

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers
Date June 21, 2007 Time 4:00 p.m.

MEMBERS PRESENT

Rich Adams, Chair
Frank Mizner
Jared Langkilde
Pat Esparza
Randy Carter

MEMBERS ABSENT

Ken Salas, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Joe Welliver
Maria Salaiz
Kelly Arredondo

Rob Dmohowski
Jeff McVay
Reese Anderson
Wayne Balmer
Dan Brock
Jeff Welker
David Udall

Lesley Davis
Monique Spivey
Fred Woods
Tom Roszak
Stephen Earl
Christine Zielonka
Others

Chairperson Adams declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated June 21, 2007. Before adjournment at 8:15 p.m., action was taken on the following items:

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde that the minutes of the May 8, May 10, and May 17, 2007, study session and regular meetings be approved as submitted. Vote: 4-0 with Boardmembers Salas and Carter absent.

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

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde that the consent items be approved. Vote: 4-0 with Boardmembers Salas and Carter absent.

Resolution: Review and make a recommendation to the City Council on the resolution for Planning Division fees for the fiscal year 2007/2008 budget.

Zoning Cases: *GPMInor07-08, GPMInor07-09, GPMInor07-10, Z07-28, Z07-43, *Z07-57, *Z07-58, Z07-59, Z07-60, *Z07-61, *Z07-62, *Z07-63, Z07-64, *Z07-65, *Z07-66, Z07-67, *Z07-68, *Z07-69, Z07-70.

MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **GPMInor07-08 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (77± ac). Minor General Plan Amendment from Office (O), Community Commercial (CC) and Mixed Use Employment (MUE) to Mixed Use Residential (MUR) and Mixed Use Employment (MUE). Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. **COMPANION CASES Z07-57 & Z07-58.**

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board continued zoning case GPMInor07-08 to the August 16, 2007 meeting at the applicant's request.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-57 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (216± ac). Rezone from M-1 AF to M-1 and C-2 with a BIZ overlay on the northwestern portion of the site as part of the approval for the "Entrada" Development Master Plan (an exhibit is available for review in the Planning Division). This request will establish the development pattern for a regional employment center. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santa Tan". **COMPANION CASES GPMInor07-08 & Z07-58.**

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board continued zoning case Z07-57 to the August 16, 2007 meeting at the applicant's request.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-58 (District 6)** The 9000 block of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (19± ac). Council Use Permit. This request is to allow a residential use within a C-2 district as part of a mixed-use development. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santa Tan". **COMPANION CASES GPMInor07-08 & Z07-57.**

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board continued zoning case Z07-58 to the August 16, 2007 meeting at the applicant's request.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **GPMInor07-09 (District 5)** The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.09± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Office (O) to High Density Residential (HDR 10-15 du/ac). Ross N. Farnsworth, RSB Partners, LLC., owner; Jeff D. Welker, Welker Development Resources, applicant. **COMPANION CASE Z07-59.**

Comments: Chris Yedlicka, 5445 E. McKellips Rd, #56, residents, spoke in opposition stating that he had an issue with the “exit gate”, which would be directly behind his unit; adding that it would generate more traffic and impact his property value.

Jeff Welker, applicant, mentioned that the gate would be a secondary “exit only”, with the main entrance on Alta Mesa Drive; adding that it would not generate much traffic. He stated that he would try to restrict it to emergency vehicles only and he would be willing to work with Mr. Yedlicka to address his concerns.

Discussion ensued regarding restricting the gate to emergency vehicles only and relocation of the gate.

Boardmember Langkilde asked Mr. Yedlicka if making the gate an “emergency exit only” would work with him. Mr. Yedlicka stated he would like to see it as an “emergency exit only” and is willing to work with the applicant.

Boardmember Mizner encouraged staff and the applicant to work to make this an “emergency exit only” if possible; adding that this land use change is reasonable and in accordance with the goals of the General Plan and should be compatible with the neighborhood.

