

Planning and Zoning Board

Minutes

Held in the City of Mesa Council Chambers

Date: October 16th, 2013 Time: 4:05 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

John Wesley
Kaelee Wilson
Lesley Davis
Angelica Guevara
Wahid Alam
Margaret Robertson
Jason Sanks
Kim Steadman
Gordon Sheffield
Delphina Legah
Mia Lozano

OTHERS PRESENT:

Ralph Pew
Warren Steffey
Bill Brafford

Chairperson Carter declared a quorum present and the meeting was called to order at 4:05 p.m. Before adjournment at 5:18 p.m., action was taken on the following:

It was moved by Boardmember Arnett, seconded by Boardmember Hudson that the minutes of the September 17th, 2013, and September 18th, 2013 study sessions and regular meeting be approved as submitted. Vote: 6 -0-1 (Boardmember Clement abstain)

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson that the consent items be approved. Vote: 7-0

Zoning Cases: Z13-053, Z13-050, Z13-051, Z13-052

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Preliminary Plat: Mountain Bridge Parcel 2

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Item: **Z13-053 (District 3)** 827 West Grove Avenue. Located south of Southern Avenue and east of Alma School Road. (5.32± acres). Site Plan Modification. This request will allow the redevelopment of an existing office in the LC-BIZ zoning district. (PLN2013-00403)

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board approves of zoning case Z13-053 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations, (without guarantee of lot yield, building count, lot coverage)
2. Compliance with all requirements of the Administrative Design Review Approval.
3. Provision of a shaded outdoor employee seating area.
4. Compliance with all City development codes and regulations.

Vote: Passed (7-0)

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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*

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Item: **Z13-054 (District 1)** 1626 North Country Club Drive. Located south of McKellips Road on the west side of Country Club Drive. (1.48± acres). Site Plan Modification. This request will allow the redevelopment of an existing group commercial center. (PLN2013-00264)

Summary: Staff member Mia Lozano gave a brief staff report to the Board. She stated the request is for an office and mortuary. The applicant will be adding an additional parking lot, landscaping and a chapel.

Fredrick Crandall, the applicant, stated it will be a great improvement. The only major change is the addition of the parking lot and landscaping.

Bill Brafford, 507 W. Fairway Cir., stated he would like more information about the request. The site plan that was sent to the neighbors was really small. He stated he has concerns about additional traffic.

It was moved by Boardmember Johnson seconded by Boardmember DiBella

That: The Board approves of zoning case Z13-054 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and preliminary elevations as approved by Design Review, (without guarantee of lot yield, building count, lot coverage).
2. Recordation of lot combination of parcels 135-11-010A, 135-11-010C, 135-11-003A and 135-11-003C prior to the issuance of a construction permit.
3. Provision of the addition of landscape screening to a height of 32" behind the masonry and wrought iron parking screen wall for the new parking area.
4. Compliance with Design Review approval.
5. Compliance with all requirements of Zoning Administrator case ZA08-003, Board of Adjustment cases BA08-010, and BA13-007 as applicable.
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. Compliance with all City development codes and regulations.

Vote: Passed (7-0)

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Item: **Z13-050 (District 2)** 3831 and 3841 East Main Street. Located east of Val Vista Drive on the south side of Main Street. (1.63± acres). Rezone approximately 0.64 acres from LC to GC and Site Plan Review. This request will allow the expansion of an existing general commercial use. (PLN2013-00389)

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board approves of zoning case Z13-050 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations dated 9/23/2013 except as otherwise conditioned.
2. Design Review approval.
3. Approval of a Substantial Conformance Improvement Permit.
4. Compliance with all City development codes and regulations.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: Passed (7-0)

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Item: **Z13-051 (District 5)** The 8900 block of East Upper Canyon Drive (north side). Located north of McKellips Road on the west side of Ellsworth Road. (37.1± acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow a single-residence subdivision in Parcel 2 of the Mountain Bridge master plan. (PLN2013-00396)

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

It was moved by Boardmember Joshnson, seconded by Boardmember Hudson

That: The Board approves of zoning case Z13-051 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. A Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.
4. A grading permit is required prior to any grading of the site.
5. Compliance with the Residential Development Guidelines.
6. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
7. Compliance with all City development codes and regulations.
8. 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.
9. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
10. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed (7-0)

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Item: **Z13-052 (District 6)** 6560 South Mountain Road. Located north of Pecos on the west side of Mountain Road. (4.8± acres). Rezone from AG to HI-AF-PAD and Site Plan Review. This

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request will allow the expansion of an existing industrial facility. (PLN2013-00383)

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z13-052 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 coverage).
2. Compliance with all City development codes and regulations.
3. Provide salvage native plant materials from the site for perimeter and internal landscaping.
4. Replace all razor wire on top of 6 feet tall CMU wall and bridge over drainage channel with wrought iron picket fence with radius spike finials.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.

