

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: February 17, 2016 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Suzanne Johnson  
Vice-Chair Michael Clement  
Lisa Hudson  
Shelly Allen  
Steve Ikeda  
Michelle Dahlke  
Dane Astle  
Michael Clement

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

John Wesley  
Gordon Sheffield  
Andrew Spurgin  
Lesley Davis  
Wahid Alam  
Kim Steadman  
Tom Ellsworth  
Charlotte McDermott  
Michael Gildenstern

### **OTHERS PRESENT:**

Richard Dyer  
Stephanie Wright

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

### **Items on the Consent Agenda**

2. **Approval of minutes:** Consider the minutes from the January 19, and January 20, 2016 study sessions and regular hearing.

It was moved by Boardmember Allen to approve the Consent Agenda with the removal of 4-b. Case Z16-009 and 5-a Preliminary Plat "Estates of Valencia South" as discussed in the Study Session. The motion was seconded by Boardmember Astle.

### **Vote: 7-0**

Zoning Cases: Z16-004, Z16-011, Z15-044, Z16-009, Z16-010, Z16-012, Z16-013, Preliminary Plat for Estates of Valencia South, Preliminary Plat for Mulberry, Preliminary Plat for Guadalupe & Hawes

## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*3-a Z16-004 District 6.** 8300 block of East Baseline Road (north side). Located west of Loop 202 on the north side of Baseline Road. (16± acres). Site Plan Review and Special Use Permit for a parking reduction. This request will allow for a multi-residence development. Susan E. Demmitt, Gammage & Burnham, applicant; Baseline Mesa, LLC, owner. (PLN2015-00504)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to March 23, 2016 to allow for re-advertising**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to continue case Z16-004 to March 23, 2016 to allow for re-advertising.

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*3-b Z16-011 District 6.** Located on the east side of Crismon Road north of the US-60 Superstition Freeway. (0.82 ± acres). Site Plan Review. This request will allow development of a restaurant with drive-thru. Jeffrey Bennett, HZ Props AZ, LLC, applicant; Global New Millennium Partners LTC, owner. (PLN2015-00562)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to March 23, 2016**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to continue case Z16-011 to March 23, 2016.

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*4-a Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) District 5. Located east of Power Road on the north side of McDowell Road (14.3 acres). Rezone from PEP-PAD-PAD (7.53 ± acres) and LC-PAD-PAD (6.77 ± acres) to LC-BIZ-PAD and a Council Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447) Continued from January 20, 2016

**Staff Planner: Kim Steadman**

**Staff Recommendation: Continuance to March 1, 2016**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to continue case Z15-044 to March 1, 2016.

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- 4-b Z16-009 District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD and Site Plan Review. This request will allow a single family residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

**Summary:** Staffmember Lesley Davis gave a brief overview of the case, explaining that Staff is opposed to the applicant-submitted proposal for lots 7 and 8, and instead favor a configuration where the fronts of the house face onto to E. Fountain Street.

Applicant Paul Dugas, of Blandford Homes and Pinnacle Ridge Holdings, explained the case to the Board.

Staffmember Davis confirmed for the Board that the applicant would have to go through the Product Review Process to get the proposed residential product and landscaping approved, regardless of the siting of the homes on the lots.

Paul Dugas confirmed for Boardmember Dahlke that a low landscape wall will be built down to the roadway tract. He went on to say that the proposed lot configuration with a frontyard, a backyard, and an off-street placement in the eyebrow, will be a very desirable home option for a buyer.

Boardmember Allen was concerned with the long blank wall along E. Fountain St., especially if the houses were to be 2 stories in height. Ms. Allen also expressed concern about the side elevations, and that she would prefer a ranch style, with the front of the house facing the street.

The applicant explained that the street frontage will be complemented by a 6' enhanced decorative wall, and a row of mature trees along the street. If the housing product was proposed to be the 2 story models, upper windows, metal awnings, roof eyebrows, and gables would be used in the design. Mr. Dugas added that regardless of the model selection, the product would still go through the Design Review process.

