

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: August 15, 2012 Time: 4:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Lesley Davis
Angelica Guevara
Wahid Alam
Debbie Archuleta
Margaret Robertson

Paul Gilbert
Susan Demmit
Jon Mirto
Karen Hunt
Marilyn Landi
Jane Penny
Pearl Maurer
Paul Dugas

Leo Archer
Jeannie Zehring
Jim Hawks
Thomas Stincic
Barbara Kyler
Page Porter
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 August 15, 2012. Before adjournment at 4:49 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett that the minutes of the July 17, 2012, and July 18, 2012 study sessions and regular meeting be approved as submitted. Vote: 6 – 0 .

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

It was moved by Boardmember Beth Coons, seconded by Boardmember Lisa Hudson that the consent items be approved. Vote:

Zoning Cases: Z12-37, Z12-30, Z12-31, Z12-34, Z12-38, Z12-39, Z12-36

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Item: **Z12-37 (District 4)** 125 East University Drive. Located west of Mesa Drive on the south side of University Drive (0.69± acres). District 4. Site Plan Review. This request will allow the development of offices within the Downtown Core zoning district. City of Mesa, owners; Jon Mirto, applicant. (PLN2012-00263)

Comments: This case was removed from the consent agenda by a citizen.

Staffmember Wahid Alam explained the project.

Karen Hunt Director of the Marriott Hotel, 200 North Centennial Way stated that the area is a concern for them, She stated many of their guests enter their site from University and they were concerned with the perception. She stated they already have the Adult Probation office very close to this site.

A representative of Save the Family spoke and stated they were also concerned, that was why they wanted Class A architecture. She stated their intent was to provide their services to the people in the Washington Escobedo neighborhood to raise the quality of life for the community.

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z12-37 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 requirements of Design Review.
3. Install landscape for the entire phase -1 including the courtyard per approved plans.
4. Compliance with all City development codes and regulations.

Vote: Passed 6 – 0

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Note: Audiotapes 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: **Z12-30 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road. District 6. Rezone from LI to RS-6 (70 acres) and RSL-4.5 (35 acres). This request will facilitate the future development of a single-residence subdivision. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

Comments: This case was removed from the consent agenda by citizens who wished to speak on the project.

Staffmember Angelica Guevara explained the request. She stated there were no specific plans so the project would come back before the Planning and Zoning Board in the future.

Marilyn Landi 1829 North 29th Place, stated she owns property close to this area. She stated she had owned multi-family property in Minnesota. She thought the 100 acres would be small residential with 5 acres of commercial. She was concerned that multi-family properties are not taken care of and start to decline in 10 years. She stated she had no problem with apartments, duplexes, etc. she just wanted to ensure there would be future upkeep.

Jane Penny 22707 East Carla Vista Drive, stated she lived east of this development. She applauded the City for protecting the airport. She was concerned that people would move in knowing there was an airport, but then be opposed to the noise of the planes flying over their homes. She wanted to caution the City about developing residential.

Pearl Maurer 15510 South Mountain, submitted a blue slip, but did not speak.

Paul Gilbert 4800 North Scottsdale Road, the applicant for the project, spoke and stated they had met with the airport very early in the planning for this site. He stated the airport representatives did not want to weigh in on these plans. He stated the plan complies with the Airport Strategic Plan. Mr. Gilbert stated there would not be any multi-family proposed for this project. They have a list of stipulations they need to meet regarding the airport, including noise attenuation measures for the construction.

Boardmember Beth Coons confirmed the project complies with the Gateway Plan, and that there would be future public hearings. She wondered why the airport was not responding.

Chair Randy Carter confirmed the future public hearings would be through the Planning and Zoning Board, and that the development plans would be reviewed by the airport.

Planning Director, John Wesley stated that Williams Field Road has been the boundary the airport wants for residential development.

It was moved by Boardmember Lisa Hudson, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z12-30 conditioned upon:

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1. Compliance with the basic development as described in the project narrative and exhibits provided (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future development plans.
3. Full compliance with all City development codes and regulations.
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. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
6. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
7. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. 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).
10. Written notice be provided to future residents, and acknowledgment received that the project is within 2 mile(s) of Phoenix-Mesa Gateway Airport.
11. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
12. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 6 – 0

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MINUTES OF THE AUGUST 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-34 (District 5)** Parcel 14/15 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (32.10 00000). Rezone from RS-9-PAD-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant. (PLN2012-00185)

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

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z12-34 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. **Front facing garages shall be placed 11' or less from the back of curb to the face of the garage; or a minimum of 18' from the back of curb to the face of the garage.**
4. **Provide one additional 15' east/west pedestrian connection from Road "D" to the recreation center.**
5. **Increase the width of the tract adjacent to Road "C" containing the pedestrian connection between lots 80 and 81 to 15' in width.**
6. **If security fencing is proposed, provide a 3' block wall with 3' of wrought iron along each side of the pedestrian access provided between lots 80 and 81.**
7. **Administrative review and approval required for product and amenities.**
8. Compliance with all City development codes and regulations.
9. 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.
10. Administrative review and approval by the Planning Director required for the "Tuscan Villas" Collection.
11. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
12. Compliance with all requirements of the Subdivision Technical Review Committee.
13. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 6 – 0

