

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: November 18, 2015 Time: 4:00 p.m.

### MEMBERS PRESENT:

Chair Suzanne Johnson  
Vice-Chair Michael Clement  
Lisa Hudson  
Shelly Allen  
Steve Ikeda

### MEMBERS ABSENT:

Michelle Dahlke  
Dane Astle

### STAFF PRESENT:

John Wesley  
Andrew Spurgin  
Lesley Davis  
Kim Steadman  
Wahid Alam  
Margaret Robertson  
Charlotte McDermott  
Kevin Myers  
Rebecca Gorton

### OTHERS PRESENT:

Richard Dyer  
Steve Fenley  
Patti Minto  
Penny Calton  
Dennis Elliott  
Jon Wagner  
Shelley McKown  
Jeremy Frank  
Andy Smith  
Brenda Sabin  
Zulema Longoria

James Thompson  
Andrew Gracey  
Chris Lindholm  
Stella Elliott  
Charles Hegelheimer  
Craig Ahlstrom  
David Brown  
Greg Lopez  
Carlos Vizcavra  
Others

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

### Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the October 20 and October 21, 2015 study sessions and regular hearing.

\*2-a It was moved by Boardmember Allen to approve the Consent Agenda as read in the November 18, 2015 study session with the changes to the minutes. The motion was seconded by Boardmember Hudson.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

Zoning Cases: Z15-042, Z15-033, Z15-034 and Z15-038; and Preliminary Plats "Medina Court" and "Sunland Springs Village Unit Nine"

## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*3-a. Z15-042 District 1 1003 North Dobson Road.** Located on the east side of Dobson Road and south of Loop 202 Freeway (3.0 ± acres). Site Plan Modification. This request will allow for the development of a multi-tenant shell retail building with a drive-thru. Chris Lindholm, Architecture Design Collaborative, applicant; Andrew Gracey, KIMCO Realty, owner. (PLN2015-00304)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**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 Boardmember Hudson

**That:** The Board recommends approval of zoning case Z15-042 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 submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review approval DR15-034 for architectural and landscaping design.**
5. **Submission to the Planning Director for sign-off prior to building permit submittal, a revised site plan incorporating the following items as discussed in the report:**
  - a. **Expand the outdoor seating area at the south end of the building by eliminating five parking stalls in front of the building.**
  - b. **Provide a covered shade structure for the entire width of the drive aisle integrated with the building design over the pick-up window consistent with the recommendation of the Design Review Board.**
  - c. **Provide screen walls along drive-thru lane adjacent to Bass Pro Drive.**
  - d. **Install pedestrian crossings with enhanced materials such as stamped concrete or other alternative design (striped asphalt is not acceptable).**

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-a Z15-033 District 3.** 2210 West Southern Avenue. Located west of Dobson Road on the north side of Southern Avenue. (1± acre). Rezone from OC to LC and site plan review. The request will allow the development of a restaurant with a drive-thru. Neil Feaser, RCAA Architects, Inc., applicant; Jeffrey D. Garrett, President, GDC San Jose and Southern, LLC, owner. (PLN2015-00347) **Continued from October 21, 2015**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Continuance to December 16, 2015**

**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 Boardmember Hudson

**That:** The Board recommends continuance to December 16, 2015 of zoning case Z15-033

**Vote:** 5-0 (Boardmember Dahlke and Boardmember Astle, absent)

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-b Z15-034 District 4.** 412 North Macdonald. Located north of University Drive and east of Country Club Drive. (0.5± acre). Rezone from DR-1-HD to DR-1-HD-HL. This request will allow for historic landmark designation. Heather Scantlebury, applicant and owner. (PLN 2015-00276)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**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 Boardmember Hudson

