

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: May 20, 2015 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Lisa Hudson

STAFF PRESENT:

Tom Ellsworth
Angelica Guevara
Kaelee Wilson
Kim Steadman
Wahid Alam
Gordon Sheffield
Charlotte McDermott
Laura Hyneman
Rebecca Gorton

OTHERS PRESENT:

Richard Dyer
Jesse Macias
Chris Scott
Others

Call Meeting to Order.

Chair DiBella declared a quorum present and the meeting was called to order at 4:00 p.m. before adjournment at 4:52 PM, action was taken on the following:

- 1 Take action on all consent agenda items.

Items on the Consent Agenda

- 2 **Approval of minutes:** Consider the minutes from the April 14 and April 15, 2015 study sessions and regular hearing.

*2-a It was moved by Boardmember Allen and seconded by Boardmember Clement to approve the minutes as written. **Vote: 6-0-0 (Boardmember Hudson, absent)**

It was moved by Boardmember Allen and seconded by Boardmember Clement that the following consent items be approved. **Vote: 6-0-0 (Boardmember Hudson, absent)**

Zoning Cases: Z15-011, Z15-016, Z15-015, Z15-014; and Preliminary Plat "Harris Crossing II"

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*3-a **Z15-011 (District 2)** 4418 East University Drive. Located east of the northeast corner of University Drive and Greenfield Road (0.38± acres). Site Plan Review. This request will allow for the development of a two-tenant retail building. Nicole Posten-Thompson, Associated Architects, applicant; LFLP Greenfield, LLC, owner. (PLN2015-00046)

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

Board Decision: Continued to the June 17, 2015 Hearing

Vote: 6-0-0 (Boardmember Hudson, absent)

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- *3-b.** Z15-016 (District 3) 2930 South Alma School Road. Located south of Guadalupe Road on the west side of Alma School Road. Site Plan Review. This request will allow for the development of an automotive repair facility. (PLN2015-00042)

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 Clement

That: The Board recommends approval of zoning case Z15-016 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: DR15-019
3. Compliance with all City development codes and regulations
4. All parking spaces shall meet code minimums for length and width.
5. All landscape islands shall be a minimum of 8 feet wide.
6. All setbacks shall be measured from the 65' future width line.
7. A lot split shall be approved prior to the issuance of building permits.
8. The pedestrian connection shall be comprised of an upgraded material and be a minimum of 5 feet wide.
9. A Substantial Conformance Improvement Permit to be approved by the Board of Adjustment for all modifications to the zoning code on the site plan.
10. Landscaping in compliance with Section 11-33-4 shall be placed around the refuse enclosure.
11. Temporary curbing and landscaping to be installed on the future pad site adjacent to parking and drive aisles.

Vote: 6-0-0 (Boardmember Hudson, absent)

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- *4-a. Z15-015 (District 1) 2305 North Harris Drive.** Located north of McKellips Road and west of Gilbert Road (4.74 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069) **Companion Preliminary Plat**

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 Clement

That: The Board recommends approval of zoning case Z15-015 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 all City of Mesa Code requirements and regulations.
3. The building setback on the east property line of Lots 3 and 4 shall be 15'.
4. On-lot retention allowed only if a development agreement is entered into with the City, with terms and conditions acceptable to the City.
5. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. 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.

Vote: 6-0-0 (Boardmember Hudson, absent)

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- *4-b. Z15-014 (District 6)** 10950 East Elliot Road. Located at the northeast corner of Signal Butte Road and Elliot Road (108.45± acres). Site Plan Review. This request will allow the expansion of an existing City of Mesa Water Treatment Plant. (PLN2015-00070)

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 Clement

- That:** The Board recommends approval of zoning case Z15-014 conditioned upon
1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
 2. Compliance with all City development codes and regulations.
 3. Compliance with all requirements of the Design Review Board case #DR15-17.
 4. Provide wrought-iron view fence with masonry pilasters replacing the existing chain link fence along the wash to the north or maintain the existing chain-link fence.

Vote: 6-0-0 (Boardmember Hudson, absent)

Following the Board decision, Mr. John Kupferschmidt, 3224 S. Emery Circle representing Meridian Point HOA, asked to speak to the Board. Mr. Kupferschmidt questioned how the pumps will be screened and stated that the residents would like to see an increase to the flow of the sewer. City of Mesa Project Manager, Chris Scott, addressed Mr. Kupferschmidt's concerns and it was decided that Mr. Scott will be available to answer any questions during the development process of the Water Treatment Plant.

