



Planning and Zoning Board

Minutes

Held in the Mesa City Plaza, 20 East Main Street, Room 170
Date: July 16, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Suzanne Johnson, Vice-Chair
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

STAFF PRESENT:

John Wesley
Gordon Sheffield
Tom Ellsworth
Julia Kerran
Kim Steadman
Lisa Davis
Wahid Alam
Margaret Robertson

MEMBERS ABSENT:

Vince DiBella, Chair

OTHERS PRESENT:

Alisha Sabih
Geneva Arthin
Paul Welker
Mark Freeman
John White
Richard Dyer
Paul Dugas
Jeff Blandford
Ali Fakih

Vice Chair Johnson declared a quorum present and the meeting was called to order at 4:02 p.m., before adjournment at 5:34 p.m., action was taken on the following:

It was moved by Boardmember Clement, seconded by Boardmember Hudson that the minutes of the June 17th and 18th study sessions and regular meeting be approved as submitted.

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

It was moved by Boardmember Hudson, seconded by Boardmember Allen that the consent items be approved. Vote: 6-0 (Absent: Chair DiBella). It was moved that for case Z14-040 lots 87-93 be changed to lots 87-133 by Boardmember Allen and seconded by Boardmember Hudson.

Zoning Cases: Z14-038, Z14-039, Z14-040

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***Item Z14-38 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC with a PAD overlay, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. (PLN2014-00193)

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

It was moved by Boardmember Hudson, seconded by Boardmember Allen

That: The Board recommends approval of zoning case Z14-038 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 except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
5. Design Guidelines for the Crescent Ridge Commercial Center architectural style, colors, materials and landscape materials and layout shall be reviewed and approved by the Planning Director prior to the approval of the Design Review approval for any portion of the site. Design guidelines shall include covered drive through canopies that extend to the adjacent landscape island to add to the distinctive high quality development.
6. The landscape setback at the north property line shall be the ordinance required 20'.
7. Landscape islands shall be installed at one per every eight parking spaces as required by code.
8. The maximum number of parking spaces allowed will be 609.
9. Submission of a revised site plan consistent with Council conditions of approval prior to Design Review approval.
10. Staff review and approval of the final design of the entire landscape area between the commercial development and the residential development to the north prior to issuance of a building permit for either project.

Vote: 6-0 (Absent: Chair DiBella)

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Note: *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review.*

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Item: **Z14-39(District 6)** 6907 E. Ray Road. Located east of Power Road on the south side of Ray Road. (2.9± acres). Site Plan Review and Rezone from LC to LC-BIZ. This request will allow for the development of a four-story hotel. (PLN2014-00236)

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

It was moved by Boardmember Hudson, seconded by Boardmember Allen

That: The Board recommends approval of zoning case Z14-039 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the plans and elevations submitted.
2. Compliance with all conditions of the Design Review approval, DR14-017.
3. Compliance with all City development codes and regulations.

Vote: 6-0 (Absent: Chair DiBella)

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***Item Z14-40 (District 6)** The 7100 - 7300 blocks of East Guadalupe Road (south side). Located south of Guadalupe Road west of Sossaman Road (22.46± acres). Modification of the PAD for Desert Place at Morrison Ranch Phase 2, specifically lots 87 to 133 and Desert Place at Morrison Ranch Phase 3, specifically lots 93-142 in the RS-7-PAD-PAD zoning district. This request will allow residential lot coverage to increase from 45% to 50%. (PLN2014-00305)

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

It was moved by Boardmember Allen, seconded by Boardmember Hudson

That: The Board recommends approval of zoning case Z14-040 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 yield, building count, or lot coverage).
2. Development in conformance with the Desert Place at Morrison Ranch, Ordinance #4602, (Z06-066), except as modified by this case.
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.

Vote: 6-0 (Absent: Chair DiBella)

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Item: **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Summary: Staff member Lisa Davis introduced GPMInor14-10 and Z14-37 and Preliminary Plat "Crescent Ridge" to the Board. Ms. Davis stated that Staff was still working with the applicant on the residential site plan. Ms. Davis stated that the applicant has requested that Condition of approval #14 be stricken. Ms. Davis also stated that condition #16 can be stricken because the applicant's revised plan meets this lot depth. Boardmember Michael Clement verified that 116 lots of Parcel 2 were affected by condition #14.

Applicants Paul Dugas and Jeff Blandford gave a presentation on the case. They stated that they were not in agreement with stipulations #14 and #18. They stated that the proposed lot coverage was from 50% to 55%, with two single stories at 55% and 51%. They stated that the length of the lots is proposed at 120' instead of the zoning district's minimum of 90'. Boardmember Steve Ikeda verified that there would be enough parking that would include on-street parking. Boardmember Clement commented that the homes facing the western wall create privacy which can be a premium. Boardmember Ikeda suggested that a gate be installed at the western wall to allow people to access the school site. He stated that otherwise the children will jump the wall.

Mr. Blandford described the variety of conceptual products and the various communities in which they have visited in California. Boardmember Clement stated that his product design is only a concept, it is not a concrete design that is guaranteed to be built. Mr. Clement questioned what would be lost or gained if the case should be continued. Mr. Blandford responded that marketing the subdivision would be a problem with any delay. Boardmember Shelly Allen stated that she was not comfortable with the case going forward. Boardmember Allen stated that there is not enough information yet and many of the details are not finalized.

