



## Planning and Zoning Board

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### *Minutes*

Held in the City of Mesa Council Chambers  
Date: December 11<sup>th</sup>, 2013 Time: 4:00 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**STAFF PRESENT:**

John Wesley  
Kaelee Wilson  
Kim Steadman  
Angelica Guevara  
Margaret Robertson  
Wahid Alam  
Gordon Sheffield  
Julia Kerran

**OTHERS PRESENT:**

Chair Carter declared a quorum present and the meeting was called to order at 4:00 p.m. Before adjournment at 4:16 p.m., action was taken on the following:

It was moved by Boardmember DiBella, seconded by Boardmember Johnson that the minutes of the November 19<sup>th</sup>, 2013, and November 20<sup>th</sup>, 2013 study sessions and regular meeting be approved as submitted. Vote: 5 -0-1 (Chair Carter abstained)

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

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

**Zoning Cases:** Z13-058, Z13-059, Z13-60

**Code Amendments:** Tattoo Parlors, Transit Shelter Signs

**Preliminary Plats:** Eastmark Development Unit 3 South

MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**\*Item:**           **Z13-059 (District 6)** 8223 East Pecos Road. Located south of Pecos Road and west of Hawes Road. (10± acres). Site Plan Review. This request will allow the development of an industrial equipment repair facility in the LI zoning district. (PLN2013-00485)

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

It was moved by Boardmember Brad Arnett, seconded by Vice Chair Coons

**That:** The Board approves of zoning case Z13-059 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Land Split approval (LS13-06).
4. Future development will require Site Plan review by the Planning and Zoning Board or as determined by the Planning Director.
5. Dedicate the right-f-way 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.
6. Dust control measures shall be implemented on the balance of the property in those areas of the site plan designated as vacant.
7. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.

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

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MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**\*Item:**           **Z13-058 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road. (8.59± acres). Modification of a Planned Area Development to reduce setback requirements for lots in a residential subdivision. (PLN2013-00467)

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

It was moved by Boardmember Brad Arnett, seconded by Vice Chair Coons.

**That:** The Board approves of zoning case Z13-058 conditioned upon:

1. Compliance with Zoning case# Z13-034, Z12-048 and General Plan amendment GPMInor 12-04.
2. Full compliance with all City development codes and regulations including Zoning Ordinance to adjust the site plan to meet the lot depth and width requirements except as specifically approved through the PAD.
3. Compliance with the Desert Uplands Development Standards.
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.
6. 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.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. Floor Plans 55-19 and 55-20 as presented on the exhibit entitled "Product Layout Using Proposed Setbacks", submitted to the City on November 25, 2013, are approved as shown for all of the lots within this subdivision.
10. Floor Plans 55-21 and 55-22, with front and side yard setbacks, side entry garages and optional front facing garages as presented on the exhibit entitled "Product Layout Using Proposed Setbacks", submitted to the City on November 25, 2013, are approved as shown for not more than 8 lots in this subdivision.

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

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MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**\*Item:**           **Z13-060 (District 5)** 602 South Edgewater Drive. Located east of Power Road and north of Southern Avenue. (0.48± acres). Rezone from RS-6-PAD to RS-6-PAD-HL. This request will add a Historic Landmark Overlay at this address. (PLN2013-00570)

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

It was moved by Boardmember Brad Arnett, seconded by Vice Chair Coons.

**That:**     The Board approves continuance of zoning case Z13-060 until the January 15, 2013 board meeting.

**Vote:**   Passed (7-0)

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## MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**Item:**           **Z13-061 (District 5)** 10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). Located at the northwest corner of Signal Butte Road and Adobe Road. (40.0± acres). Rezone from Maricopa County Rural-43 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. (PLN2013-00269)

**Summary:**       Staff member Kim Steadman gave a brief presentation on the 40 acre Adobe Meadows development located at East Adobe and North Signal Butte Roads. He stated that this will be zoned as RS-35, in the City after annexation and they are requesting to rezone to RS-15 PAD, with the PAD setting RS-9 standard setbacks. Mr. Steadman did acknowledge that the Adobe Meadows proposal has incorporated a significant amount of open space of 9.8 acres, which is approximately 24.5% of the project and utilized a balance approach for this development.

Mick Krmpotic, 10524 East Adobe, Maricopa County, was in attendance to express his opposition to this case. Mr. Krmpotic stated that the County Island, which he lives in, is shrinking. He conveyed his concerned that the residents, in the proposed project will cut across Adobe, which he maintains, to the nearby middle school. Mr. Krmpotic stated that there needs to be a paved road, when he approached the applicant he was told to talk to Maricopa County. He is requesting infrastructure be included in the development, because once the project is complete he and his neighbors will have to handle the burden.

Staff member Steadman replied that Adobe Road adjacent to the proposed project is a half road that the developer will complete. Mr. Steadman stated that the completion of Adobe Road will not continue west due to the fact it is a County road.

Chair Carter asked if the infrastructure would go to the west of the property line. Mr. Steadman stated that the infrastructure will be completed to the end of the property. Mr. Steadman did acknowledge that there will be increased access along Adobe Road.

Mr. Krmpotic rebutted that no one wanted to take responsibility for the roads or infrastructure. He stated that the last developer of this parcel placed a fence along the property line.

It was moved by Boardmember Brad DiBella, seconded by Boardmember Johnson.

**That:** The Board approves of zoning case Z13-061 conditioned upon:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations for a single residence.

MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

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## MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**Item:** **Z13-062 (District 5)** 10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). Located at the northwest corner of Signal Butte Road and Adobe Road. (40.0± acres). Rezone from RS-35 to RS-15-PAD to allow the development of a single-residence subdivision. (PLN2013-00269)

**Summary:** Staff member Kim Steadman gave a brief presentation on the 40 acre Adobe Meadows development located at East Adobe and North Signal Butte Roads. He stated that this will be zoned as RS-35, in the City after annexation and they are requesting to rezone to RS-15 PAD, with the PAD setting RS-9 standard setbacks. Mr. Steadman did acknowledge that the Adobe Meadows proposal has incorporated a significant amount of open space of 9.8 acres, which is approximately 24.5% of the project and utilized a balance approach for this development.

Mick Krmpotic, 10524 East Adobe, Maricopa County, was in attendance to express his opposition to this case. Mr. Krmpotic stated that the County Island, which he lives in, is shrinking. He conveyed his concern that the residents, in the proposed project will cut across Adobe, which he maintains, to the nearby middle school. Mr. Krmpotic stated that there needs to be a paved road, when he approached the applicant he was told to talk to Maricopa County. He is requesting infrastructure be included in the development, because once the project is complete he and his neighbors will have to handle the burden.

Staff member Steadman replied that Adobe Road adjacent to the proposed project is a half road that the developer will complete. Mr. Steadman stated that the completion of Adobe Road will not continue west due to the fact it is a County road.

Chair Carter asked if the infrastructure would go to the west of the property line. Mr. Steadman stated that the infrastructure will be completed to the end of the property. Mr. Steadman did acknowledge that there will be increased access along Adobe Road.

Mr. Krmpotic rebutted that no one wanted to take responsibility for the roads or infrastructure. He stated that the last developer of this parcel placed a fence along the property line.

It was moved by Boardmember Brad DiBella, seconded by Boardmember Johnson.

**That:** The Board approves of zoning case Z13-062 conditioned upon:

1. Compliance with the basic development as described in the project narrative and exhibits provided, except as modified below (without guarantee of lot yield, building count, lot coverage).
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.

## MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

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 Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
7. Review and approval from the Planning Director of the residential product proposed for Adobe Meadows.
8. Compliance with Desert Uplands Development Standards.
9. View fences shall comply with the City of Mesa pool fence barrier regulations.
10. Front yard setbacks of 20'
11. Side yard building setbacks of 10'/20' total.
12. Maximum 71 lots.

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MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENTS:**

**\*Item:** Revisions related to the general topic of "Tattoo Parlors and Body Piercing Salons:"

- a. Amending Sections 11-6-2, 11-7-2, 11-8-2, 11-58-3, 11-58-7, 11-58-9 and 11-58-10 with regard to the listing tattoo parlors and body piercing salons as a permitted activity or land use in Commercial, Industrial and Downtown Business zoning districts, and in the T4MS, T5MSF and T5MS Form-based Code Transects.
- b. Deleting Section 11-31-28, which regards separation requirements for the location of tattoo parlors and body piercing salons, and review criteria for the evaluation of Council Use Permits for tattoo parlors.

It was moved by Boardmember Brad Arnett, seconded by Vice Chair Coons.

**That:** The Board approves continuance of zoning case Z13-060 until the January 15, 2013 board meeting.

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

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MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**\*Item:** Revisions related to the general topic of “Transit Shelter Signs:”

- a. Revisions to Section 11-41-5 and 11-41-8 with regard to making allowances for transit shelter and bike share signs placed on public rights-of-way or on public easements. The revisions would define a transit shelter/bike share sign, create a limited exception for transit shelter/bike share signs to the present prohibition of off-site signs, and provide standards for the placement and design of such signs.
- b.

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

It was moved by Boardmember Brad Arnett, seconded by Vice Chair Coons.

**That:** The Board approves, as written, the revisions to Sections 11-41-5 and 11-41-8.

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

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## MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

### **Preliminary Plat of Adobe Meadows (District 5)**

10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). This request will allow the development of a 75 lot subdivision.

**Summary:** Staff member Kim Steadman gave a brief presentation on the 40 acre Adobe Meadows development located at East Adobe and North Signal Butte Roads. He stated that this will be zoned as RS-35, in the City after annexation and they are requesting to rezone to RS-15 PAD, with the PAD setting RS-9 standard setbacks. Mr. Steadman did acknowledge that the Adobe Meadows proposal has incorporated a significant amount of open space of 9.8 acres, which is approximately 24.5% of the project and utilized a balance approach for this development.

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Staff member Steadman replied that Adobe Road adjacent to the proposed project is a half road that the developer will complete. Mr. Steadman stated that the completion of Adobe Road will not continue west due to the fact it is a County road.

Chair Carter asked if the infrastructure would go to the west of the property line. Mr. Steadman stated that the infrastructure will be completed to the end of the property. Mr. Steadman did acknowledge that there will be increased access along Adobe Road.

Mr. Krmptotic rebutted that no one wanted to take responsibility for the roads or infrastructure. He stated that the last developer of this parcel placed a fence along the property line.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:** The Board approved the Preliminary Plat of Adobe Meadows

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

MINUTES OF THE DECEMBER 11, 2013 PLANNING AND ZONING MEETING

**\*Preliminary Plat of Eastmark DU 3 South (District 6)**

9,300 to the 9,900 blocks of East Ray Road (south side) and the 5,200 to the 5,500 blocks of South Crismon Road (west side). This request will allow the development of a 391 lot subdivision.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:** The Board approved the Preliminary Plat of Eastmark Development Unit 3 South

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

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:  
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