



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level
Date: February 18, 2015 Time: 4:00 p.m.

MEMBERS PRESENT:

Vince DiBella, Chair

Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

STAFF PRESENT:

John Wesley
Tom Ellsworth
Wahid Alam
Kaelee Wilson
Gordon Sheffield
Mike Gildenstern
Rebecca Gorton
Charlotte McDermott

MEMBERS ABSENT:

Suzanne Johnson, Vice-Chair

OTHERS PRESENT:

Richard Dyer
David Crummey
Mark Bowker
Augie Gastelum
Phillip Westbrook

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:42 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the January 20 and January 21, 2015 study sessions and regular hearing.

It was moved by Boardmember Clement and seconded by Boardmember Hudson to approve the minutes as written. **Vote: 6-0 (Absent: Vice Chair Johnson)**

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

It was moved by Boardmember Allen and seconded by Boardmember Ikeda that the following consent items be approved. **Vote: 6-0 (Absent: Vice Chair Johnson)**

Zoning Cases: Z15-003, Z15-005, Z15-009 and Z15-008

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

- *Item D.1. Z15-003 (District 5).** 245 South Power Road. Located south of Main Street on the east side of Power Road (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Sake Reindersma, SRA 360, applicant; Tony Christofellis, And Go Concepts, owner. (PLN2014-00587)
Continued from the January 21, 2015 Hearing

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 Ikeda with revised STIPs as distributed at Study Session

- That:** The Board recommended approval of zoning case Z15-003 conditioned upon:
1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
 2. Compliance with all Design Review requirements
 3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.
 4. Compliance with all City development codes and regulations.
 5. Provide the City of Mesa with a copy of a recorded Cross Access Agreement with the property owners to the north and south with the building permit submittal.
 6. The applicant shall provide a copy of the new Verizon access easement for the existing cell tower enclosure in conjunction with the building permit submittal.
 7. Any dead or missing landscaping along Power Road shall be replaced in accordance with Table 11-33-3-A-4.
 8. The applicant shall submit and be granted a land split by the Planning Director prior to submitting for a building permit.
 9. The applicant shall provide exhibits to be approved by staff prior to submitting for a building permit depicting how the screen wall adjacent to Power Road will be modified to accommodate the pedestrian connection.

(Vote: 6-0; Absent: Vice Chair Johnson)

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

***Item D.2.** **Z15-005 (District 3).** 865 South Dobson Road. Located north of Southern Avenue on the east side of Dobson Road (1.2± acres). Site Plan Review. This request will allow for the development of a single-tenant retail building. Kimley Horn and Associates, Inc., applicant; Mesa FDS 711478, LLC, owner. (PLN2015-00002)

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 Ikeda

That: The Board recommended approval of zoning case Z15-002 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, and landscape plan.
2. Compliance with all conditions of Design Review approval: DR14-034.
3. Compliance with all City development codes and regulations

(Vote: 6-0; Absent: Vice Chair Johnson)

* * * * *

Note: *Audio recordings 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.*

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

***Item D.3. Z15-009 (District 5).** 5259 East Brown. Located east of Higley Road and south of Brown Road (0.5± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Alta Mesa Salad, LLC, applicant/owner. (PLN2014-00644).

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 Ikeda

That: The Board recommends approval of zoning case Z15-004 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all Design Review requirements
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all City development codes and regulations.
5. Any dead or missing landscaping adjacent to Brown Road shall be replaced.

(Vote: 6-0; Absent: Vice Chair Johnson)

* * * * *

Note: *Audio recordings 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.*

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

***Item E.1. Z15-008 (District 6)** The 2400 through 2500 blocks of South Signal Butte Road (west side). Located north of Guadalupe Road and west of Signal Butte Road (30± acres). Modification of the existing PAD overlay for Parcels 1 and 2 at Mulberry. This request will modify an existing PAD to allow encroachments into the 10' required vehicular access set back. Paul Dugas, applicant; Phoenix Land Division, LLC, owner. (PLN2015-00019)

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 Ikeda

That: The Board recommends approval of zoning case Z15-008 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 yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.