Boardmember Ikeda stated that the driveways on the Staff-proposed configuration would not work.

The applicant confirmed for Boardmember Clement that he has no objections to restricting the houses on lots 7 and 8 to single level product.

The applicant confirmed that the houses would be complemented with wrapped architecture to the return wall, enhanced walls along E. Fountain Street, and mature trees along E. Fountain St.

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Staffmember John Wesley stated that potentially restricting the height of houses on lots 7 and 8 was such a minor part of Staff's overall concern, that the decision to condition the applicant to 1 story homes on the lots in question hadn't been considered. Mr. Wesley reiterated that the orientation of the houses on the lot is the primary focus, and although the single story option would be marginally better, it still wouldn't address the concerns of Staff.

Staffmember Davis stated that even if a different type of wall featuring wrought iron columns were to be used to break up the massing of the wall, being able to view into the homeowner's sideyards would not be ideal, and Staff normally encourages builders to wrap the edges with porches, and pull fence returns back so you can see more of the house from the street, as Staff would have concern with being able to view so much of the garage from the street.

The applicant stated that he would be willing to wrap the corner and provide windows, and would be happy to work with Staff.

Boardmember Astle stated that he had concerns with lot 9, on the east side of the lot, with the planned 6' wall adjacent to the driveway. The applicant stated that lot 9 would be about 80' wide and that the driveway on lot 9 would be moved to the right of the house.

The applicant stated that even through changing the location of the driveway, and flipping the house so the garage is in back with the front door closer to street, the driveway would still have to do a u-turn to get in to the garage, because it is side loaded.

Chairperson Johnson stated that even if flipped, the passerby is still looking at garage, and added that she didn't think a ranch style house would work on a "mobile home" lot.

Boardmember Astle stated that he was still concerned with lot 9, with passersby still seeing the back of the home. He went on to explain that an observer would still see a majority of the gable above the wall.

The applicant stated that there is much more backyard on the lots in question, as they are only 18' off the front property line, and confirmed that access to the arterial will be entry-only, and only for emergency access.

Boardmember Ikeda stated that the configuration of lots 7 and 8 should not be a problem as his backyard abuts to a neighbor in a similar fashion.

The applicant confirmed that the he would be open to a single-story restriction, with conditions mandating wraparound architecture, a decorative wall, and landscape enhancements along E. Fountain St.

Staffmember Davis reminded the Board that Code issues may come up in regard to lots 7 and 8, if they were to remain as proposed, as 8 would be a key lot, and

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the back southwest corner of lot 8 would need to be clipped to meet the corner visibility standard found in the Ordinance. Staffmember Davis went on to say that future homeowners of lots 7 and 8, may want a 6' foot wall in front, depending on how the "front" is interpreted, and that may present an aesthetic issue. The applicant responded that there could be a provision placed in the CCRs for those particular lots, that they must be stipulated to a maximum of 24"-36", and that they would be required to go through a HOA architectural review committee.

Boardmember Allen stated that there are still many unknowns, and that Staff and the Board would need to look at options, and then recommended the case to be continued to the March 23, 2016 meeting. Boardmember Dahlke seconded the motion.

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to continue case Z16-009 to March 23, 2016.

**Vote: 5-2 (Chairperson Johnson and Boardmember Clement, nay)**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*4-c Z16-010 District 6.** 10100 through 10300 blocks of East Guadalupe Road (north side). District 6. Located east of the northeast corner of Guadalupe Road and Crismon Road. (27± acres). Rezoning from RM-2-PAD to RSL-2.5-PAD and Site Plan Review. This request will allow a single-residence development. Paul Dugas, Desert Vista 100, LLC, applicant; Desert Vista Land Group, LLC, owner. (PLN2015-00580)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case Z16-010 with conditions:

**That:** The Board recommends the approval of the case Z16-010 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, lot coverage).
2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedicate the rights-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. Compliance with all City of Mesa Code requirements and regulations.
6. Written notice be provided to future residents, and acknowledgement received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
7. Owner shall grant an Avigation Easement and Release 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).
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
9. **All off-site and on-site improvements must be installed with the first phase of construction for the subdivision.**
10. **Provide an additional exterior stucco finish on the residential product, to be reviewed and approved by the Planning Director.**