**That:** The Board recommends approval of zoning case Z15-034 conditioned upon:

1. Compliance with the zoning map submitted with this request;
2. Compliance with all City development codes and regulations;
3. Compliance with the Historic Overlay Standards provided in this report.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-c Z15-038 District 3.** 1126 West Medina Avenue and 2345 and 2355 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (5.4± acres). Rezoning from OC to RSL-4.0 PAD and OC-PAD with Site Plan Modification. This request will allow for the development of a small lot single-residence subdivision. Mike Hare, Ashland Properties, applicant; Munter GST EX Family TR/Munter Non-ex Mar TR II, Desert Schools Federal Credit Union, Terradyne, LLC, owners. (PLN2015-00392)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

**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 Boardmember Hudson

**That:** The Board recommends approval of zoning case Z15-038 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, 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. **The residential building product must be approved by the Planning Director prior to submitting for building permits for the homes.**
7. **All site improvements for the OC PAD properties must be installed with the first phase of construction for the subdivision. This includes the circulation loop for the existing office building at the northwest corner of the site.**

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-d **Z15-039 District 3.** 2200 through 2300 blocks of East Jacinto Avenue (south side). Located north of Baseline Road and east of Gilbert Road (5.4± acres). Rezoning from LC to RM-3-PAD and Site Plan Review. This request will allow for the development of a multi-residence project. Jeff Welker, Welker Development Resources, applicant; Genica Arizona, LLC, owner. (PLN2015-00386)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Summary:** Staff member Kim Steadman presented case Z15-039 to the Board. Mr. Steadman stated that the proposed use is for a condominium development of 102 units.

Resident David Brown, 1845 S. Rose Circle, co-lead for the Community Association spoke in support of the project. Mr. Brown stated there is a concern of the impact of the additional traffic in the community.

Resident Penny Calton, 1840 S. Briar Circle, spoke of her concerns for the addition of traffic, parking and lack of privacy.

Applicant Mr. Jeff Welker, 3125 E. Dover Street, responded to the issues of the residents. Mr. Welker stated that there will be sufficient parking on site and are supportive of the traffic concerns of the nearby residents. In response to concerns of the wall along Jacinto, Mr. Welker stated that they have worked with staff's request to bring the wall back which will allow the units to integrate with the community.

Board member Allen requested Mr. Welker to address the comment from Ms. Calton regarding the line of sight from the 3<sup>rd</sup> floor windows. Mr. Welker stated they will work with staff.

Boardmember Allen made a motion to approve Case Z15-039 with conditions of approval and ask that staff pass on the concerns of traffic to Transportation and to work with the applicant to integrate the design of the 3<sup>rd</sup> floor. The motion was seconded by Boardmember Ikeda.

**That:** The Board recommends approval of zoning case Z15-039 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 without guarantee of lot yield except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision Regulations;
3. Recordation of cross-access easements between this plat and the surrounding commercial center;
4. All street improvements to be installed with the first phase of development;
5. Compliance with all City development codes and regulations;
6. Compliance with all requirements of Design Review approval (case DR15-038.)

## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

7. Submission to the Planning Director for sign-off prior to building permit submittal, a revised site plan incorporating the following items as discussed in the report:
  - a. a final sidewalk system;
  - b. a final landscape plan which identifies all plant material, including turf areas;
  - c. detailed design of the 2 "Gateway Arbors" in conjunction with DR approval of DR15-038;
  - d. the design of site fencing in conjunction with DR approval of DR15-038.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-e **Z15-040 District 1** 205 East McKellips Road. Located on the south side of McKellips Road and west of Mesa Drive (5.1± acres). Rezoning from LC to ID-2 and Site Plan Review. This request will allow for the development of a large vehicle rental facility, mini-storage facility and outdoor RV and boat storage. Ralph Pew, Pew & Lake, PLC, applicant; Paul and Douglas Stecker Trustees; Margaret Mulhern Revocable Trust, owner. (PLN2015-00394)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Summary:** Staff member Wahid Alam presented an overview of case Z15-039 to the Board. Mr. Alam stated the request is for large vehicle rental, mini-storage and outdoor RV and boat storage.

