

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: May 16, 2012 Time: 4:00 p.m.

MEMBERS PRESENT

Beth Coons, Vice-Chair
Vince DiBella
Lisa Hudson
Brad Arnett

MEMBERS ABSENT

Randy Carter
Suzanne Johnson

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Angelica Guevara
Wahid Alam
Debbie Archuleta

Larry Ellerman
Jorge Calderon

Vice Chair Coons declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated May 16, 2012. Before adjournment at p.m., 4:29 p.m. action was taken on the following:

It was moved by Boardmember Brad Arnett seconded by Boardmember Lisa Hudson that the minutes of the April 17, 2012, April 18, 2012 and April 30, 2012 study sessions and regular meetings be approved as submitted. Vote: 4 – 0 Boardmembers Carter and Johnson absent

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 Lisa Hudson that the consent items be approved. Vote: 4 – 0 (Boardmembers Carter and Johnson absent)

Zoning Cases: Z12-16, Z12-21, Z12-22, Z12-23

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Item: **Z12-16 (District 6)** 9155 East Baseline Road. Located at the southwest corner of Ellsworth Road and Baseline Road (1± acres). District 6. Site Plan Review. This request will allow the development of a bank with a drive-thru. PLN2012-00048. Ted Watson-JPMorgan Chase owner; Robert Lepore- Architekton , applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z12-16 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of the Design Review process.
3. Compliance with all City development codes and regulations.
4. Approval of an Administrative Use Permit by the Zoning Administrator to allow parking spaces over the maximum required.

Vote: Passed 4 – 0 (Boardmembers Carter and Johnson absent)

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Note: *Audiotapes 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*

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Item: **Z12-21 (District 3)** 1665 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive (1.05± acres). District 3. Site Plan Review. This request will allow the development of a bank with a drive-thru. Vestar AZ, owner; Robert Lepore Architekton, applicant. (PLN2012-00091)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z12-21 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of the Design Review process.
3. Compliance with all City development codes and regulations.
4. Widen the landscape areas on the ends of the parking on the north side of the building to reduce the number of parking spaces to 8 contiguous stalls.
5. Provide enhanced material in pedestrian crossings.

Vote: Passed 4 – 0 (Boardmembers Carter and Johnson absent)

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Item: **Z12-22 (District 3)** 1661 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive (0.67± acres). District 3. Site Plan Review. This request will allow the development of a restaurant with a drive-thru. Vestar AZ, owner; Kirt Barr, applicant. (PLN2012-00129)

Comments: Larry Ellerman represented the case and stated they objected to conditions 4 and 7. Regarding condition 4, he stated they agreed to provide pedestrian connection to the proposed bank to the south of their site. They did not want to provide access to Stapley and have to remove a portion of the existing screen wall. Regarding condition 7 they did not want to provide permanent shade structure for the outdoor seating area. Mr. Ellerman stated they felt the 480 sq. ft. designated for outdoor dining was sufficient.

Staffmember Wahid Alam explained the case. Mr. Alam explained there was a bus stop along Stapley which would be close to this use, staff was asking for a pedestrian connection from this building west to Stapley. Regarding the shade structure, he stated the plan did not identify where people would be sitting. When asked about shade, the applicant stated they may use umbrellas, which staff did not feel was adequate. Mr. Alam gave examples of two other small drive-thru restaurants in Mesa which had provided shade structures; one was an 800 sq. ft. Starbucks at NWC of Alma School and Guadalupe, the other was a Dunkin Donuts on Alma School south of Guadalupe. He stated that as a compromise for condition 4, staff would suggest removing the last half of the condition which requires a pedestrian connection east to the shopping center.

Vice Chair Coons confirmed that most of the seating was on the south and west sides of the building, and that the south side had window awnings but no shade structure.

Boardmember Brad Arnett was concerned that what goes in this center be the same quality as what is already there. Mr. Ellerman stated the building had been reviewed by the Design Review Board. He stated the use would be a convenience café. Mr. Ellerman stated the paint and materials would match the new shopping center colors. Boardmember Arnett was concerned with the lack of information provided.

Boardmember Vince DiBella stated his concern was if the bank was not built, the pedestrian connection to the south would not be built. He stated the applicant either anticipated a lot of drive-thru activity, or if they needed outdoor seating it should be up to them.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Vince DiBella

That: The Board approve zoning case Z12-22 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations as approved by the Design Review Board Except as modified by the conditions below.
2. Compliance with all requirements of the Design Review process.
3. Compliance with all City development codes and regulations.
4. Provide pedestrian access between the two buildings (proposed bank to the south), the right-of-way (Stapley Drive) and the rest of the center.
5. Provide minimum 5-foot landscape buffer between the south property line and the drive-thru.

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6. Provide permanent shade structure for outdoor seating area.
7. Provide landscape material (trees, shrubs and ground cover) per current City of Mesa ordinance.
8. Revise parking layout along one-way driveway on the north side of the property per current code.

Vote: Passed 3 – 1 Boardmember Coons voting nay (Boardmembers Carter and Johnson absent)

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Item: **Z12-23 (District 5)** 2605 North Power Road. Located south of McDowell Road and on the east side of Power Road (5± acres). District 5. Rezone from NC PAD to LC and Site Plan Review. This request will allow the development of a fitness center. Steven Darak, owner; Jorge Calderon, applicant. (PLN2012-00129)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z12-23 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Maintenance of the cross access point with the property to the north (APN 219-25-941) through the incorporation of the shared round-a-bout drive aisle approved through Z05-079 (Ord. #4454).
3. Consistent with §11-33-6, all retention basins shall be designed to be irregular in shape, contoured, and designed as an integral part of the landscape theme.
4. Compliance with all requirements of staff Design Review.
5. Compliance with all City development codes and regulations.

Vote: Passed 4 – 0 (Boardmembers Carter and Johnson absent)

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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