(Vote: 6-0; Absent: Vice Chair Johnson)

* * * * *

Note: *Audio recordings 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.*

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

Item F.1. **Z15-007 (District 4)** 108 East 2nd Avenue and 161 South Serrine. Located south of Main Street on the east side of Serrine (0.97± acres). Requesting: 1) To rezone from DR-2 to DB-1-BIZ; 2) A Council Use Permit for a social service facility; and 3) Site Plan Modification. This request would authorize a limited expansion of an existing substance abuse and detoxification treatment center. Joe Goforth, applicant; Phillip Westbrooks, owner. (PLN2014-00336).

Summary: Staff member Wahid Alam presented the case.

Mr. Mark Bowker, of 3317 East Bell Road, Suite 101, Phoenix, is the Architect for the project and stated that the purpose of rezoning the property is for the development of the northern portion of the site. The existing building on this portion of the property is a 750 sq. ft. uninhabitable structure. The intention is to remove this building in order to construct a larger building to house the clients.

Mr. Phillip Westbrooks of 108 East 2nd Avenue, owner, clarified that the intention is not to expand the amount of beds, but to move the patients to the larger facility to the north. Mr. Westbrooks stated that the offices would relocate to one location. He stated that during the neighborhood meeting, their concern was the rezoning of the property to commercial.

Mr. Augustine Gastelum of 157 East 2nd Avenue spoke in opposition to the rezoning. Mr. Gastelum stated that rezoning would change the make-up of the area. Mr. Gastelum stated that the neighborhood is in transition and this type of business expansion is not in the best interest of the community.

Mr. David Crummey, of 1339 West 1st Street spoke in opposition. Mr. Crummey is representing the Retail Arts Innovation Livability group which has adopted the Central Main Plan as their guiding document as to how they look at neighborhoods. Mr. Crummey stated that the goal of preserving the neighborhood is to ensure the zoning stays the same and when the current use changes, zoning will revert back to residential.

Boardmember Ikeda verified that the existing building is 700 sq. ft. and the request is to increase to 3,000 sq. ft. Mr. Westbrooks stated that the patients are currently in the building on the south side. The plan is to move the patients to the new location after increasing the building size. The facility is licensed for 40 beds by the State Health Department. The intention is to maintain the same license with the new building.

Boardmember Allen verified the number of patient beds that are currently utilized. Mr. Westbrooks stated that there are currently 37 beds being utilized and cannot exceed 40 beds as licensed.

Chair DiBella verified that Mr. Westbrooks is the original owner. Mr. Westbrooks stated that he has owned the property since 2006. It was purchased as one parcel and Mr. Westbrooks did split the property. Chair DiBella verified the

MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

reason the owner did not produce the Operational Plan as requested by staff. Planning Director John Wesley stated that in order for a Council Use Permit to be issued, the ordinance specifies that an Operational Plan be provided. Mr. Westbrooks stated one can be provided.

Gordon Sheffield, Zoning Administrator provided the history of the process of social service facilities in the downtown area. Any expansion of these facilities requires the facility to come into full compliance with the zoning code.

It was moved by Boardmember Ikeda and seconded by Boardmember Allen to deny the request.

(Vote: 6-0; Absent: Vice Chair Johnson)

Note: Audio recordings 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.

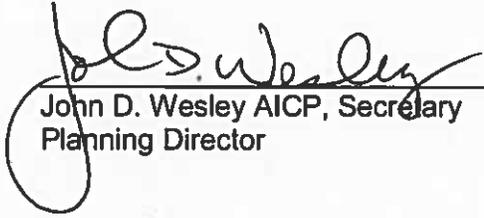
MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

Other Business:

None.

Adjournment

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director

RG:

I:\P&Z\P&Z 15\Minutes02-18-15.docx