



Planning and Zoning Board

Minutes

Held in the City of Mesa Utilities Building

Date: March 26, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

John Wesley
Tom Ellsworth
Kaelee Wilson
Kim Steadman
Lesley Davis
Lisa Davis
Angelica Guevara
Wahid Alam
Gordon Sheffield
Rebecca Gorton
Julia Kerran
Michael Goldenstern

MEMBERS ABSENT:

None

OTHERS PRESENT:

Louise & Tom Swann
Beulah & Becky Johnson
Judith Williams
Katrina Deist
Clara Ziervogel
Charles & Grace Gibson
Jody Malinowski
Ron Akers
Brenda Akers
Lisa McCarulte
Sandra Oblesky
Alan Crawford
Charles Bombara
James Duvall
Krystal Michelin
Art Zemar
Sandy Simpson
James Duvall
J Milam
Stephanie Janke
Eva Kilbourn

Chair Carter declared a quorum present and the meeting was called to order at 4:00 p.m. Before adjournment at 5:30 p.m., action was taken on the following:

It was moved by Boardmember DiBella, seconded by Boardmember Coons that the minutes of the February 18 & 19, 2014 study sessions be approved as submitted. Vote 4-0-3 (Boardmembers Clement, Hudson and Johnson abstained)

It was moved by Boardmember DiBella, seconded by Boardmember Coons that the minutes of the February 19, 2014 regular meeting be approved as submitted. Vote 4-0-3 (Boardmembers Clement, Hudson and Johnson abstained)

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Consent Agenda I Items: All items identified with an asterisk (*) were approved with one Board motion. It was moved by Boardmember Johnson, seconded by Boardmember Hudson that the consent items be approved. Vote: 7-0

Zoning Cases: Z14-014, Z14-018, Z14-019

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson that the consent items be approved. Vote: 6-0 -1 (Chair Carter abstains)

Zoning Cases: Z14-020, Z14-021

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-014 (District 6).** The 10000 to 10500 blocks of East Elliot Road (south side). Located south of Elliot Road and east of the Crismon Road alignment. (472± acres). Major Amendment to the Eastmark (Mesa Proving Grounds) Community Plan pertaining to Development Unit 5. This request will allow the Campus/Regional Center Land Use Group in Development Unit 5. (PLN2014-00147)

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 Hudson.

That: The Board recommends approval of zoning case Z14-014 conditioned upon:

1. Compliance with the basic development as described in the project narrative and redlined Community Plan as prepared and submitted by staff and finally approved by the City Council.
2. The Planning Director is authorized and directed to correct the Community Plan for grammatical, formatting, and other errors that do not affect or change the meaning of the CP's substantive requirements or standards.
3. Compliance with the Infrastructure Master Plans as approved by the City Engineer and City Traffic Engineer.
4. Any amendment to a site plan will be determined to be major when the aggregate of minor amendments to that site plan have exceeded the criteria for a major amendment.
5. The appeal of decisions made in the approval of, or amendment to, a Community Plan, Development Unit Plan, or a Site Plan will be per the requirements set forth in the City of Mesa Zoning Ordinance.

Vote: Passed (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*

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-018 (District 6)** 7515 South Atwood. Located west of Ellsworth Road and north of Germann Road. (1.22± acres). Site Plan Review. This request will allow the development of an industrial warehouse. (PLN2013-00638).

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 Hudson.

That: The Board recommends approval of zoning case Z14-018 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all conditions of Design Review case number DR14-007.
3. Provide pavement or concrete within the future phase area for dustproofing.
4. Compliance with all City development codes and regulations.
5. The ten parking spaces to the east of the metal swing gate shall be covered. No outdoor storage shall occur in these spaces.
6. Outdoor storage of materials, not including vehicles, should not occur in any required parking spaces.

Vote: **Passed (7-0)**

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-019 (District 4)** 824 West Broadway (NWC of Broadway Road and Extension). Located east of Alma School Road on the north side of Broadway Road. (2.2± acres). Site Plan Review and Council Use Permit for a Large Collection Facility in the LI district. This request will allow the development of a contractor's yard for the storage of building materials and recycling materials. (PLN2014-00011)

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 Hudson.

