

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: October 15, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Vince DiBella, Chair
Suzanne Johnson, Vice-Chair
Lisa Hudson
Shelly Allen
Steve Ikeda

MEMBERS ABSENT:

Michael Clement
Michelle Dahlke

STAFF PRESENT:

John Wesley
Angelica Guevara
Julia Kerran
Gordon Sheffield
Lesley Davis
Kim Steadman
Wahid Alam
Margaret Robertson

OTHERS PRESENT:

Heidi Kurtz
Richard Buckingham
Daniel Cook
Leslie C. Smith
Patty Buckingham
Craig Morris
Doug McCord

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:27 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the September 16 and 17, 2014 study sessions, regular hearings and special public hearing.

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson to approve the minutes as written. **Vote: 5-0** (Absent: Boardmembers Clement and Dahlke)

- C. **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 Allen that the following consent items be approved. **Vote: 5-0** (Absent: Boardmembers Clement and Dahlke)

Zoning Cases: Z14-046, Z14-047, Z14-048, Preliminary Plats – “Heritage Village Assisted Living” and “Sossaman Center”.

MINUTES OF THE OCTOBER 15, 2014 PLANNING & ZONING MEETING

***Item D.1. Z14-46 (District 6).** 9151 East Guadalupe Road (District 6). Located at the southwest corner of Ellsworth Road and Guadalupe Road (2± acres). Site Plan Modification and Special Use Permit for a carwash. This request will allow the development of a carwash in association with an existing gas station (PLN2014-00419).

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

That: The Board approve of zoning case Z14-46 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 Administrative Design Review approval to include architectural compatibility with the existing convenience store.
3. Compliance with all City development codes and regulations.
4. Compliance with the Preliminary Development Impact Summary from Plan Review Team.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
6. The sound level at the property line of the carwash shall not exceed 55 dB.
7. The carwash shall maintain a "Plan of Operation" and a "Good Neighbor Policy" per Ch. 11-31-7 G of the Zoning Ordinance.

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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***Item D.2. Z14-48 (District 6).** The 1300 block of South Sossaman Road Located south of Southern Avenue on the east side of Sossaman Road (4.9± acres). Site Plan Modification and Special Use Permit for a carwash. This request will allow for the development of a five-lot commercial subdivision including a car wash in the LC PAD zoning district (PLN2014-00431)

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

- That:** The Board approve of zoning case Z14-48 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 except as otherwise conditioned.
 2. Crosswalks indicated on the plans by hatching shall be constructed with alternate paving to be approved by staff.
 3. Compliance of the carwash with Design Review approval (DR14-028).
 4. Compliance with all requirements of the Subdivision Regulations.
 5. Recordation of cross-access easements among all lots in the subdivision.
 6. Buildings for each pad site require the Design Review process.
 7. Provide one non-combustible trash receptacle per bay of the carwash.
 8. The sound level at the property line of the carwash shall not exceed 55 dB.
 9. The carwash shall maintain a "Plan of Operation" and a "Good Neighbor Policy" per Ch. 11-31-7 G of the Zoning Ordinance.
 10. Owner granting an Avigation Easement 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. Written notice be provided to future owners/tenants, and acknowledgement received that the project is within five miles of Phoenix Mesa Gateway Airport.
 12. Compliance with all City development codes and regulations.
 13. Provide a phasing plan with each phase of development that identifies the limits of the current phase, the auto and pedestrian connections, temporary landscaping at the edge of the phase, and the dust-proofing for the undeveloped portions.
 14. All street improvements, street frontage landscaping, and perimeter screening walls to be installed with the first phase of development.
 15. Compliance with the requirement of 11-31-7 D to provide landscape on 10% of the carwash site, exclusive of otherwise required planting areas.

