesley Davis  
Wahid Alam  
Lisa Davis  
Angelica Guevara  
Margaret Robertson

Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:08 p.m. Chair DiBella welcomed the new Boardmembers Shelly Allen, Michelle Dahlke and Steve Ikeda. Action was taken on the following:

The consideration of the minutes for the July 15<sup>th</sup> and 16<sup>th</sup> study sessions and regular meeting was postponed until the September 17, 2014 meeting.

**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 Ikeda that the following consent item be approved. Vote: 7-0.

#### **Zoning Cases:** Z14-041

It was moved by Boardmember Hudson, seconded by Boardmember Allen that the following consent items be approved. Vote: 6-0-1 (Abstains: Chair DiBella).

#### **Zoning Cases:** GPMinor14-007, Z14-027

**\*Item Z14-41 (District 3).** 232 South Dobson Road. Located north of Broadway Road on the west side of Dobson Road (15.5± acres). Modification of the existing PAD overlay in the LI zoning district and Site Plan Review. This request will allow for the development of a group industrial center. Stephen Krager, Euthenics Architecture, applicant: Kenn Francis, PRA/LB LLC, owner. (PLN2014-00289)

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

It was moved by Vice Chair Johnson, seconded by Boardmember Ikeda

**That:** The Board recommends approval of zoning case Z14-041 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 (updated exhibits submitted on July 22, 2014) except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. All perimeter landscaping shall be installed prior to receiving the Certificate of Occupancy for the first building constructed.
6. The retention basin guard rails along Dobson Road shall be installed per typical railing panel identified in drawing sheet #A7 submitted on July 22, 2014.
7. The building details such as the painted steel cornice cap feature, arched awning with perforated metal fronting Dobson Road, etc. shall match in color, material and texture with existing buildings in previous phases along Broadway.
8. The interior of the parapets shall be finished with approved building material, color and texture.

**Vote: 7-0**

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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](http://www.mesaaz.gov).*

**Item:** **GPMInor14-007 (District 6).** The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Mixed Use/Employment to Community Commercial. This request will facilitate the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1<sup>st</sup> HC, LLC, owner. (PLN2014-00118)

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

It was moved by Boardmember Hudson, seconded by Boardmember Allen

**That:** The Board Tables case GPMInor14-007.

**Vote:** 6-0-1 (Abstain: Chair DiBella)

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**Item:** Z14-027 (District 6). The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Rezone from AG to GC PAD and Site Plan Review. This request will allow the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1<sup>st</sup> HC, LLC, owner. (PLN2014-00118)

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

**That:** The Board Tables case Z14-027.

**Vote:** 6-0-1 (Abstain: Chair DiBella)

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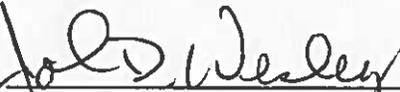
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**Other Business:**

1. Chair DiBella reminded the Board that the Special Planning & Zoning Board meeting to receive public comments on the two proposed Major General Plan Amendments will be held next Wednesday, August 27, 2014 at 5:30 PM at the City of Mesa Fire Station 216, located at 7966 East McDowell Road. Boardmember Shelly Allen stated that due to a prior engagement, she will not be able to attend the Special Board meeting.
2. Planning Director John Wesley stated that the City of Mesa has been working with three Design Consultants on the proposed Mesa City Center. The reveal of these designs will take place on Thursday, August 28, 2014 at 5:30 PM at the Mesa Art Center (MAC). It is opened to the public and Mr. Wesley would like to invite everyone to attend.

Adjournment

Respectfully submitted,

  
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John D. Wesley AICP, Secretary  
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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