That: The Board recommends approval of zoning case Z14-019 conditioned upon:

1. Compliance with the basic development as described in the project narrative and plan of operations submitted.
2. Approval of a Development Incentive Permit through the Board of Adjustment
3. Compliance with all City development codes and regulations.
4. Approval through the Design Review process.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
6. In the event the recycling operations are transferred to a business, person, or entity other than Jjadar Mamlechet, LLC, the Council Use Permit to conduct recycling operations at this site will terminate.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-020 (District 6)** 1010 South Crismon Road (west side). Located north of Southern Avenue on the west side of Crismon Road. (1± acres). Rezone from RS-43 to OC BIZ and Site Plan Review. This request will allow the development of a medical office building. (PLN2014-00001)

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 Arnett.

That: The Board recommends approval of zoning case Z14-020 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted except modified by the following conditions.
2. Compliance with all requirements of Design Review (DR14-010) approval to include providing trees along the west side to shade the parking and architectural quality consistent with the requirements of the BIZ overlay.
3. Compliance with all City development codes and regulations.
4. Compliance with Preliminary Development Impact Summary from Plan Review Team.
5. At least 20' of the 25' setback must be landscaped per Section 11-6-3F.
6. The property has an existing lien from the City for street assessment improvements along Crismon Road. Prior to the issuance of a building permit, the assessment must be paid in full.
7. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: **Passed (6-0-1) (Chair Carter Abstains)**

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-021 (District 6).** The 8200 to 8600 blocks of East Baseline Road (north side). Located on the north side of Baseline Road and the west side of the Loop 202 San Tan Freeway. (52.4 ± acres) Rezone from LC PAD and RM-4 PAD to LC PAD, RSL-2.5 PAD and RM-4 PAD. This request will allow the development of a mixed-use community. (PLN2013-00133)

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 Arnett.

That: The Board recommends approval of zoning case Z14-021 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. Site Plan Review through the public hearing process of future Specific Plans with the following minimum requirements:
 - a. The single-residence area will utilize at least 3 building types.
 - b. The cluster product will not be used until it has been fully reviewed and details agreed upon.
 - c. The commercial area shall utilize an open design that functions as an extension of the open space along Hawes Road and allow easy access by residents of the single-residence area.
 - d. Connectivity will be provided directly between the multi-residential area and the commercial area so residents of the apartments can easily walk to the commercial area.
 - e. The design of the multi-residential area will be laid out in a pattern that simulates urban blocks.
 - f. The multi-residence area will utilize buildings lined along Hawes that engage this street and the central neighborhood open space.
3. Yard requirements as contained in the Design Booklet shall be modified as follows:
 - a. Setbacks along private lanes and alleys may be 5 feet;
 - b. For the grouping of individual properties that create the Mews and Cluster Homes pods, the sum of the length of the walls within 10-feet of the side property line for the grouping of home pods (whether this be the side or rear of the individual lots) shall not exceed 55% of the total length of the property lines that aggregately create that grouping (does not include the property line at the rear of the cluster opposite the private lane entry into the pod of homes). The remaining 45% may be setback as described in the PAD table;
 - c. Driveways in front of garages must be 5 feet or less in length or 18 feet or longer in length, nothing in between.
4. Provide at least three vehicular and pedestrian connections between this site and the balance of the property located at the northeast portion.
5. Review and approval of a Preliminary Plat through the public hearing process.
6. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.
8. Full Compliance with all City development codes and regulations.
9. 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

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

request of dedication whoever comes first.

10. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
13. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.
14. Written notice be provided to future residents, and acknowledgment received that the project is within # miles of Phoenix-Mesa Gateway Airport.
15. Noise attenuation measures are incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
16. The use and benefit easements shown as optional will be required if necessary to meet the private open space requirements of the Zoning Ordinance.
17. Maximum density allowed in the RSL2.5 PAD zoned area shall not exceed 10 du/ acre.

Vote: Passed (6-0-1) (Chair Carter Abstains)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **Z14-022 (District 5)** 602 South Edgewater Drive. Located north of Southern Avenue and east of Power Road (0.5± acres). Rezone from RS-6 PAD to RS-6 PAD HL. This request will establish a Historic Landmark Overlay. (PLN2013-00570)

Summary: This case was not on the consent agenda; however it was not discussed on an individual basis.

It was moved by Boardmember Coons, seconded by Boardmember Johnson.