It was moved by Boardmember Mizner, seconded by Boardmember Esparza

That: The Board recommend to the City Council approval of zoning case GPMInor07-09.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-59 (District 5)** The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.09± ac.). Rezone from O-S to R-2 BIZ DMP and Site Plan Review. This request will allow the development of a townhouse community. Ross N. Farnsworth, RSB Partners, LLC., owner; Jeff D. Welker, Welker Development Resources, applicant. Also consider the preliminary plat for "Sanctuary at Alta Mesa". **COMPANION CASE GPMInor07-09.**

Comments: Chris Yedlicka, 5445 E. McKellips Rd, #56, residents, spoke in opposition stating that he had an issue with the "exit gate", which would be directly behind his unit; adding that it would generate more traffic and impact his property value.

Jeff Welker, applicant, mentioned that the gate would be a secondary "exit only", with the main entrance on Alta Mesa Drive; adding that it would not generate much traffic. He stated that he would try to restrict it to emergency vehicles only and he would be willing to work with Mr. Yedlicka to address his concerns.

Discussion ensued regarding restricting the gate to emergency vehicles only and relocation of the gate.

Boardmember Langkilde asked Mr. Yedlicka if making the gate an "emergency exit only" would work with him. Mr. Yedlicka stated he would like to see it as an "emergency exit only" and is willing to work with the applicant.

Boardmember Mizner encouraged staff and the applicant to work to make this an "emergency exit only" if possible; adding that this land use change is reasonable and in accordance with the goals of the General Plan and should be compatible with the neighborhood.

It was moved by Boardmember Esparza, seconded by Boardmember Mizner

That: The Board approve the preliminary plat of "Sanctuary at Alta Mesa" and recommend to the City Council approval of zoning case Z07-59 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations.
5. 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.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field 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).

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9. Written notice be provided to future residents, and acknowledgment received that the project is within one mile of Falcon Field Airport.
10. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
11. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **GPMInor07-10 (District 6)** The 2600 block of South Power Road (east side). Located north of Guadalupe Road on the east side of Power Road (16.06± ac). Minor General Plan Amendment from Community Commercial (CC) to Medium Density Residential 6-10 du/acre (MDR 6-10). This request will allow the development of a single residential subdivision. Mark Reeb, owner; Greg Hitchens, applicant. **COMPANION CASE Z07-60.**

Boardmember Carter arrived at 4:30 p.m.

Comments: Talmage Delange, 6965 E. Monte Avenue, Mesa, resident, spoke in opposition, stating his concerns with:

- Density of project;
- Design will detract from their homes and reduce their property values;
- The exit onto Monterey would generate more traffic

Boardmember Mizner asked Mr. Ellsworth to explain the lot sizes and density on the project and the issue of access off of Monterey vs. Power Road

Tom Ellsworth, Senior Planner, responded that the proposed development would be on 16 acres with 116 units, which works out to be 7.22 du/ac, which is allowed under the R1-6 zoning district. He added that the minimum lot size would be 2700 sq.ft. Mr. Ellsworth responded to the concerns regarding access off of Monterey and adding that the Traffic Division had reviewed this request and didn't express any concerns about impacts to Monterey.

Discussion ensued regarding the traffic on Monterey.

Boardmember Mizner moved to approve GPMInor07-10, stating that it's a reasonable land use for the area and should be compatible with the surrounding land uses adding that the Board will see future site plans for the proposed commercial development. Seconded by Boardmember Esparza

That: The Board recommend to the City Council approval of zoning case GPMInor07-10.

Vote: Passed 5-0 with Boardmember Salas absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-60 (District 6)** The 2600 block of South Power Road (east side). Located north of Guadalupe Road on the east side of Power Road (20.62± ac). Rezone from AG and R1-7 to R1-6 PAD, C-2 on the northwest and southwest corners of the site and Site Plan Review. This request will allow the development of a single residential subdivision and to future retail sites. Mark Reeb, owner; Greg Hitchens, applicant. Also consider the preliminary plat for "Tierra del Rey"
COMPANION CASE GPMInor07-10

Boardmember Carter arrived at 4:30 p.m.

