

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers
Date: February 15, 2012 Time: 4:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Randy Carter (excused)
Chell Roberts (excused)

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Angelica Guevara
Debbie Archuleta
Jeff McVay
Donna Bronski

Vice-Chair Coons declared a quorum present and the meeting was called to order at 4:03 p.m. The meeting was recorded on tape and dated February 15, 2012. Before adjournment at 4:19 p.m., action was taken on the following:

It was moved by Boardmember Johnson seconded by Boardmember Arnett that the minutes of the January 17, 2012, and January 18, 2012 study sessions and regular meeting be approved as submitted. Vote: 5 – 0 (Boardmembers Carter and Roberts absent)

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson that the consent items be approved. Vote: 5 – 0 (Boardmembers Carter and Roberts absent)

Zoning Cases: Z12-09, Z12-04, Z12-05, Z12-06, Z12-07, Z12-08, Z12-10

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Item: **Z12-09** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Special Use Permit. This request is for a Comprehensive Sign Plan in association with the development of a stadium, team training facility, City recreation fields, and commercial development on the site. (PLN2011-00371) City of Mesa, owner; Chicago Cubs Baseball, applicant **(District 1)**

Comments: This case was removed from the consent agenda by a citizen.

Jim Horner, 1002 West Fairway Drive asked if there would be any signs that would be visible from Alma School Road.

Staffmember Gordon Sheffield explained there would be no signs visible from Alma School. He stated most of the signs would be internal to the site, there would be 4 signs along 8th Street and there would be signs on Dobson Road. He explained there would not be any off-site signs. He confirmed the closest sign to Alma School would be a mile to the west.

Mr. Horner stated he was happy.

It was moved by Boardmember Arnett, seconded by Boardmember DiBella

That: The Board approve zoning case Z12-09 conditioned upon:

1. Compliance with the basic size, number and design of all signs described in the Comprehensive Sign Plan submitted, except as modified by conditions listed below.
2. All references to Freeway Signs and Electronic Freeway Signs shall not be governed by this comprehensive sign plan, and shall be subject to a Council Use Permit (CUP) should a CUP be requested and subsequently approved by the City Council.
3. Sign C shall be limited in height to 20-feet, and to 200-square feet in sign area.
4. Any sign copy related to tenant spaces on Sign D shall not be placed within any property designated as right-of-way. The overhead portion of Sign D designating the name of the facility as "Chicago Cubs Spring Training" and the branded name of the facility may be permitted as identification of a publicly owned facility.
5. Any signs placed on the City of Mesa Northwest Wastewater Treatment Plant shall be limited to those depicted as "Sign F" of the Comprehensive Sign Plan, or as signs of a noncommercial nature related to the City of Mesa or an agency or political subdivision of the State of Arizona.
6. Attached signs in the Paseo area shall be permitted as specified by the Mesa Sign Ordinance for the GC, General Commercial zoning district. Multiple story buildings may be authorized up to 125% of the maximum sign area otherwise authorized by the Sign Ordinance.