Vote: Passed (7-0)

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Item: **GPMInor13-005 (District 6)** 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 East Elliot Road (north side). (32± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Business Park (BP) to Community Commercial (CC). This request will allow commercial development. (PLN2013-00131)

Summary: Staff member Jason Sanks gave a brief staff report. Mr. Sanks explained the request is for a grocer anchored shopping center. He explained the General Plan Designation for this parcel has been Business Park (BP) for 25 years. The applicant has downsized the request from 60 acres to 32 acres to preserve the employment area. Mr. Sanks stated staff is supportive of the General Plan amendment and the zoning request but would like more time to work on the site plan.

Ralph Pew, 1744 S. Val Vista Dr. Suite 217, represented the applicant. Mr. Pew gave a PowerPoint presentation to the Board. Mr. Pew stated he is in agreement with staff on their recommendation to support the General Plan amendment and zoning request. Mr. Pew went on to state the Mesa Gateway Area Plan was adopted as guide and in conjunction with the General Plan, there are various types of language related to form. Mr. Pew questioned how many forms and guidelines should apply to this property. Mr. Pew went on to describe the surrounding areas. He pointed out there will never be any pedestrians east of the site, the residents to the north will drive, First Solar to the south has few employees. He stated there won't be much pedestrian foot traffic to this site. It is understood this site is designated as Mixed-Use Community District in the Mesa Gateway Area Plan.

Mr. Pew stated there are 5,400 acres identified in the Mesa Gateway Area Plan as Mixed-Use Community. Mr. Pew questioned if all development within those 5,400 acres will be development as mixed-use. He went on to state the applicant is in disagreement about Economic Development's letter that designated Elliot Road as a tech corridor. It is absurd that a city department can claim a street as a high tech corridor with no City Council action. He stated the land owners shouldn't be held to employment type of uses. The high intensity employment uses will be further west.

Mr. Pew stated the applicant can't put a building in the middle of the parking lot. In doing that, the building would block visibility to the main anchor tenant. Mr. Pew argued staff's comment about 300' block lengths. Mr. Pew went into detail about staff's example of DC Ranch's Safeway Center for building form. Mr. Pew stated the center is not successful and it is on the brink of one of the wealthiest communities.

Boardmember Clement asked the applicant if there is tenant input. The applicant responded there are successful conversations happening.

Board member Arnett asked if there will be four-sided architecture to allow better visibility all the way around the site. Mr. Pew responded that there will be four-sided

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architecture.

Board member DiBella questioned if the applicant has looked into a conceptual master plan for the larger area. Mr. Pew responded it is hard to design a conceptual plan without knowing an end user.

Chair Carter asked the applicant what his thoughts were concerning the letter from Economic Development. Mr. Pew responded that he thought the letter declaring Elliot Road a tech corridor was impossible, unrealistic and should happen along a freeway corridor. Chair Carter went on to say the viability of residential seems unlikely from Economic Development's letter. If the site to the west is not developed as residential, he felt there were enough pedestrian connections to the site. Mr. Pew clarified the site to the west can still be residential, as stated in the Mesa Gateway Area Plan, that the market will dictate the end user. Chair Carter stated he recognizes this isn't the place for a Kierland Commons. He went onto state he didn't like the dead end entrances. The QT prototype needs to be designed on all four sides.

Board member DiBella questioned if the Design Review Process is so rigid that it wouldn't facilitate more site plan review. Mr. Wesley stated minor details can be worked out at Design Review Board but the site plan needs to be handled at Planning and Zoning Board.

Staff member Jason Sanks explained that the applicant cannot consider his parcel as an exception to the plan. This site needs to be a unique and special center. Staff needs more time with the applicant to insure that it will be.

Board member Arnett asked Mr. Sanks what his recommendations would be. Mr. Sanks responded that staff anticipates employment to the west, so the west needs to provide more interest so it will provide connectivity to future development. The site needs a better pedestrian oriented spine. The wash needs to be utilized as an asset. Mr. Sanks stated when he met with the architects, they seemed responsive to staff's ideas but the resubmittal seems the same with the addition of a ramada.

Mr. Pew responded the applicant is one-hundred percent agreeable to the wash realignment but is not agreeable to backing more buildings to it. He stated one building is backing onto the wash. Mr. Pew argued it is a dry wash, the applicant will landscape it and make it look nice, but it is a dry wash.

Chair Carter pointed out the applicant is trying to do a nice development but they have a huge, large ugly building to the south, to the east there is a City of Mesa area and a SRP substation. He questioned where all the people will be coming from. Chair Carter stated he has no issue with the site plan since it also has to go through Design Review Board.

Chair Carter asked the applicant if the development will be platted. Mr. Pew stated that is at the owner's disposition and the tenants desires. It could be a mix of both. Chair

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Carter asked the applicant if each building will be coming back separately. Mr. Pew stated the main tenant is well underway and a master developer is on board. He stated he doesn't know what else to do with the site plan and is open to suggestions from the Board. Chair Carter asked what the viability of the pad buildings staying in the exact locations depicted on the site plan. John Wesley, Planning Director, responded that staff typically will see minor changes that can be handled at the staff level.