Comments: Talmage Delange, 6965 E. Monte Avenue, Mesa, resident, spoke in opposition, stating his concerns with:

- Density of project;
- Design will detract from their homes and reduce their property values;
- The exit onto Monterey would generate more traffic

Boardmember Mizner asked Mr. Ellsworth to explain the lot sizes and density on the project and the issue of access off of Monterey vs. Power Road

Tom Ellsworth, Senior Planner, responded that the proposed development would be on 16 acres with 116 units, which works out to be 7.22 du/ac, which is allowed under the R1-6 zoning district. He added that the minimum lot size would be 2700 sq.ft. Mr. Ellsworth responded to the concerns regarding access off of Monterey and adding that the Traffic Division had reviewed this request and didn't express any concerns about impacts to Monterey.

It was moved by Boardmember Esparza, seconded by Boardmember Mizner

That: The Board approve the preliminary plat of "Tierra del Rey" and recommend to the City Council approval of zoning case Z07-60 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines.
3. Site Plan Review through the public hearing process of future development plans or the C-2 portions of the site.
4. Compliance with all City development codes and regulations.
5. 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.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Williams 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within three miles of Williams Gateway Airport.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

Vote: Passed 5-0 with Boardmember Salas absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-61 (District 1)** 1221 East McKellips Road. Located at the southeast corner of Stapley Drive and McKellips Road (10.25 ± ac). Site Plan Modification. This request will allow the development of a fueling station. Gabriel Howe, owner; Elizabeth Ohep, Tait & Associates, Inc., applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve zoning case Z07-61 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations.
5. Review and approval of a Special Use Permit for gas pumps by the Board of Adjustment.
6. Review and approval of a Substantial Conformance Improvement Permit.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-28 (District 3)** 1350 West Main Street. Located west of Alma School Road and north of Main Street (3.32± ac.). District 3. Rezone from C-3 to C-1 BIZ CUP and R-4-BIZ and Site Plan Review. This request will allow the development of a mixed-use office/retail and townhouse development. Dan Randal/Mulberry Business Park, LLC, owner; Fred Woods/Fred Woods Architecture, applicant. Also consider the preliminary plat for "West Main Station Village".

Comments: Dave Udall, 30 W. First Street, Mesa, applicant, explained that City Council referred this case back to the Board, adding that the applicant met with the neighbors. He stated that they have redesigned the project and explained those changes. He also stated they are agreeable to the 7' setback and noted that this is also contingent upon the closing of Standage St, which is proceeding as a separate action before City Council. He stated they are also agreeable to staff's recommendation and conditions of approval and urged the Board for approval.

Dianne Woods, 1426 W. Pepper Place, resident, stated she hoped the project would address neighbor's concerns and protect them.

The following individuals spoke in opposition of the project:

David Stewart, resident,	1401 W. Pepper Place
Joan LeSueur Woods, resident,	1401 W. Pepper Place
Ralph Smith, resident,	1402 W. Pepper Place
Logan Roberts, Logan Valley Motorcycles,	1440 W. Main Street

Their concerns included:

- Opposed the closure of Standage Street;
- Increased crime in the area;
- Reduce property values;
- No written commitment to remove and erect their new wall;
- Project not adequately designed;
- Drainage issues;
- Not enough parking for his customers.

Dave Richins, Executive Director of the West Mesa Community Development Corporation, 567 W. 10th Place, spoke in favor of the project. Comments included:

- Encouraged with the changes on West Main Street;
- Closure of Standage Street is appropriate; (neighborhood applied for closing of access points between Main Street and Pepper in 2005/06).
- Encouraged to make yards seamless with no cul-de-sac or block wall.