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7. For tenant spaces in the Paseo area, window signs placed directly on the interior or exterior of window glass shall not exceed 30% of the total aggregate window area of the specific tenant space (excluding doors).
8. Sign B, consisting of freestanding LED billboards, shall have all LED message panels face inwards, towards the interior of the stadium. The primary audience for the LED sign shall be defined as those persons who are present within the stadium for the purposes of attending a scheduled event or activity, typically for entertainment purposes (including athletic events). When the stadium is not open or in use, Sign B shall not display any electronic messages and any interior facing static message panels shall not be illuminated. Exceptions may be made to allow maintenance or repair work to be completed on Sign B during daylight hours.
9. Sign B shall be limited to a single sided electronic message face that may only be directed inwards, towards the interior of the stadium. The second side of the sign, facing outwards, away from the stadium, may incorporate a static sign message, which, if internally illuminated, shall illuminate the sign message only (such as the stadium name, Cubs logo, and/or similar).
10. Any electronic signs that face inwards, towards the interior of the baseball stadium shall be screened from view outside of the stadium for at least 75% of the sign area of that specific sign, or otherwise require a modification of this Comprehensive Sign Plan to be reviewed and approved by the Planning and Zoning Board.
11. Sign B shall be limited to single sided signs, of which the electronic message face may only be directed inwards, towards the interior of the stadium.
12. Signs N and O shall not be authorized unless a separate detached sign is approved as part of the Design Review process conditioned for associated tenant spaces by Case Z11-026.
13. All Temporary Signs not specified by this plan, and listed as Sign "Q" by the project table narrative, shall be limited to placement in the Stadium Plaza, Park Boardwalk or Paseo Areas, unless otherwise authorized by a Special Event license. Such signs related to Spring Training events may only be displayed between February 1st and April 7th each year, and during the time frames for specified special events taking place within the sign plan designated territory.
14. Any owner of property located within the defined land area governed by this sign plan may request a modification of this Comprehensive Sign Plan. However, any modifications to this Comprehensive Sign Plan shall require notice of the requested modification to be sent by first class mail to all owners of property located within the defined area governed by this plan in addition to any notification otherwise required by the Zoning Ordinance. Such notice shall be sent a minimum of 15-days before any action is scheduled to take place on the request.
15. Compliance with all requirements applicable towards the issuance of required Sign Permits through the Development and Sustainability Department.

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16. Compliance with all applicable City development codes and regulations, including those required for the encroachment of public gateway signs across street rights-of-way. (Engineering, Transportation, Solid Waste and Facilities, etc.).
17. Compliance with all applicable requirements of the Development and Sustainability Department.
18. The City of Mesa take every measure available to Co-Brand with the Cubs on the signs.

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-04** Parcel 5 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (17.5± acres). District 5. Rezone from RS-35-PAD to RS-43-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00002) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z12-04 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
3. Lot #8, as shown on the preliminary plat, is limited to a single-story home.
4. Compliance with the Residential Development Guidelines:
 - a) Staggering the home front yard setback at least 2' behind the required front yard setback
 - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.).
 - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
5. Compliance with all City development codes and regulations.
6. 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee .

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-05** Parcel 6 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (21.2± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00003) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z12-05 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
3. Compliance with the Residential Development Guidelines:
 - a) Staggering the home front yard setback at least 2' behind the required front yard setback
 - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.).
 - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
4. Compliance with all City development codes and regulations.
5. 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.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-06** Parcel 8 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (41.3± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00004) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z12-06 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMinor11-002 and Z11-030.
3. Compliance with the Residential Development Guidelines:
 - a) Staggering the home front yard setback at least 2' behind the required front yard setback
 - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.).
 - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
4. Compliance with all City development codes and regulations.
5. 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.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-07** Parcel 1/3 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (34.9± ±±±±). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00005) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z12-07 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMinor11-002 and Z11-030.
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. Administrative review and approval by the Planning Director required for the "Bungalow" Collection.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-08** Parcel 10/11 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (39.10 0000). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00006) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

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

It was moved by Boardmember DiBella, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z12-08 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
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. Administrative review and approval by the Planning Director required for the "Bungalow" Collection.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 5 – 0 (Boardmembers Carter and Roberts absent)

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MINUTES OF THE FEBRUARY 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-10** The 1000 to 1100 block of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (5± acres). District 3. Rezone from LC PAD-BIZ-CUP to PS BIZ and Site Plan Review. This request will allow the development of a Police Station. (PLN2011-00373) City of Mesa, owner; Chris Scott, applicant.
(District 3)

Comments: This case was removed from the consent agenda due to a conflict by Boardmember DiBella who abstained.

It was moved by Boardmember Arnett, seconded by Boardmember Johnson

That: The Board recommend to the City Council approval of zoning case Z12-10 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.

Vote: Passed 4 – 0 – 1 (Boardmember DiBella abstained) (Boardmembers Carter and Roberts absent)

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Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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