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MINUTES OF THE AUGUST 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-38 (District 5)** Parcel 1/3 at Mountain Bridge. Located north of McKellips Road east of Hawes Road (34.90 □□□□). District 5. Modification of an existing PAD overlay within an RS-9 zoning district and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant. (PLN2012-000185)

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

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z12-38 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. **Front facing garages shall be placed 11' or less from the back of curb to the face of the garage; or a minimum of 18' from the back of curb to the face of the garage.**
4. **Administrative review and approval required for product and amenities.**
5. Compliance with all City development codes and regulations.
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. Administrative review and approval by the Planning Director required for the "Bungalow" Collection.
8. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 6 – 0

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MINUTES OF THE AUGUST 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-39 (District 5)** Parcel 10/11 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (39.10 □□□□). District 5. Modification of an existing PAD overlay within an RS-9 zoning district and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, owner; Paul Dugas, applicant. (PLN2012-000185)

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

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z12-39 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. **Front facing garages shall be placed 11' or less from the back of curb to the face of the garage; or a minimum of 18' from the back of curb to the face of the garage.**
4. **Provide a clearly identified walkway or walk path at the southeast corner of the site to provide pedestrian access to Estates Drive and the future bridge over McKellips Road.**
5. **Administrative review and approval required for product and amenities.**
6. Compliance with all City development codes and regulations.
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.
8. Administrative review and approval by the Planning Director required for the Tuscan Villas product.
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.
11. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 6 - 0

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MINUTES OF THE AUGUST 15, 2012 PLANNING AND ZONING MEETING

Item: **Z12-36 (District 1)** 2211 East Quince Street. Located north of McDowell Road and east of Gilbert Road (15± acres). District 1. Rezone from AG to RS-43 and Site Plan Review. Approval of the preliminary plat for Patch of Lehi. This request will allow the development of a single-residential subdivision. Laron J. Dewitt, Sally R. Dewitt, Page E. Dewitt, Mark A. Miku, Surfside Trust by R. Marziale, Carrol L. Powell, Doris E. Powell, Page E. Dewitt Trust, owners; Page Dewitt-Porter, applicant (PLN2012-00166)

Comments: This case was removed from the consent agenda by citizens who wished to speak regarding the project.

Staffmember Lesley Davis explained the request was to rezone from AG to RS-43. There would be 4 lots, 3 within The Patch at Lehi Subdivision. Lot 1 would be 6.3 acres, The other lots would 4.1 acres and 3.8 acres. The small piece at the end would be developed by someone else.

Leo Archer 3348 North Chestnut, was opposed to the request. He stated the current houses were on septic and the closest sewer was 2 miles away. The neighbors did not want to be forced to hook up to sewer. Staffmember Davis stated Ms. Porter had spoken with City utilities and the City did not have a hook up nearby. It did not look like they would be required to hook up to sewer.

Jeannie Zehring 2109 East Quince stated she loved her rural community. She was concerned with speed and traffic volume. There would be only one way in and one way out. She wanted to know what the plan was for the exception piece.

Jim Hawks 2065 East Quince was opposed to the case. He had the same concerns about traffic. He stated that ever since they were relocated when the 202 went in there had been issues with traffic. He stated the architect's plan was not the same as the County.

Thomas Stincic 2121 East Oasis stated that traffic was a concern because of the riding stable. He wanted to see speed humps. He was concerned the site would eventually be one house per acre.

Barbara Kyler 2260 East Riverdale submitted a blue card but did not wish to speak. She wondered if this would set a precedent for everything that might follow?

Page Porter represented the case and stated she had talked to Transportation about speed humps. She was told there was not enough traffic for the City to finance speed humps; therefore, the neighbors would have to pay for it.

Boardmember Vince DiBella confirmed that the half road does not currently exist.

Boardmember Bran Arnett confirmed the site plan had been reviewed by City Transportation.

Boardmember Beth Coons confirmed the exception piece was at the south end of the site. The future developer would be required to put in a cul-de-sac.

Chair Randy Carter stated the Board could not deal with traffic issues. He suggested they speak to City Council about speed humps.

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It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z12-36 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and amended preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines.
3. 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.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Full compliance with all current Code requirements and regulations, unless modified through appropriate review and approval of the modifications outlined in the staff report.
6. Compliance with all requirements of the Board of Adjustment for a Special Use Permit to allow Boarding Stables for horses.

Vote: Passed 6 – 0

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MINUTES OF THE AUGUST 15, 2012 PLANNING AND ZONING MEETING

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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