That: The Board recommends approval of the zoning case Z14-022 Historic Preservation Overlay for the property at 602 South Edgewater Drive known as Ponderosa II.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-005 (District 5).** The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC to MDR 4-6. This request will allow the development of a single-residential subdivision. (PLN2014-00008)

Summary: This item was discussed in conjunction with Z14-016 and the Preliminary Plat of Higley & Brown. Staff member Angelica Guevara gave a short presentation of the case. Ms. Guevara stated that the proposed Minor General Plan Amendment was supported by staff.

Sean Lake, speaking for the applicant, is concerned with three conditions of approval, which are numbers 17, 18 and 25. Mr. Lake stated that he does agree with the revised condition number 17, which states,

Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.

For condition number 18, Mr. Lake suggested that the street connections to Princess Drive and Gary Street be removed. Mr. Lake was concerned that the project will not be able to maintain the stipulation of 3.0 parking spaces per dwelling unit after Subdivision Technical Review. He suggested that condition number 25, that the number of parking spaces be changed to “approximately 3.0 parking spaces/dwelling except as changed by Subdivision Technical Review”. He stated that the parking spaces/dwelling unit in Chandler and Gilbert are 2.5-2.7 spaces/dwelling units.

Chair Carter asked if the number of parking spaces/dwelling unit should be changed to 2.7 or 2.8 on condition of approval number 25. Boardmember Coons verified that McLellan Road does not go through to Higley Road. Chair Carter verified the types of improvements that are proposed for McLellan Road. Boardmember Arnett verified that the closest fire station is at Greenfield and McLellan Roads. Boardmember Clement verified that there were not any existing pedestrian connections to the west. Boardmember Johnson verified the location of recessed retention basin at the western edge of the project.

Citizens present in opposition to cases GPMInor14-005, Z14-016 and the Preliminary Plat of Higley & Brown:

Ron Akers – 1235 North Rosemont, Mesa
Patty King – 4938 East Gary Street, Mesa
Grace Gibson – 5230 East Brown Road, Mesa
Stephanie Janke – 4949 East Gary Street, Mesa
Clara Ziervogal – 715 North Balboa Circle, Mesa
James Duvall – 4441 East Gary Street, Mesa

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Eva Kilbourn – 4812 East Gary Street, Mesa
Margaret Richey – 4824 East Halifax Street, Mesa
Sandra Oblesky – 4937 East Grandview Street, Mesa
Lisa McCarville – 4841 East McLellan Road, Mesa
Chuck Johnson – 4817 East McLellan Road, Mesa

Summary of comments in opposition to cases GP Minor14-005, Z14-016 and Preliminary Plat of Higley & Brown:

- Request that the Board protect the interior subdivision of Mira Mesa.
- Concerned that there will be speeding on McLellan once Princess Drive and Gary Street are connected.
- The streets of the Mira Mesa subdivision do not have speed bumps installed.
- Request that the density of the project be decreased.
- If Princess Drive and Gary Street are connected 1000 cars will be pushed west from Higley Road.
- The increased density of young families is very dangerous.
- Additional 431 homes will not be good for children walking or riding their bicycles to Barbara Bush Elementary School.
- Suggest that the light at Adobe Road be changed to mitigate traffic using Higley Road.
- Concerned with the safety of children in the Mira Mesa subdivision.
- Concerned that three exists for the proposed subdivision may not be enough.
- Concerned that the residents will utilize Rosemont to get to the Walmart Shopping Center located north & west of the new development site.

It was moved by Boardmember Coons, seconded by Boardmember Johnson.

That: The Board recommends adoption of case GPMinor14-005 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. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
4. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
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 whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
8. All offsite street improvements and street frontage landscaping to be installed in the first phase of

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

construction unless otherwise approved by the City of Mesa.

9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
11. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
12. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field 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).
13. Written notice be provided to future residents, and acknowledgment received that the project is within a mile(s) of Falcon Field Airport.
14. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
15. View fences shall comply with the City of Mesa pool fence barrier regulations.
16. Provide decorative asphalt at each street entrance from McLellan Rd., which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
17. Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.
18. Provide pedestrian connections to Princess Drive and Gary Street.
19. Utilize a speed table at the mid-point of the north-south street just west of Higley Road and relocate any designated parking spaces within the sight triangle associated with that speed table. Details to be approved by the Transportation Department.
20. Provide dusk to dawn garage lights and porch lights within each cluster.
21. Provide two additional house plans for the lots fronting the public street within the clusters to add more variety to the street facing housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
22. Patios have been included in the open space calculation for the private yards and therefore may not be enclosed.
23. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the cluster.
24. Designated Solid Waste barrel pick-up locations for cluster lots shall be within 150-feet of the unit.
25. Provide a parking ratio of approximately three (3) parking spaces per dwelling unit for the cluster units with general conformance with the site plan submitted, except as modified by the Subdivision Technical Review Committee.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **Z14-016 (District 5).** The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (76.6± acres). Rezone from AG to RSL4.5-PAD on 43.65 acres and rezone from AG to RSL2.0 on 33 acres. This request will allow the development of a single-residential subdivision. (PLN2014-00008)