Resident Steve Fenley, 302 E. Juniper Street spoke of his concerns about the additional traffic existing out of the driveway onto Pasadena.

Applicant Ralph Pew, 1744 S. Val Vista Drive, responded to the concerns of the resident. Mr. Pew stated that the access point on Pasadena has been moved as close to McKellips which is as far as possible from residential homes.

Vice chair Clement made a motion to approve Case Z15-040 with conditions of approval with the modification of condition 5d as discussed in the study session. The motion was seconded by Boardmember Hudson.

**That:** The Board recommends approval of zoning case Z15-040 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 submitted unless modified by the following conditions.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review process for architectural and landscaping design.**
5. **Submission to the Planning Director for sign-off prior to building permit submittal, a revised site plan incorporating the following items as discussed in the report:**
  - a. **Provide a 15-foot landscaped setback along the entire length of the east property line.**
  - b. **Provide a raised landscape island with plant materials for the length of the vehicle parking on both sides of the driveway access off of McKellips Road and Pasadena.**
  - c. **Install pedestrian crossings with enhanced materials such as stamped concrete or other alternative design (striped asphalt is not acceptable).**
  - d. **Provide parking lot landscaping and foundation base per current Zoning Code Section 11-33-4 & 11-33-5.**

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**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*4-f Z15-041 District 2.** 2600 East Southern Avenue. Located on the north side of Southern Avenue and west of Lindsay Road (1.43± acres). Rezoning from RS-43 to OC and Site Plan Review. This request will allow for the development of a banquet and conference center. Reese L. Anderson, Pew & Lake, PLC, applicant; Shelley and Michael McKown, owner. (PLN2015-00388)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Summary:** Staff member Kim Steadman presented an overview of case Z15-041 to the Board. Mr. Steadman stated the request is to rezone to OC for the use as a reception center. The use is allowed in the OC district if all activities are contained indoors. The applicant intends to have outdoor events which require a SUP and a SCIP would allow the applicant to work around some non-conforming issues on the property. The SUP and SCIP will be heard by the Board of Adjustment following the rezoning approval.

Charles Hegelheimer, 2525 E. Florian Circle, addressed his concern of accessing the irrigation system on the back corner of the property. Mr. Hegelheimer inquired if the letter he received granting access to the standpipe is permanent. He also stated his concern about the noise from the events.

Chair Johnson questioned if the letter is tied to the case or property. Mr. Steadman responded that condition #2 binds the agreement to the property and is sufficient as agreed in the letter. Chair Johnson asked how the noise complaints would be handled and Mr. Steadman stated noise complaints would begin with code compliance. If necessary, complaints would then escalate to the Board of Adjuntment to potentially revoke the Special Use Permit.

Jon Wagner, 2550 E. Southern Avenue, stated his concerns for allowing a banquet facility at this location. Mr. Wagner opposes moving the property line and stated an outdoor reception facility creates increased noise, traffic and security concerns.

Applicant Reese Anderson, 1744 S. Val Vista Drive, #217, presented an overview of the request for the site plan and rezoning. Mr. Anderson stated there is an agreement with the church next door to accommodate any overflow parking. Mr. Anderson stated there have been changes in the last few minutes to the access of the irrigation standpipe which will cause the loss of a few parking spaces. Mr. Anderson revealed there is an open Code Compliance case with this property for operating a reception center in an RS-43 zoning.

Chair Johnson shared a concern that the site plan is being changed at the last minute and asked staff for their opinion. Staff member Kim Steadman responded that they have not received dimensions on the plan and based on the standard width of a parking space, it is difficult to make a determination. Staff does have concerns there could be a loss of more than two parking spaces, and does not feel a level of comfort to go forward with this.

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Boardmember Allen made a motion to continue case Z15-041 to the December 16, 2015 Planning and Zoning Hearing. The motion was seconded by Boardmember Hudson.

