

Minutes

Held in the City of Mesa Council Chambers

Date: July 10, 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

OTHERS PRESENT:

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. Before adjournment at 4:10 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons, seconded by Boardmember Brad Arnett that the minutes of the May 14, 2013, and May 15, 2013 study sessions and regular meeting be approved as submitted.
Vote: 7 – 0.

It was moved by Boardmember Beth Coons, seconded by Boardmember Vince DiBella that the minutes of the June 18, 2013 study session be approved as submitted. Vote: 5-0 (Boardmembers Johnson and Arnett abstain)

It was moved by Boardmember Beth Coons, seconded by Boardmember Brad Arnett that the minutes of the June 19, 2013 regular meeting be approved as submitted. Vote: 4-3 (Boardmembers Hudson, DiBella and Johnson abstain)

Chairperson Carter opened a public hearing for both GPminor13-03 and GPminor13-04. With no one from the public in attendance to comment on either item, both were added to the consent agenda.

MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson that the consent items be approved. Vote: 7-0

Zoning Cases: Z13-31, GPMINOR13-03, Z13-29, GPMInor13-04 and Z13-30

Preliminary Plat: Prato Villagio

MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

Item: Z13-31 (District 4) 1014, 1015, 1029, and 1042 South Lewis and 1014 and 1022 South Serrine. Located on the south side of 10th Avenue, west of Serrine and east and west of Lewis (4.4± acres). Rezone from LI and GI to GI-PAD and Site Plan Review. This request will allow redevelopment and expansion of an existing industrial use. Milling Machinery, Inc. owner; Bret Harris, applicant. (PLN2013-00010)

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

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council approval of zoning case Z13-31 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, except as modified by the conditions below.
2. Approval of a Development Agreement between the property owner and City of Mesa, which precludes the uses of the property by the current and future property owners for the following:
 - a. Metal refining, casting, or extrusion;
 - b. Large-scale recycling collection and processing facilities;
 - c. Salvage and wrecking yards;
 - d. Outdoor storage as a primary use;
 - e. Automobile sales and storage;
 - f. Large vehicle and equipment sales, service, and rental;
 - g. Major vehicle repair;
 - h. Social service facilities; or
 - i. Transitional correctional housing facilities
3. Provision of a minimum four (4), twenty-four inch (24") box size trees and twenty-five (25) five (5) gallon size shrubs in the setback adjacent to 10th Avenue west of Lewis.
4. Provision of a minimum nine (9), twenty-four inch (24") box size trees and fifty-two (52) five (5) gallon size shrubs in the setback adjacent to 10th Avenue east of Lewis.
5. Provision of a minimum eight (8), twenty-four inch (24") box size trees and thirty-nine (39) five (5) gallon size shrubs in the setback adjacent to Serrine.
6. Outdoor storage of materials on Parcels 139-32-040, 139-32-041, 139-32-039B, and 139-32-042B shall occur only in those areas designated on the site plan and shall only exceed eight feet (8') in height if setback from the perimeter fence at least two feet (2'). No storage in these areas shall exceed ten feet (10') in height.
7. Outdoor storage on all parcels 139-32-029, 139-32-030D, and 139-32-030B shall be screened from public view consistent with §11-30-7 of the Zoning Ordinance.
8. Compliance with all requirements of Design Review approval.
9. Compliance with all City development codes and regulations.

Vote: Passed 7-0

MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

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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 JULY 10, 2013 PLANNING AND ZONING MEETING

Item: GPMInor13-03 (District 6) 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. (13.03± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Medium Density Residential 6-10 du/acre (MDR 6-10) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future residential development of a lower density on the site. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. (PLN2013-00001)

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

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council adoption of zoning case GPMInor13-03

Vote: Passed 7-0

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MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

Item: **Z13-29 (District 6)** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). Rezone from LC-PAD and RS-6-PAD to RS-6 PAD and Site Plan Review. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. PLN2013-00001

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

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council approval of zoning case Z13-29 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 the Residential Development Design Guidelines.
7. View fencing shall be provided along the east property lines of Lots 21 and 45 to provide visibility into the narrow landscape/drainage corridors that were necessary on the edge of the development.
8. View fences shall comply with the City of Mesa pool fence barrier regulations.
9. Front setbacks shall comply with development standards set forth in the Zoning Ordinance.

Vote: Passed 7-0

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MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

Item: **GPMInor13-04 (District 3)** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development on the site. Lowe's HIW, Inc. owner; Stephen Earl, Earl, Curley and Lagarde, applicant. (PLN2013-00132)

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

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council adoption of zoning case GPMInor13-04.

Vote: Passed 7-0

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MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

Item: Z13-30 (District 3) 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres). Rezone from LI-CUP to RM-3-PAD and Site Plan Review. This request will allow the development of a multi-residence project. Lowe's HIW, Inc., owner; Stephen Earl, Earl, Curley and Largarde, applicant. (PLN2013-00132)

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

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council approval of zoning case Z13-30 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan (without guarantee of lot yield, building count, lot coverage). Compliance with the Residential Development Guidelines.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
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.

Vote: Passed 7-0

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MINUTES OF THE JULY 10, 2013 PLANNING AND ZONING MEETING

Preliminary Plat of Prato Villagio

(District 6) 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). Approval of a preliminary plat. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant.

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board approve the Preliminary Plat of Prato Villagio

Vote: Passed 7-0

Respectfully submitted,

John Wesley, Secretary
Planning Director

Minutes written by Kaelee Wilson, Planning Assistant

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