Summary: This item was discussed in conjunction with GP Minor14-005 and the Preliminary Plat of Higley & Brown. Staff member Angelica Guevara gave a short presentation of the case. Ms. Guevara stated that the proposed Minor General Plan Amendment was supported by staff.

Sean Lake, speaking for the applicant, is concerned with three conditions of approval, which are numbers 17, 18 and 25. Mr. Lake stated that he does agree with the revised condition number 17, which states,

Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.

For condition number 18, Mr. Lake suggested that the street connections to Princess Drive and Gary Street be removed. Mr. Lake was concerned that the project will not be able to maintain the stipulation of 3.0 parking spaces per dwelling unit after Subdivision Technical Review. He suggested that condition number 25, that the number of parking spaces be changed to “approximately 3.0 parking spaces/dwelling except as changed by Subdivision Technical Review”. He stated that the parking spaces/dwelling unit in Chandler and Gilbert are 2.5-2.7 spaces/dwelling units.

Chair Carter asked if the number of parking spaces/dwelling unit should be changed to 2.7 or 2.8 on condition of approval number 25. Boardmember Coons verified that McLellan Road does not go through to Higley Road. Chair Carter verified the types of improvements that are proposed for McLellan Road. Boardmember Arnett verified that the closest fires station is at Greenfield and McLellan Roads. Boardmember Clement verified that there were not any existing pedestrian connections to the west. Boardmember Johnson verified the location of recessed retention basin at the western edge of the project.

Citizens present in opposition to cases GPMInor14-005, Z14-016 and the Preliminary Plat of Higley & Brown:

Ron Akers – 1235 North Rosemont, Mesa
Patty King – 4938 East Gary Street, Mesa
Grace Gibson – 5230 East Brown Road, Mesa
Stephanie Janke – 4949 East Gary Street, Mesa
Clara Ziervogal – 715 North Balboa Circle, Mesa
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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Margaret Richey – 4824 East Halifax Street, Mesa
Sandra Oblesky – 4937 East Grandview Street, Mesa
Lisa McCarville – 4841 East McLellan Road, Mesa
Chuck Johnson – 4817 East McLellan Road, Mesa

Summary of comments in opposition to cases GP Minor14-005, Z14-016 and Preliminary Plat of Higley & Brown:

- Request that the Board protect the interior subdivision of Mira Mesa.
- Concerned that there will be speeding on McLellan once Princess Drive and Gary Street are connected.
- The streets of the Mira Mesa subdivision do not have speed bumps installed
- Request that the density of the project be decreased.
- If Princess Drive and Gary Street are connected 1000 cars will be pushed west from Higley Road.
- The increased density of young families is very dangerous.
- Additional 431 homes will not be good for children walking or riding their bicycles to Barbara Bush Elementary School.
- Suggest that the light at Adobe Road be changed to mitigate traffic using Higley Road.
- Concerned with the safety of children in the Mira Mesa subdivision.
- Concerned that three exists for the proposed subdivision may not be enough.
- Concerned that the residents will utilize Rosemont to get to the Walmart Shopping Center located north & west of the new development site.

It was moved by Boardmember Johnson, seconded by Boardmember Coons.

That: The Board recommends approval of zoning case Z14-016 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. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
4. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
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 whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
8. 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.