Mr. Udall stated he appreciates the neighbor's comments and addressed their concerns; he also agreed with Mr. Richins that this is a transformation for the area. He added that this project is appropriate for the neighborhood. He read into the record their commitment to pay all expenses for the abandonment of Standage Street, including fixing the front yards in a manner that are agreed upon.

Jeff McVay, Senior Planner, gave an overview of the project stating that this request was before the Board in April, 2007, and due to neighborhood concerns was referred back to the Board for additional review. The applicant has made several changes to the site plan, which was expressed by the applicant. He explained other revisions made to the plan and added that staff is recommending approval with conditions.

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Boardmember Carter asked if this project would be reviewed by the Design Review Board. He also had concerns with visitor parking and the retail portion being on the property line. Mr. McVay responded that it would be reviewed by the Design Review Board.

Mr. Udall responded that he does not have a solution with the retail being on the property line, other than to delete a unit, which they do not want to do; adding that it meets Code.

Discussion ensued regarding the closure of Standage Street and the impact to the homes.

Boardmember Mizner moved to approve Z07-28 stating that with the redesign the applicant has addressed the previous concerns by the Board. The project addresses the intent of the City for its Transit Oriented Development (TOD) along Main Street and the applicant has made a commitment to the immediate neighbors regarding the closure of Standage Street. Seconded by Boardmember Esparza, she added that this is a big improvement and she had no concern with the retail being on the property line. She also agreed with the commitment to the neighbors regarding Standage Street.

Chairperson Adams agreed with Mr. Mizner's comments regarding the abandonment of Standage Street not being the purview of the Board and a separate issue, which has been addressed by Mr. Udall. He added that the project has improved and is impressed, noting that there is still some concern regarding the parking.

Boardmember Carter stated that this is a wonderful project for West Mesa and a great enhancement to the area. He added that he is anxious to see how the Design Review Board looks at this project.

Boardmember Langkilde commented that one of the responsibilities of this Board is to look at the compatibility of various projects with the surrounding neighborhood; adding that he is concerned with the impact to the immediate neighborhood and visitor parking. He stated that the revised site plan is a significant improvement and would be supporting the case.

Boardmember Espaza commented on the historic replication of the station ramada.

That: The Board approve the preliminary plat of "West Main Station Village" and recommend to the City Council approval of zoning case Z07-28 conditioned upon:

1. Compliance with the basic development plan as described in the project narrative and as shown on the revised site plan (dated 05/24/07), preliminary plat and elevations submitted (without guarantee of lot yield, building count, or lot coverage), except as modified by the conditions listed below.
2. Approval of the abandonment of Standage Street and compliance with all requirements of the Engineering Department, Transportation Department, Real Estate Division, and City Council related to that abandonment through separate action.
3. Approval of the proposed Main Street right-of-way modifications and compliance with all requirements of the Transportation Advisory Board and City Council related to those modifications and the encroachment of entry courtyards into the Main Street right-of-way through separate action.
4. A minimum seven-foot (7') wide landscape setback shall be provided from the east property line.
5. Private drives shall be constructed of brick pavers, stamped or colored concrete, or other material approved by the Design Review Board.
6. Compliance with allowed C-1 uses for the retail portion of the site identified on the site plan dated 05/24/07 and floor plan dated 04/19/07.
7. The removal of existing billboard sign.
8. Compliance with all requirements of the Design Review Board.

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9. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
10. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 5-0 with Boardmember Salas absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-43 (District 6)** 8659 East Pecos Road. Located south and east of Hawes Road and Pecos Road (10.59± ac.). Rezone from AG to O-S-PAD for the southern 100' of the site, and M-1-PAD for the remainder of the site, and Site Plan Review. This request will allow for the development of an office/warehouse development. Jeff Phillippe, Pecos 77, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. Also consider the preliminary plat of "Pecos 77 Business Park".

Comments: Boardmember Carter declared a potential conflict of interest and recused himself from any discussions or participation.