**That:** The Board recommends continuance of zoning case Z15-041 to the December 16, 2015 hearing.

**Vote:** 5-0 (Boardmember Dahlke and Boardmember Astle, absent)

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*5-a "Medina Court" District 3.** 1126 West Medina Avenue and 2345 and 2355 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (5.4± acres). Preliminary Plat. This request will allow for the development of a 14 lot subdivision. Mike Hare, Ashland Properties, applicant; Munter GST EX Family TR/Munter Non-ex Mar TR II, Desert Schools Federal Credit Union, Terradyne, LLC, owners. (PLN2015-00392) **Companion case to #Z15-038**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

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

It was moved by Boardmember Allen to approve and seconded by Boardmember Hudson

**That:** The Board recommends approval of Preliminary Plat "**Medina Court**" 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, 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. **The residential building product must be approved by the Planning Director prior to submitting for building permits for the homes.**
7. **All site improvements for the OC PAD properties must be installed with the first phase of construction for the subdivision. This includes the circulation loop for the existing office building at the northwest corner of the site.**

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*5-b "Jacinto Lofts" District 3.** 2200 through 2300 blocks of East Jacinto Avenue (south side). Located north of Baseline Road and east of Gilbert Road (5.4± acres). Preliminary Plat. This request will allow for the subdivision of approximately 5.4 acres. Jeff Welker, Welker Development Resources, applicant; Genica Arizona, LLC, owner. (PLN2015-00386) Companion case to #Z15-039

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

It was moved by Boardmember Allen to approve Preliminary Plat "Jacinto Lofts" and seconded by Boardmember Ikeda.

**That:** The Board recommends approval of Preliminary Plat "**Jacinto Lofts**" 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 without guarantee of lot yield except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision Regulations;
3. Recordation of cross-access easements between this plat and the surrounding commercial center;
4. All street improvements to be installed with the first phase of development;
5. Compliance with all City development codes and regulations;
6. Compliance with all requirements of Design Review approval (case DR15-038.)
7. **Submission to the Planning Director for sign-off prior to building permit submittal, a revised site plan incorporating the following items as discussed in the report:**
  - a. a final sidewalk system;
  - b. a final landscape plan which identifies all plant material, including turf areas;
  - c. detailed design of the 2 "Gateway Arbors" in conjunction with DR approval of DR15-038;
  - d. the design of site fencing in conjunction with DR approval of DR15-038.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## MINUTES OF THE NOVEMBER 18, 2015 PLANNING & ZONING MEETING

- \*5-c "Sunland Springs Village Unit Nine" District 6.** The 11400 through 11500 blocks of East Guadalupe Road (south side). Located at the southwest corner of Meridian Road and Guadalupe Road. Preliminary Plat. This request will allow for the subdivision of approximately 23 acres. Jeff Giles, Clouse Engineering, Inc., applicant; Craig Ahlstrom, Springs Nine Development, Inc., owner. (PLN 2015-00454)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

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

It was moved by Boardmember Allen to approve and seconded by Boardmember Hudson

**That:** The Board recommends approval of Preliminary Plat "**Sunland Springs Village Unit Nine**" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
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. Compliance with all requirements of the Subdivision Technical Review Committee.
10. 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).
11. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

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## **Other Business:**

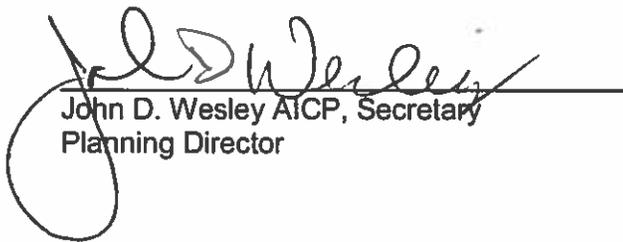
None.

## **Adjournment**

Boardmember Allen made a motion to adjourn the meeting at 5:04 pm. The motion was seconded by Boardmember Ikeda.

**Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, absent)**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director