Board member Clement asked the applicant what suggestions staff has given them. Mr. Pew stated staff has given suggestions; they just aren't viable at this site.

Warren Steffey, 6750 E. Main Street, addressed the Board. He stated he is the property owner to the north. He is really in support of the development. Mr. Steffey wants sufficient buffering between this property and his to the north to prevent pedestrian traffic. He is also concerned about noise and early morning deliveries if his property is developed as a residential use.

Board member Dibella stated he felt if the case got continued sixty days that the case would be in the same place. Mr. Pew responded he too felt they would be in the same place and City Council still has the opportunity to look at the site plan.

John Wesley clarified that there is a misconception about what the Mesa Gateway Area Plan states as desired residential uses in this area. He stated the whole plan needs to be read. The residential component is to the south of Elliot Road. Mr. Wesley stated staff does not anticipate residential to the west or north of this property. The concern is not so much about pedestrians getting to this site; it is once the pedestrians are on site that they feel comfortable walking. Mr. Wesley also stated it has been noticed the case is lacking two general conditions of approvals concerning an avigation easement and a noise attenuation condition due to the site's proximity to the airport.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

That: The Board recommend to the City Council adoption of zoning case GPMInor13-005.

Vote: Passed (7-0)

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Item: **Z13-035 (District 6)** 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 blocks of East Elliot Road (north side). Located at the northwest corner of Signal Butte Road and Elliot Road (32± acres). Rezone from AG to LC and Site Plan Review. This request will allow commercial development. (PLN2013-00131)

Summary: Staff member Jason Sanks gave a brief staff report. Mr. Sanks explained the request is for a grocer anchored shopping center. He explained the General Plan Designation for this parcel has been Business Park (BP) for 25 years. The applicant has downsized the request from 60 acres to 32 acres to preserve the employment area. Mr. Sanks stated staff is supportive of the General Plan amendment and the zoning request but would like more time to work on the site plan.

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Mr. Pew stated there are 5,400 acres identified in the Mesa Gateway Area Plan as Mixed-Use Community. Mr. Pew questioned if all development within those 5,400 acres will be development as mixed-use. He went on to state the applicant is in disagreement about Economic Development's letter that designated Elliot Road as a tech corridor. It is absurd that a city department can claim a street as a high tech corridor with no City Council action. He stated the land owners shouldn't be held to employment type of uses. The high intensity employment uses will be further west.

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Chair Carter asked the applicant if the development will be platted. Mr. Pew stated that is at the owner's disposition and the tenants desires. It could be a mix of both. Chair Carter asked the applicant if each building will be coming back separately. Mr. Pew stated the main tenant is well underway and a master developer is on board. He stated

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Warren Stiffey, 6750 E. Main Street, addressed the Board. He stated he is the property owner to the north. He is really in support of the development. Mr. Stiffey wants sufficient buffering between this property and his to the north to prevent pedestrian traffic. He is also concerned about noise and early morning deliveries if his property is developed as a residential use.

Board member Dibella stated he felt if the case got continued sixty days that the case would be in the same place. Mr. Pew responded he too felt they would be in the same place and City Council still has the opportunity to look at the site plan.

John Wesley clarified that there is a misconception about what the Mesa Gateway Area Plan states as desired residential uses in this area. He stated the whole plan needs to be read. The residential component is to the south of Elliot Road. Mr. Wesley stated staff does not anticipate residential to the west of this property. The concern is not so much about pedestrians getting to this site; it is once the pedestrians are on site that they feel comfortable walking. Mr. Wesley also stated it has been noticed the case is lacking two general conditions of approvals concerning an avigation easement and a noise attenuation condition due to the site's proximity to the airport.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

That: The Board recommend to the City Council approval of zoning case Z13-035 with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the conceptual photographic exhibits except as otherwise conditioned.
2. Compliance with required tree/shrub quantities per Ch. 33 of the Zoning Ordinance
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
5. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.
6. Written notice be provided to future property owners, and acknowledgment received that the project is within 2 mile(s) of Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures be incorporated into the design and construction of the development to achieve a noise level reduction as required by Code.

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8. Design Review Board shall address enhancing the connection to future development to the west, onsite pedestrian circulation, and four -sided contemporary architecture.

Vote: Passed (7-0)

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Preliminary Plat of Mountain Bridge Parcel 2 (District 5)

The 8900 block of East Upper Canyon Drive (north side). Located north of McKellips Road on the west side of Ellsworth Road. (37.1± acres). This request will allow a single-residence subdivision in Parcel 2 of the Mountain Bridge master plan. (PLN2013-00396)

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board approve the Preliminary Plat of Mountain Bridge Parcel 2

Vote: Passed (7-0)

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Respectfully submitted,

John Wesley, Secretary
Planning Director

Minutes written by Kaelee Wilson, Planning Assistant

KW:
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