The applicant, Reese Anderson provided the board with an overview of the project and the changes which occurred since the last hearing. Following this introduction to the development, various Queens Park neighbors spoke in opposition to the current proposal. A summary of the issues raised include:

- An adequate buffer is needed and the buffer needs to be equal to that provided on the project to the east.
- The purpose and intent of the R1-43 district (that district on the Queen's Park subdivision) was read into the record with the statement that there would be damage to the subdivision if M-1 were built as designed.
- The other surrounding developments were identified as successfully mitigating incompatible land uses and positive examples of appropriate design.
- Litigation was an option if the outcome of the request was not appropriate.
- Information from the Zoning Ordinance regarding setbacks, as well as purpose and intent statements was shared with the Boardmembers.
- Pictures of the site and the surrounding neighborhood were presented to demonstrate impact on the Queen's Park neighborhood.

After talking with his client, the applicant requested a continuance to the next Planning and Zoning Board hearing to work with the residents of Queens Parks.

It was moved by Boardmember Langkilde, seconded by Boardmember Mizner

That: The Board continue zoning case Z07-43 to the July 19, 2007 meeting.

Vote: Passed 4-0-1 with Boardmembers Carter abstaining and Salas absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-62 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (2.5± ac.). Site Plan Modification and Site Plan Review. This request will allow the development of an addition to a cabinet shop and construction of an associated parking field. Roger Understiller, Burdette Properties, LLC, owner; Design Professional, LLC, John C. Manross, applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board continue zoning case Z07-62 to the July 19, 2007 meeting.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-63 (District 5)** The 1340 to 1430 block of North Power Road (east side). Located north of Brown Road on the east side of Power Road (2.05± ac.). Rezone from R1-35 to O-S, and Site Plan Review. This request will allow for the development of office buildings. Dave Marquez, owner; Boyd Thacker – Brock, Craig and Thacker Architects, Ltd., applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve and recommend to City Council approval of zoning case Z07-63 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. 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.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-64 (District 3)** The 1000 to 1200 block of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (4.9± ac). Site Plan Modification and Modification of the existing BIZ overlay. This request will allow the development of a mixed-use mid-rise condominium project with first floor retail. TR Alma Partners, LLC; Thomas Roszak, owner; Pew and Lake, PLC; Reese Anderson, applicant. Also consider the Preliminary Plat for "Fiesta Lofts".

Comments: Reese Anderson, 1930 E. Brown, applicant, addressed questions raised at the study session, stating that the property closed in October 2006, and the zoning was established in April, 2006, adding that the market changed in early 2007. He stated that this project has the same high quality design and amenities as the Fiesta Towers and the project was well received by the Design Review Board (DRB).

Tom Roszak, owner, gave an overview of the project, stating that the "Fiesta Towers" was approved in April 2006, and due to the market change they were not able to provide the vision they intended. He stated they redesigned the project to what is more realistic and market appropriate. He explained the design of the project and stated they are seeking approval. Mr. Roszak stated they have support from the surrounding area.

Tom Ellsworth, Senior Planner, gave an overview stating this request is for a change to the site plan. This project focuses on the live/work units, which changed the parking calculations and noted that staff is supportive of the plan but has concerns with inadequate parking. The previous site plan met 72% of the required parking and with the live/work units it moves the required parking to 85% and staff is requesting a continuance to further discuss this issue. He stated that staff is more supportive of site plan "B", which has a better parking ratio for the live/work units.

Boardmember Langkilde asked Mr. Ellsworth to explain the history on the land use and asked what the Office of Economic Development thought about this project. Mr. Ellsworth responded that this area was originally identified as high-rise offices and the DMP envisioned large office type uses. He stated that this project is a reduction to the "Fiesta Towers" plan. Mr. Ellsworth stated that the Office of Economic Development was supportive of this project. Discussion ensued regarding the mixed-use residential and parking for the project.