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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***Item E.1.** Z14-47 (District 2). 6335 East Main Street. Located east of Recker Road on the south side of Main Street (7± acres). Council Use Permit request for the conversion of an existing shopping center to accommodate private school. (PLN2014-00429)

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

That: The Board recommends approval of zoning case Z14-47 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).
2. Landscape areas along perimeter and within the parking fields, must be re-vegetated consistent with the number of plant materials approved within the shopping center when it was constructed. (SPR84-005)
3. Design Review approval of the area defined on the site plan as future recreation occupancy, 10,917 square-feet. Foundation base landscaping requirements in accordance with section 11-33-5 of the Zoning Ordinance must also be met for this addition.
4. The Planning Director must approve any proposed bollards and/or fencing for the school, including colors and materials. Chain link fencing will not be allowed and bollards must be decorative.
5. Future expansion of the school will require approval of a modification to the Council Use Permit.
6. Compliance with all City development codes and regulations.

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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MINUTES OF THE OCTOBER 15, 2014 PLANNING & ZONING MEETING

Item E.2. Z14-49 (District 4). 155 South Hibbert. Located south of Main Street and west of Mesa Drive (1.7± acres). Rezone from DR-1 and DR-2 to T4-Neighborhood Flex (Form-Based Code). This request will allow for a live/work development. (PLN2014-00477)

Summary: Staff member Kim Steadman presented the case.

Mr. Craig Morris, of 134 South Hibbert, is generally in support of the project. Mr. Morris has no objection to light retail on the property.

Mr. Leslie Smith, of 126 South Hibbert, is in support of adding commercial activities to the property. Mr. Smith is concerned with large outdoor events in the neighborhood.

Vice Chair Vince DiBella verified that the applicant will have a minimum of two additional neighborhood workshops regarding interactive site plan development.

Boardmember Steve Ikeda verified that the setback for the form based code is 0' to 15', with the City's preference of a 0' setback. Doug McCord, Principal and Director of Design Architectural Resource Team at 99 East Virginia Avenue in Phoenix, stated that currently the proposed site plan has a 0' setback from the property line. Mr. McCord stated that there is 12'-15' of sidewalk, 4' landscape buffer and a bike lane between the street and the property line.

It was moved by Boardmember Allen and seconded by Boardmember Ikeda

That: The Board recommends approval of zoning case Z14-49 conditioned upon:

1. Compliance with all City development codes and regulations.
2. All street improvements and street frontage landscaping to be installed with the first phase of development.
3. Completion of a Zoning Clearance process per 11-56(E).

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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***Item F.1. Preliminary Plat of "Sossaman Center" (District 6).** The 1300 block of South Sossaman Road. Located south of Southern Avenue on the east side of Sossaman Road (4.9± acres). Brett Sherin, SherCon Construction, applicant; Maurice Khoury, Sossaman Development, LLC, owner. (PLN2014-00431).

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

That: The Board approve the Preliminary Plat of Sossaman Center.

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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MINUTES OF THE OCTOBER 15, 2014 PLANNING & ZONING MEETING

***Item F.2. Preliminary Plat of Heritage Village Assisted Living (District 5).** 8035 East Brown Road (south side). (4.7± acres). Gary Crosby, Accent Construction, LLC, applicant/owner. (PLN2014-00525).

Summary: Zoning Administrator Gordon Sheffield gave a short presentation on the use of banners on street light and utility poles.

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

That: The Board approve the Preliminary Plat of Sossaman Center.

Vote: 5-0 (Absent: Boardmembers Clement and Dahlke)

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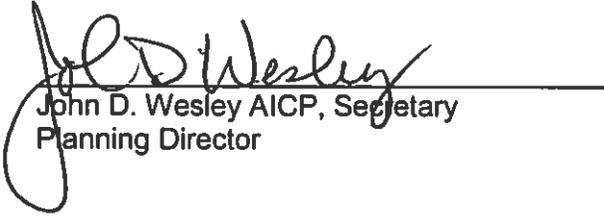
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Other Business:

None.

Adjournment

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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