

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: September 17, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Vince DiBella, Chair
Suzanne Johnson, Vice-Chair
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

MEMBERS ABSENT:

None.

STAFF PRESENT:

John Wesley
Tom Ellsworth
Julia Kerran
Gordon Sheffield
Lesley Davis
Lisa Davis
Margaret Robertson

OTHERS PRESENT:

Bob McNichols
Susan Demitt
Kim Lofgreen

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:30 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the July 15, July 16, August 19, August 20 and August 27, 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: 6-0-1** (Abstains: Boardmember Clement)

- 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: 7-0**

Zoning Cases: Z14-042, Z14-043, Z14-044, Preliminary Plat – “Mulberry Marketplace”

MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

***Item D.1. Z14-42 (District 6).** 7930 East Germann Road. Located east of Sossaman Road on the north side of Germann Road (19.2± acres). Site Plan Review. This request will allow for the development of a solar panel test site. (PLN2014-00242)

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 Z14-042 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and landscape plan as approved by the Design Review Board.
2. Compliance with all requirements of Design Review Approval (DR14-024).
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, or at the time of the City's request for dedication whichever comes first.
5. Landscaping in the public right-of-way is to be installed at the time adjacent street improvements are constructed.
6. All street improvements to be installed in the first phase of construction unless phasing is specifically approved by the City of Mesa.
7. Provide dustproofing on all non-paved surfaces.
8. Provide dust-proofed driving surfaces at the boundaries of each phase to connect drive aisles.
9. Provide gravel, or suitable alternative as approved by the Zoning Administrator, to control dust on the future-phase areas.
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.
11. A fair disclosure agreement and covenant shall be recorded as a condition of development approval for all permitted uses within the Phoenix Mesa Gateway Airport Planning Area.
12. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed structure may be subject to an FAA filing for review and conformance with CFR Title 14 Part 77.9 to determine any effect to navigable airspace, air navigation facilities and equipment at least 45 days prior to construction.
13. All fencing shown on the Landscape Plan will be installed in Phase 1; associated on-site landscaping located within 10 feet of said fencing shall be installed in Phase 1 as per the landscaping plans; the remainder of the landscaping shall be installed no later than at the time of the installation of adjacent street improvements.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

***Item D.2. Z14-43 (District 2).** 448 North Greenfield Road. Located north of University Drive on the west side of Greenfield Road. (2.02 ± acres). Site Plan Modification. This request will allow the development of a two-story self-storage facility. (PLN2014-00357)

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 Z14-043 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted as approved by the Design Review Board, without guarantee of lot yield, building count or lot coverage.
2. Compliance with all conditions of Design Review approval: DR14-022.
3. Compliance with all conditions of approval for the previously approved Land Split: LS04-09.
4. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping and Section 11-33-6: Retention Basin Design.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

Item *E.1. Z14-44 (District 2). 5404 East Southern Avenue. Located east of Higley Road on the north side of Southern Avenue. (1.54 ± acres). Rezoning from OC BIZ to OC and Site Plan Modification. This request will allow the development of a veterinary office. (PLN2014-00358)

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 Z14-044 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the plans and elevations submitted.
2. Compliance with all conditions of the Design Review approval, DR14-018.
3. Compliance with all City development codes and regulations.
4. All landscape material sizes shall be in conformance with Section 11-33-3 of the Zoning Ordinance.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

Item E.2. Z14-45 (District 6). The 8400 block through 10800 block of East Elliot Road (north side). Located between Hawes Road and Signal Butte Road on the north side of Elliot Road to the Salt River Project transmission line easement approximately one-half mile to the north (1.5± sq. miles). Rezoning to create the Elliot Road Technology Corridor Planned Area Development Overlay. This request will establish a zoning overlay on the site to guide future development of employment uses. (PLN2014-00433)

Summary: Kim Lofgreen, Marketing and Business Development Manager for the City of Mesa Economic Development Department, gave a presentation on the Elliot Road Technology Corridor Planned Area Development (PAD) Overlay. Mr. Lofgreen stated that the purpose of this PAD Overlay zone request is to be able to expedite the entitlement process and minimize the entitlement risks in order to attract high technology companies. Mr. Lofgreen stated that this would create high quality high technology jobs and investment in the area. Mr. Lofgreen stated that this area had been planned for employment related uses for the last twenty years. Mr. Lofgreen stated that the area has tremendous assets and infrastructure that are well suited and highly desired by high technology companies.