Chairperson Adams asked Mr. Roszak to elaborate on the changes to the project. Mr. Roszak briefly explained the project and stated that they reduced their retail to address the parking issues. He commented that other cities are decreasing their parking ratios due to public transportation opportunities and to add more parking would be a big expense.

Discussion continued regarding the number of parking spaces per unit vs. retail, other means of transportation, and marketing for the project.

Boardmember Langkilde asked who the major stakeholders are in the Fiesta Quadrant and if they have been briefed on this project.

Cathy Ji, Office of Economic Development, responded that they are: Desert Banner Medical Center, Mesa Community College, Fiesta Mall, Bank of America Financial Towers, Mesa Fiesta, Poca Fiesta, and others. She added that they have been briefed on the project.

Boardmember Carter asked Ms. Davis how DRB received this project and if there were any design issues.

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Lesley Davis, Planner II, stated that DRB saw this project in a work session in June. She stated they received it well, but had concerns with the integration of the mechanical penthouses and the landscaping along Grove Avenue; adding that DRB would be seeing this case again in July, depending on the outcome tonight.

Chairperson Adams asked Mr. Ellsworth to explain staff's recommendation for continuance. Mr. Ellsworth responded that one reason was the parking, which has been discussed and the applicant has made a compelling argument; adding that they would need another 100+ spaces, per City Code standards.

John Wesley, Planning Director, added that staff wants to see this type of development, which isn't as auto dependent, but staff does not want to develop a project that doesn't have sufficient parking and not sustainable.

Boardmember Langkilde stated he had concerns with this mid-rise development and the compatibility to the area, adding that the Fiesta quadrant is already struggling and this project might compound it. He stated he would not only vote no on the continuance by no on the project. He stated he would prefer to see the previously approved plan go forward.

Boardmember Mizner agreed with Mr. Langkilde's comments that the first proposal was a better project but understands that it's not feasible because of the market.

Boardmember Esparza stated this is a great project for the Fiesta quadrant; adding that the use of less vehicles is what is anticipated in this area. She stated she would be supporting the continuance.

Chairperson Adams stated that he was excited about the Fiesta Towers project; adding that this is not a bad project but a little disappointing. He asked Boardmembers if this were the first time seeing this project, would they feel differently.

Boardmember Esparza responded that she was seeing it for the first time and stated it is an exciting project.

Boardmember Carter responded that although he has concerns with the parking, he thinks it would be a successful and good project. He stated he would be in favor and hoped DRB would take a good look at it.

Boardmember Mizner moved to approve zoning case Z07-64 stating that the proposed land uses are compatible for the area and is an innovative design for Mesa. Seconded by Boardmember Esparza.

Boardmember Langkilde stated that this is not the right project or the right area and would be voting against the motion. He stated that the parking isn't going to work and the Fiesta quadrant already has significant parking problems.

That: The Board approve the preliminary plat of "Fiesta Lofts" and recommend to the City Council approval of zoning case Z07-64 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, lot coverage).

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2. Compliance with all requirements of the Design Review Board.
3. 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. Compliance with all requirements of the Subdivision Regulations.
6. Administrative approval of future Site Plan Modifications per the Alternative Site Plans dated 4/27/07.

Vote: Passed 4-1 with Boardmembers Langkilde nay and Salas absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-65 (District 6)** The 5600 to 5900 blocks of East Baseline Road (north side). Located west of Recker Road on the north side of Baseline Road (78.5± ac.). Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review. This request will allow for the development of a hospital, specialty hospital, and physician office buildings including a 15,000sf pharmacy. Dan F. Ausman, Sr. V.P. of Operations, VHS Acquisition Subsidiary No. 11 Abrazo Health Care, owner; Stephen C. Earl – Earl, Curley and Lagarde, applicant. Also consider the preliminary plat for “Arizona Health and Technology Park – Unit 2”