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*5-a **“Harris Crossing II” (District 1)** 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.74 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069) **Companion case to Z15-015.**

Summary: This case was discussed concurrently with zoning case Z15-015.

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

That: The Board approved the Preliminary Plat of “Harris Crossing II”

Vote: 6-0-0 (Boardmember Hudson, absent)

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- 6-a **Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Site Plan Review and Special Use Permit. This request will allow the development of a convenience store with a gas canopy and a car wash facility. (PLN2015-00050)

Summary: Chair DiBella stated that case Z15-012 was discussed at the April, 2015 Planning and Zoning meeting. Chair DiBella read into record a comment card completed by Tanya Collins of the Mesa Grande Community Alliance in which the Alliance is in favor of the recommendation of staff to continue.

Mr. D. Montague of 553 N. Orange Street, is a member of the Steering Committee for Mesa Grande Community Alliance. Mr. Montague described his concern for the design of the Corner Store. He stated that the walkways need to be widened and the location of the car wash should not be next to the outdoor patio of a restaurant. He stated the property is across from the Riverview Park and needs to be the best design as possible for that area. Mr. Montague is in favor of continuance of the case.

Staff member Wahid Alam confirmed staff's recommendation for continuance. He stated staff is in agreement with the proposed use of the property. Mr. Wahid stated that staff is requesting the applicant to provide a different layout of the project to be more conducive to the area.

Mr. Jesse Macias of 1485 N. 1st Street., #100, Phoenix, AZ, 85004, is the applicant for case Z15-012. Mr. Macias presented an overview of the proposed project and described the changes that have been made to the design.

Chair DiBella inquired of Mr. Macias if he feels any value to continuing this case. Mr. Macias stated that continuance for another month delays the decision if staff is not willing to change their recommendation. He stated that the property owner does not feel a continuance would be satisfactory.

Boardmember Allen stated she would not approve the project from a design standpoint. Ms. Allen stated that she approves the use of the property, however this area is too prominent for the proposed design at this site.

Vice Chair Johnson stated that she visited the applicant's other site at Higley and Pecos and saw the canopies at the street. Ms. Johnson stated that she cannot support the design at Riverview and Dobson.

Boardmember Clement stated from a business standpoint he supports the applicant and supports staff from an aesthetic side. Mr. Clement agreed that it would be a good use of the property and the project will work with the adaptation of the design.

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Boardmember Dahlke asked for clarification as how the Special Use Permit would be addressed if the Board denies the application. Gordon Sheffield, Zoning Administration spoke and made recommendation if the Board decides to deny the application, the motion for denial be for the Site Plan include continuance of the Special Use Permit. If the applicant files an appeal, then the Special Use Permit would come back to the Planning and Zoning Board as a separate consideration item after the City Council decision on the appeal of the site plan.

Mr. Sheffield explained two options. The first is to approve the application with conditions. The second is to deny the motion for the site plan only and to continue the Special Use Permit to another hearing if the applicant appeals to the City Council.

Mr. Macias stated his understanding if the Board denies the application, the denial would be for the Site Plan and they may appeal the decision to the City Council. The Special Use Permit would be back to the Planning and Zoning Board after the City Council decision of the appeal.

Boardmember Allen asked the applicant if he would like the opportunity to continue to work with staff or if he would prefer a decision made at the meeting. Mr. Macias stated the owner will not be able to make any other changes to the site plan.

Vice Chair Johnson made a motion on case Z15-012 to deny the Site Plan and continue the Special Use Permit request to the July 15, 2015 hearing. The motion was seconded by Boardmember Allen.

Vote: 6-0-0 (Boardmember Hudson, absent)

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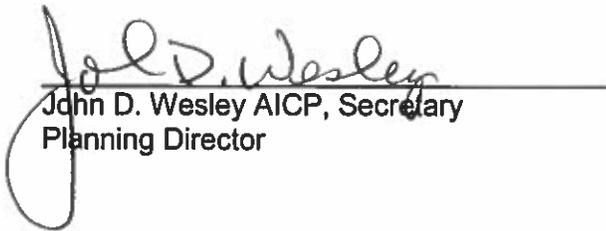
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Other Business:

None.

Adjournment

Respectfully submitted,


John D. Wesley AICP, Secretary
Planning Director