**Vote:** 7-0

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*4-d Z16-012 District 4.** 60 South Country Club Drive. Located on the west side of Country Club Drive and south of Main Street. (0.66 acres). Rezoning from DB-1 to DB-2, Site Plan Review and Special Use Permit. This request will allow development of an automobile/vehicle sales and leasing facility. Sean Lake, Pew & Lake, PLC, applicant. Carmen C. Coury Trust/Recker C Leonille, owner. (PLN2015-00051)

**Staff Planner: Andrew Spurgin**

**Staff Recommendation: Continuance to March 23, 2016 to allow for re-advertising**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case Z16-012 to March 23, 2016 to allow for re-advertising.

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*4-e Z16-013 District 6.** 8400 through 8600 blocks of East Guadalupe Road (south side), District 6. Located at the southeast corner of Guadalupe Road and Hawes Road. (18.5±acres). Rezoning from RS-43 and RS-6-PAD to RS-6-PAD and Site Plan Review. This request will allow a single-residence development. Sean Lake, Pew and Lake, PLC, applicant; Hawes Section Corner Limited Partnership (PLN2015-00449)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case Z16-013 with conditions:

**That:** The Board recommends the approval of the case Z16-013 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, lot coverage).
2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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. Compliance with all City of Mesa Code requirements and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Introduce additional detailing and real building materials and finishes on the exterior of the homes (i.e., wood, shutters, stone, metal, etc.) to create interest through color, material and texture. Final details for the building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**
10. **Fence returns and/or the 6-foot wall for lots 52, 59, 60, 67, 68, 72, 73 and 77, which side on an interior street or landscape tract, may not be longer than 65-feet measured from the rear property line along that street or tract. Homes on these lots shall also be designed engage the street or opens space through use of window(s) and wrap-around porches. Final details for the porches shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**
11. **Provide lighting adjacent to the pedestrian paths within the open space areas at**

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**the northwest and northeast corners of the development.**

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- 5-a **"Estates of Valencia South" District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD and Site Plan Review. This request will allow a single family residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581) **Companion Case to Z16-009.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to continue case "Estates of Valencia South" to March 23, 2016.

**Vote: 5-2 (Chairperson Johnson and Boardmember Clement, nay)**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*5-b **"Mulberry" District 6.** 10100 through 10300 blocks of East Guadalupe Road (north side). Located east of the northeast corner of Guadalupe Road and Crismon Road. (27± acres). Preliminary Plat. Paul Dugas, Desert Vista 100, LLC, applicant; Desert Vista Land Group, LLC, owner (PLN2015-0580) **Companion Case to Z16-010.**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

It was moved by Boardmember Allen and seconded by Boardmember Astle

**That:** The Board recommends approval of Preliminary Plat **"Mulberry"**

**Vote: 7-0**

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## MINUTES OF THE FEBRUARY 17, 2016 PLANNING & ZONING MEETING

- \*5-c **"Guadalupe & Hawes" District 6.** 8400 through 8600 blocks of East Guadalupe Road (south side). District 6. Located at the southeast corner of Guadalupe Road and Hawes Road. (18.5±acres). Rezoning from RS-43 and RS-6-PAD to RS-6-PAD and Site Plan Review. This request will allow a single-residence development. Sean Lake, Pew and Lake, PLC, applicant; Hawes Section Corner Limited Partnership (PLN2015-00449) Companion Case to Z16-013.

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

It was moved by Boardmember Allen and seconded by Boardmember Astle

**That:** The Board recommends the approval of Preliminary Plat for "Guadalupe & Hawes"

**Vote: 7-0**

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**Other Business:**

None.

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### Adjournment

Boardmember Allen made a motion to adjourn the meeting at 4:51 pm. The motion was seconded by Boardmember Hudson.

**Vote: 7-0**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director