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve the preliminary plat of “Arizona Health and Technology Park – Unit 2” and recommend to the City Council approval of zoning case Z07-65 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Full compliance with all current Code requirements and regulations, except as amended through the DMP overlay and the CUP.
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 perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-66 (District 5)** North side of McKellips from Hawes to the alignment of 92nd Street and the south side of McKellips from the alignment of 80th Street to the alignment of 92nd Street. Modification of the Stone Bridge Mountain DMP. Site Plan Review and rezone of parcel 23 from R1-35 DMP (conceptual R1-9) to R1-15 PAD. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant. Also consider the preliminary plat of parcel 23.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve the preliminary plat of "Parcel 23" and recommend to the City Council approval of zoning case Z07-66 conditioned upon:

1. Compliance with all City development codes and regulations.
2. 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.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Development in accordance with the Stone Bridge Development Master Plan ordinance 4656.
5. Parcel 23:
 - a. Rezone to R1-15 PAD DMP.
 - b. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat and exhibits submitted (without guarantee of lot yield, building count, or lot coverage).
 - c. Compliance with the Residential Development Guidelines regarding product design, varied front yard setbacks, and variety of product.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-67 (District 6)** 11202 East Germann Road. Located on the west side of the Meridian Road alignment between Pecos Road and Germann Road (227± ac). Rezone from M-2 to M-2 BIZ, Council Use Permit, and Site Plan Review. This request will allow the development of a steel mill. TRW-VSSI; Will C. Rogers, owner; Commercial Metals Company; Andrew Sarat, applicant.

Comments: Stephen Earl, 3101 N Central Ave, Phoenix, applicant, gave an overview of the proposed micro steel mill, stating that this project is 230 acres, bounded by Germann Road on the south, Pecos Roads to the north and Meridian Road to the east; adding that Meridian currently does not exist but in 5-10 years will intersect with the William Gateway freeway. He stated that the building is located in the middle of the property and is buffered by "shear" land. He explained the reason for access off of Germann Road stating that Pecos Road has design problems and they need to have an access they can depend on.

Mr. Earl stated that TRW has an obligation to improve Germann Road to Signal Butte Road and as part of their project they have agreed to do the half-street on Germann from Signal Butte to Meridian Roads, adding that Germann is the only viable access. He mentioned their challenges with the single family home and site constraints due to retention. He stated that the Town of Queen Creek has asked that they dedicate the rights-of-way, which is a normal requirement. He added that they would work with the City to build their section of Meridian Road. He mentioned that in the future they would like to move the access point; adding that this is a great project.

James Jenkins, 6315 E. Main, Mesa, AZ, representing Ms. Bilmar Jensen, property owner in the area, stated that his client was not notified of the project and has lots of questions and concerns. He asked for a continuance to understand more about the operation and effect it would have on the homeowners; adding that he would be willing to work with the applicant.

Chairperson Adams excused himself at 7:45 p.m.

Dan Reeb, 2812 N. Norwalk, Mesa, AZ, property owner in the area, stated he is in support of the project but has concerns with the deferment of the infrastructure by TRW and recognizes that there are plans to do improvements on Meridian Road. He stated that TRW should be obligated to make those improvements. He encouraged the Board to have Pecos and Germann Roads improved and to move the entrance to Pecos Road.

Tom Condit, Community Development Director, Town of Queen Creek, AZ, stated that in general, the Town of Queen Creek supports the project but has concerns with traffic issues. He stated that they would like CMC Steel to complete the roadway improvements for the west half of Meridian Road, and to relocate the main entrance from Germann to Meridian Road and have them dedicate the right-of-way on Meridian Road.

Jeff Johnson, 11464 E. Germann, Mesa, AZ, resident, spoke in opposition stating he has concerns with traffic, noise, and safety for his family.

Mark Reeb, 2812 N. Norwalk, Mesa, AZ, stated he supports the project and asked that as this property develops that TRW make improvements to the infrastructures on Pecos Road; adding that entrance on Pecos would be more appropriate. He commented that he would like to know what the impetus to begin those improvements would be in a development agreement.