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
11. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
12. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field 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).
13. Written notice be provided to future residents, and acknowledgment received that the project is within a mile(s) of Falcon Field Airport.
14. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
15. View fences shall comply with the City of Mesa pool fence barrier regulations.
16. Provide decorative asphalt at each street entrance from McLellan Rd., which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
17. Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.
18. Provide pedestrian connections to Princess Drive and Gary Street.
19. Utilize a speed table at the mid-point of the north-south street just west of Higley Road and relocate any designated parking spaces within the sight triangle associated with that speed table. Details to be approved by the Transportation Department.
20. Provide dusk to dawn garage lights and porch lights within each cluster.
21. Provide two additional house plans for the lots fronting the public street within the clusters to add more variety to the street facing housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
22. Patios have been included in the open space calculation for the private yards and therefore may not be enclosed.
23. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the cluster.
24. Designated Solid Waste barrel pick-up locations for cluster lots shall be within 150-feet of the unit.
25. Provide a parking ratio of approximately three (3) parking spaces per dwelling unit for the cluster units with general conformance with the site plan submitted, except as modified by the Subdivision Technical Review Committee.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-006 (District 6)** 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC and HDR 15+ to MDR 6-10. This request will allow the redevelopment of a single-residential subdivision. (PLN2014-00006)

Summary: Staff member Lesley Davis gave a short presentation of the case.

Sean Lake, speaking for the applicant, is concerned with the parking spaces per dwelling unit conditions of approval. Mr. Lake requested that the stipulation that the number of parking spaces/dwelling unit will be based on the findings of the Subdivision Technical Review Committee.

Boardmember Coons requested an extended Study Session on the development standards of cluster homes. Boardmember Arnett stated that he preferred less ambiguous numbers. Mr. Arnett was concerned about what happened after the Board's recommendation. Chair Carter stated that during the Subdivision Technical Review process this project will definitely lose spaces, he would prefer 2.8 – 3.0 parking spaces/dwelling units.

It was moved by Boardmember Coons, seconded by Boardmember Johnson.

That: The Board recommends adoption of the case of GPMInor14-006 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full 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 offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department as well as City of Mesa Standard Detail M-53.
7. Compliance with all requirements of the Fire Department.
8. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
9. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

10. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
11. Provide a revised ramada design for the open space area that provides more architectural detail. Details to be approved by the Planning Director.
12. Provide an additional house plan for the lots adjacent to the public street to provide more variety in housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
13. Patios have been included in the open space calculation for the private yards and therefore they may not be enclosed.
14. View fences shall comply with the City of Mesa pool fence barrier regulations.
15. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
16. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
17. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
18. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the pod/cluster.
19. Redesign of the lot layout in the northwest corner of the development to reduce the distance between the unit and the Solid Waste barrel location on the street to no more than 150-feet.
20. Provide a parking ratio of 2.8 parking spaces per dwelling unit.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **Z14-017 (District 6)** 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Rezone from LC and RM-4 to RSL-2.0 PAD. This request will allow the development of a single-residential subdivision. (PLN2014-00006)

Summary: Staff member Lesley Davis gave a short presentation of the case.

Sean Lake, speaking for the applicant, is concerned with the parking spaces per dwelling unit conditions of approval. Mr. Lake requested that the stipulation that the number of parking spaces/dwelling unit will be based on the findings of the Subdivision Technical Review Committee.

Boardmember Coons requested an extended Study Session on the development standards of cluster homes. Boardmember Arnett stated that he preferred less ambiguous numbers. Mr. Arnett was concerned about what happened after the Board's recommendation. Chair Carter stated that during the Subdivision Technical Review process this project will definitely lose spaces, he would prefer 2.8 – 3.0 parking spaces/dwelling units.

It was moved by Boardmember Coons, seconded by Boardmember Johnson.

That: The Board recommends approval of the zoning case of Z14-017 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full 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 offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department as well as City of Mesa Standard Detail M-53.
7. Compliance with all requirements of the Fire Department.
8. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
9. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
10. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

11. Provide a revised ramada design for the open space area that provides more architectural detail. Details to be approved by the Planning Director.
12. Provide an additional house plan for the lots adjacent to the public street to provide more variety in housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
13. Patios have been included in the open space calculation for the private yards and therefore they may not be enclosed.
14. View fences shall comply with the City of Mesa pool fence barrier regulations.
15. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
16. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
17. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
18. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the pod/cluster.
19. Redesign of the lot layout in the northwest corner of the development to reduce the distance between the unit and the Solid Waste barrel location on the street to no more than 150-feet.
20. Provide a parking ratio of 2.8 parking spaces per dwelling unit.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Preliminary Plat of Higley and Brown (District 5)

The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (76.6± acres). This request will allow the development of a single-residential subdivision. (PLN2014-00008)

Summary: This item was discussed in conjunction with GP Minor14-005 and case Z14-016. Staff member Angelica Guevara gave a short presentation of the case. Ms. Guevara stated that the proposed Minor General Plan Amendment was supported by staff.