Staff member Tom Ellsworth stated that the PAD Overlay gives the City of Mesa a great economic development tool. Mr. Ellsworth stated that this request does not change the zoning at this time; as a property owner will need to choose to opt in to the PAD Overlay. Mr. Ellsworth stated that this Overlay will ensure that design standards are met and that any development will be compatible and provide a transition to the neighborhoods to the north.

Boardmember Steve Ikeda verified that fiber optics lines are included in the PAD Overlay infrastructure. Boardmember Michael Clement verified that there are approximately 6 or 7 ownership groups in the area that have been notified regarding the PAD Overlay with a positive response. Boardmember Shelly Allen verified that the property to the south of East Elliott Road is not included in this request due to the fact that the Eastmark Development already has similar zoning through their community plan. Chair Vince Di Bella asked if there was a visual elevation regarding the height restrictions. Mr. Ellsworth stated that he did not have visual graphics showing the height restrictions available. Mr. Ellsworth stated that the Salt River Project transmission lines take up 250' directly to the south of the residential development. Mr. Ellsworth stated that the first 600', of the PAD's northern boundary, will have the Light Industrial (LI) zoning district height restriction of 50'. Mr. Ellsworth stated that the PAD Overlay height will establish a maximum height of 150', in the area 600' south of the north line of the SRP easement.

MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

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

- That:** The Board recommends approval of zoning case Z14-045 conditioned upon:
1. Compliance with the development and design standards as described in the project narrative.
 2. The existing zoning on the property will remain in place until such time as the individual property owners complete the following:
 - a. Sign an "opt-in" form.
 - b. Enter into a development agreement with the City.
 - c. Signs a "Consent to Conditions & Waivers of Land Use Law Claims" form.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

***Item F.1. Preliminary Plat of Mulberry Marketplace (District 6).** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (20± acres). Ali Fakh, Sustainability Engineering Group, applicant; Paul Dugas, Desert Vista Land Group, LLC, owner. (PLN2014-00422)

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 approves the Preliminary Plat of Mulberry Marketplace.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

Item G.1. Amendment to the Mesa Zoning Ordinance:
Amending Section 11-41-7 of the Sign Ordinance regarding the use of banners when placed in the public right-of-way; attached to public street light and utility poles; and conveying messages related to civic and cultural events, activities and programs.

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 recommends approval of the Sign Ordinance Amendment as Written.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

Item H.1. GPMajor14-01 (District 5). The northeast corner of McDowell and Higley Roads. Located between Higley & Recker Roads north of McDowell and south of the Loop 202 Red Mountain Freeway. (305 ± acres). General Plan Land Use Major Amendment from Business Park (BP) on 256± acres and Community Commercial (CC) on 49± acres to Mixed Use Residential (MUR) on 305± acres. (PLN2014-00169).

Summary: There were no requests to speak regarding GPMajor14-01.

It was moved by Boardmember Hudson, seconded by Boardmember Allen

That: GPMajor14-01 is continued to the November 19, 2014 meeting.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

Item H.2. **GPMajor14-02** (District 6).Northwest corner of Crismon Road and US 60 Freeway. Located between Hampton Avenue and US 60 Freeway on the west side of Crismon Road. (38± acres). General Plan Land Use Major Amendment from Business Park (BP) on 38± acres to Community Commercial (CC) on 13± acres and to Medium Density Residential 6-10 (MDR 6-10) dwelling units/per acre on 25± acres. (PLN2013-00134)

Summary: There were no requests to speak regarding GPMajor14-01.

It was moved by Boardmember Hudson, seconded by Boardmember Allen

That: GPMajor14-02 is continued to the November 19, 2014 meeting.

Vote: 7-0

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MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

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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