

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: April 17, 2013 Time: 4:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Michael Clement

OTHERS PRESENT

John Wesley
Tom Ellsworth
Lesley Davis
Angelica Guevara
Wahid Alam
Jason Sanks
Debbie Archuleta
Margaret Robertson

Victor Olsen
Todd Sergi
Steve Resnick
Tom Kirby
Delbert Brummet
Reese Anderson
Tasha Dahl
Barb Runez
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated April 17, 2013. Before adjournment at 4:24 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella, seconded by Boardmember Lisa Hudson that the minutes of the March 19, 2013, and March 20, 2013 study sessions and regular meeting be approved as submitted. Vote: 6 – 0 (Boardmember Clement absent).

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella that the consent items be approved. Vote: 6 – 0 (Boardmember Clement absent)

Zoning Cases: Z13-16, Z13-08, Z13-15, GPMinor13-02, Z13-14

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Item: **Z13-16 (District 6)** 2113 South Power Road (1.05± acres). Located on the east side of Power Road, south of Baseline Road. District 6. Site Plan Modification. This request will allow development of an automotive use. Peter/Phillis K. Eichman Trust, owner; Todd Sergi, applicant. (PLN2013-00051)

Comments: This case was removed from the consent agenda. Boardmember DiBella abstained.

Staffmember Wahid Alam explained the request, was for a new Big O Tires on Power Road to replace the existing facility which fronts onto Baseline at the northern portion of the overall center. He explained this request was for Site Plan Modification so the Board would be making the decision. Mr. Alam stated the project had been reviewed by the Design Review Board.

Victor Olsen 10215 E Via Linda, represented the project. He stated all operations would be within the building and the project would meet all City requirements.

Steve Resnick of 2055 South Power Road spoke in opposition to the request. He stated he was with Infinity Mesa, the owner of the Mall since 2006. Big O Tires was currently on Baseline. He stated the Mall is functionally obsolete and their visibility is already blocked by the pad sites along Power and Baseline. He stated this project would violate the C. C. & R's that the previous owner of this site had agreed to. He stated the existing store was a bad neighbor.

Tom Kirby of Superstition Springs Homeowners Association spoke in opposition to this project. He stated he not want the noise, or traffic the project would generate. He stated he was not opposed to development that helped the community.

Delbert Brummet – 7003 East Milagro Circle spoke in opposition. He stated he lives to the south of this site. The existing Big O Tire store had problems with trash. He did not want them to test drive vehicles through the neighborhood.

Todd Sergi of Big O Tires spoke and thanked staff for their help with the project. He stated the existing store had been there for 10 years. He admitted there were problems with the existing store, and stated this store was design to eliminate those problems. There would be additional work bays and indoor storage. He also stated they had negotiated with Mr. Resnick to build the store within the mall property, but that site did not work. He also stated this site would be farther away from the surrounding residential. He stated the building was approximately 40' wide. They had agreed to move parking lot lighting and provide additional landscaping to accommodate the mall.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Beth Coons

That: The Board approve zoning case Z13-16 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the revised site plan submitted dated April 2, 2013.
2. Compliance with all requirements of the Design Review case # DR13-05.
3. Compliance with all City development codes and regulations.
4. Enhance existing landscape area with new plant materials along Power Road between side walk and parking stalls per current City code.

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5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: Passed 5 – 0 - 1 (Boardmember Clement absent) (Boardmember DiBella abstained)

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Item: **Z13-08 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

Comments: Staffmember Jason Sanks explained the case.

Reese Anderson represented the case.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board continue zoning case Z13-08 to June 19, 2013:

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-15 (District 5)** 7255 East Broadway Road (10± acres). Located on the south side of Broadway Road, east of Power Road. District 5. Modification of Ordinance 2684. This request will allow the nursing facility to offer outpatient rehabilitation services to all residents and the general public. Blake Gillman, owner; Ed Smith, applicant. (PLN2013-00047)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board recommend to the City Council approval of zoning case Z13-15 conditioned upon:

1. Compliance with the basic development as described in the project narrative provided.
2. Full compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Ordinance 2684, except to remove condition 6.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **GPMInor13-02** The 40 to 100 block of South Val Vista Drive (east side) (10.9± acres) (north side). Located south of Main Street on the east side of Val Vista Drive. District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Mixed Use Residential (MUR) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future single residence development on the site. (PLN2013-00048)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board continue case GPMInor13-02 to May 15, 2013

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-14 (District 2)** The 40 to 100 block of South Val Vista Drive (east side). Located south of Main Street on the east side of Val Vista Drive (10.9± acres). District 2. Rezone from RS-9 to RSL4.5. This request will allow the development of single-residence lots. (PLN2013-00048)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board continue zoning case Z13-14 to May 15, 2013

Vote: Passed 6 – 0 (Boardmember Clement absent)

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E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

Item: **Desert Creek (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. (PLN2012-00492)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board continue the preliminary plat of Desert Creek to the June 19, 2013 meeting

Vote: Passed 6 – 0 (Boardmember Clement absent)

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F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Zoning Code Update

Respectfully submitted,

John Wesley, Secretary
Planning Director

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