Sean Lake, speaking for the applicant, is concerned with three conditions of approval, which are numbers 17, 18 and 25. Mr. Lake stated that he does agree with the revised condition number 17, which states,

Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.

For condition number 18, Mr. Lake suggested that the street connections to Princess Drive and Gary Street be removed. Mr. Lake was concerned that the project will not be able to maintain the stipulation of 3.0 parking spaces per dwelling unit after Subdivision Technical Review. He suggested that condition number 25, that the number of parking spaces be changed to “approximately 3.0 parking spaces/dwelling except as changed by Subdivision Technical Review”. He stated that the parking spaces/dwelling unit in Chandler and Gilbert are 2.5-2.7 spaces/dwelling units.

Chair Carter asked if the number of parking spaces/dwelling unit should be changed to 2.7 or 2.8 on condition of approval number 25. Boardmember Coons verified that McLellan Road does not go through to Higley Road. Chair Carter verified the types of improvements that are proposed for McLellan Road. Boardmember Arnett verified that the closest fire station is at Greenfield and McLellan Roads. Boardmember Clement verified that there were not any existing pedestrian connections to the west. Boardmember Johnson verified the location of recessed retention basin at the western edge of the project.

Citizens present in opposition to cases GPMinor14-005, Z14-016 and the Preliminary Plat of Higley & Brown:

Ron Akers – 1235 North Rosemont, Mesa
Patty King – 4938 East Gary Street, Mesa
Grace Gibson – 5230 East Brown Road, Mesa
Stephanie Janke – 4949 East Gary Street, Mesa
Clara Ziervogal – 715 North Balboa Circle, Mesa
James Duvall – 4441 East Gary Street, Mesa
Eva Kilbourn – 4812 East Gary Street, Mesa
Margaret Richey – 4824 East Halifax Street, Mesa

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Sandra Oblesky – 4937 East Grandview Street, Mesa
Lisa McCarville – 4841 East McLellan Road, Mesa
Chuck Johnson – 4817 East McLellan Road, Mesa

Summary of comments in opposition to cases GP Minor14-005, Z14-016 and Preliminary Plat of Higley & Brown:

- Request that the Board protect the interior subdivision of Mira Mesa.
- Concerned that there will be speeding on McLellan once Princess Drive and Gary Street are connected.
- The streets of the Mira Mesa subdivision do not have speed bumps installed.
- Request that the density of the project be decreased.
- If Princess Drive and Gary Street are connected 1000 cars will be pushed west from Higley Road.
- The increased density of young families is very dangerous.
- Additional 431 homes will not be good for children walking or riding their bicycles to Barbara Bush Elementary School.
- Suggest that the light at Adobe Road be changed to mitigate traffic using Higley Road.
- Concerned with the safety of children in the Mira Mesa subdivision.
- Concerned that three exists for the proposed subdivision may not be enough.
- Concerned that the residents will utilize Rosemont to get to the Walmart Shopping Center located north & west of the new development site.

It was moved by Boardmember DiBella, and seconded by Boardmember Hudson

That: The Board approves of Preliminary Plat of Higley and Brown.

Vote: Passed (7-0)

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MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Preliminary Plat of Power and Guadalupe

3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). This request will allow the development of a single-residential subdivision. (PLN2014-00006)

Summary: Staff member Lesley Davis gave a short presentation of the case.

Sean Lake, speaking for the applicant, is concerned with the parking spaces per dwelling unit conditions of approval. Mr. Lake requested that the stipulation that the number of parking spaces/dwelling unit will be based on the findings of the Subdivision Technical Review Committee.

Boardmember Coons requested an extended Study Session on the development standards of cluster homes. Boardmember Arnett stated that he preferred less ambiguous numbers. Mr. Arnett was concerned about what happened after the Board's recommendation. Chair Carter stated that during the Subdivision Technical Review process this project will definitely lose spaces, he would prefer 2.8 – 3.0 parking spaces/dwelling units.

It was moved by Boardmember Coons, seconded by Boardmember Johnson.

That: The Board approves of Preliminary Plat of Power and Guadalupe.

Vote: Passed (7-0)

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Respectfully submitted,

John Wesley, Secretary
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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