Mr. Earl responded to concerns raised stating he would be happy to meet with the neighbor. He also stated that there is only one phase to the project and they have no intension of expanding their operation other than to ancillary uses. He mentioned that they had a noise study performed

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and is within the residential range at the property lines. Mr. Earl stated that there is a letter by the City Manager deferring the costs of construction for the arterials until deemed necessary by the City. He added that they are in initial discussions with the Johnson's to preserve their lifestyle and help them relocate if that is their desire.

Tom Ellsworth, Senior Planner, gave an overview of the project and stated that staff is in support. He stated that staff has taken direction from a letter to the applicant from the City Manager's Office, which delays the development of the right-of-ways until deemed appropriate by the City. Mr. Ellsworth also updated the Board on the two new conditions of approval regarding Meridian Road and the landscaping.

Boardmember Carter asked Mr. Ellsworth the reasons why the Engineering Department is not requiring the applicant to improve Meridian and Pecos Roads, which is a typical requirement. Mr. Ellsworth responded that he was not aware of the specifics other than what was in the letter by the City Manager.

Mr. Earl responded that they were involved in those discussions and Meridian Road is currently an alignment that does not connect to any streets, adding that one of the problems with building a half street is the deterioration of the asphalt, and in working with the City Manager's Office they indicated that the roads would need to be improved when they connect to the freeway.

Boardmember Mizner asked for the timing of the Williams Gateway Freeway. Mr. Wesley responded that he thought it would be done in 2015-2016. Discussion ensued regarding the development of the arterial streets.

It was moved by Boardmember Langkilde, seconded by Boardmember Carter

That: The Board approve and recommend to the City Council approval of zoning case Z07-67 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted.
2. Compliance with all requirements of the Design Review Board.
3. 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. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport.
6. Landscaping along Meridian Road to be installed at the time of development of Meridian Road or at such time as deemed appropriate by the City of Mesa.
7. Primary access off of Meridian Road to be evaluated by the City of Mesa upon completion of the development of Meridian Road.

Vote: Passed 4-0 with Boardmembers Salas and Adams absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-68 (District 3)** 1803 South Vineyard Road. Located north and west of Baseline Road and Country Club Drive (7.8± ac.). Rezone from M-1 and C-3 to C-3 and Site Plan Review. This request will allow the development of five medical office buildings. David Sellers, LGE Design Build, owner; Michael Edwards, DFD Architecture, applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve and recommend to the City Council approval of zoning case Z07-68 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. 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 pad buildings to be architecturally compatible with the center.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-69 (District 6)** 9135 East Guadalupe Road. Located on the southwest corner of Guadalupe Road and Ellsworth Road (9.9± ac.). Site Plan Review. This request will allow the development of a retail shopping center and health club facility. Chris Lattanzio, VDG Guadsworth, LLC., owner; Jeff Looker, Looker & Cappello Architects Inc., applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve and recommend to the City Council approval of zoning case Z07-69 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations, including the installation of a landscape island in between a maximum of eight (8) contiguous parking stalls.
5. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All pad buildings to be architecturally compatible with the center.
7. Owner granting an Avigation Easement and Release to the City, pertaining to Williams 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).

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: **Z07-70 (District 5)** 4827 East McKellips Road. Located west of Higley Road on the south side of McKellips Road (2.8± ac.). Rezone from M-1 to M-1 BIZ and Site Plan Review. This request will allow the development of a four-story hotel and a restaurant pad. Jason Jones, Hansji Hotels, owner/applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve and recommend to the City Council approval of zoning case Z07-70 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations, including a two-foot maximum vehicular overhang into the required foundation base.
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
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field 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).

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item: Review and make a recommendation to the City Council on the resolution for Planning Division fees for the fiscal year 2007/2008 budget.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve and recommend to City Council approval of the resolution for Planning Division fees for the fiscal year 2007/2008 budget.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

MS:
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