Mike Allred, president of the Santa Rita Ranch Homeowners Association (HOA), stated that the HOA supported the proposed project. Mr. Allred stated that their only concern was the drainage of the proposed subdivision. He wanted to make sure the drainage design would not impact their subdivision to the south. Mr.

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Allred stated that at this time dirt and silt builds up from the current drainage on the site.

Planning Director, John Wesley, stated that Staff is comfortable striking condition #14. Mr. Wesley stated that Staff was concerned with condition #18. Mr. Wesley stated that Staff would be more comfortable taking this to Council if the applicant provides a site plan addressing condition #18 prior to placing the case on the Council Agenda. Vice Chair Suzanne Johnson stated that she was comfortable with Blandford Homes producing a quality product. Boardmember Clement stated he was comfortable with the case. Boardmember Allen stated that she was not comfortable because no new site plan was provided and the project was still in constant change. Ms. Allen stated that the applicant provided Staff with more changes one hour prior to the start of this meeting. Boardmember Ikeda was comfortable with the high quality product yet was still not comfortable with on street parking. Mr. Wesley replied that the proposed parking was consistent with subdivisions in Mesa.

Boardmember Michelle Dahlke stated that she was leaning for continuance. Based on Mr. Wesley's comments, Boardmember Dahlke stated that she felt comfortable with Staff reviewing the changes, however, as long as the City Council can track all of the changes to the proposal she could vote in favor. Boardmember Lisa Hudson asked if the Board had the option to add or change a stipulation to get a more concrete site plan prior to the case going to the City Council. Mr. Wesley stated that Staff will make sure that a new site plan is received prior to the case going to Council. Staff member Davis stated that we need to add stipulation #27 to coordinate with the commercial development the alignment of the driveway at the north side of the commercial site and the street connection from the residential development.

It was moved by Boardmember Clement, seconded by Boardmember Hudson

That: The Board recommends adoption of case GPMInor14-010.

Vote: 5-1 (Nay: Boardmember Allen; Absent: Chair DiBella)

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Item: **Z14-37 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-7 PAD, RS-6 PAD, RSL4.5 PAD, RSL 2.5 PAD and RM-4 PAD. This request will allow for the development of a residential master planned community. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Summary: Staff member Lisa Davis introduced GPMInor14-10 and Z14-37 and Preliminary Plat "Crescent Ridge" to the Board. Ms. Davis stated that Staff was still working with the applicant on the residential site plan. Ms. Davis stated that the applicant has requested that Condition of approval #14 be stricken. Ms. Davis also stated that condition #16 can be stricken because the applicant's revised plan meets this lot depth. Boardmember Michael Clement verified that 116 lots of Parcel 2 were affected by condition #14. Applicants Paul Dugas and Jeff Blandford gave a presentation on the case. They stated that they were not in agreement with stipulations #14 and #18. They stated that the proposed lot coverage was from 50% to 55%, with two single stories at 55% and 51%. They stated that the length of the lots is proposed at 120' instead of the zoning district's minimum of 90'. Boardmember Steve Ikeda verified that there would be enough parking that would include on-street parking. Boardmember Clement commented that the homes facing the western wall create privacy which can be a premium. Boardmember Ikeda suggested that a gate be installed at the western wall to allow people to access the school site. He stated that otherwise the children will jump the wall.

Mr. Blandford described the variety of conceptual products and the various communities in which they have visited in California. Boardmember Clement stated that his product design is only a concept, it is not a concrete design that is guaranteed to be built. Mr. Clement questioned what would be lost or gained if the case should be continued. Mr. Blandford responded that marketing the subdivision would be a problem with any delay. Boardmember Shelly Allen stated that she was not comfortable with the case going forward. Boardmember Allen stated that there is not enough information yet and many of the details are not finalized.

Mike Allred, president of the Santa Rita Ranch Homeowners Association (HOA), stated that the HOA supported the proposed project. Mr. Allred stated that their only concern was the drainage of the proposed subdivision. He wanted to make sure the drainage design would not impact their subdivision to the south. Mr. Allred stated that at this time dirt and silt builds up from the current drainage on the site.

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Planning Director, John Wesley, stated that Staff is comfortable striking condition #14. Mr. Wesley stated that Staff was concerned with condition #18. Mr. Wesley stated that Staff would be more comfortable taking this to Council if the applicant provides a site plan addressing condition #18 prior to placing the case on the Council Agenda. Vice Chair Suzanne Johnson stated that she was comfortable with Blandford Homes producing a quality product. Boardmember Clement stated he was comfortable with the case. Boardmember Allen stated that she was not comfortable because no new site plan was provided and the project was still in constant change. Ms. Allen stated that the applicant provided Staff with more changes one hour prior to the start of this meeting. Boardmember Ikeda was comfortable with the high quality product yet was still not comfortable with on street parking. Mr. Wesley replied that the proposed parking was consistent with subdivisions in Mesa.

Boardmember Michelle Dahlke stated that she was leaning for continuance. Based on Mr. Wesley's comments, Boardmember Dahlke stated that she felt comfortable with Staff reviewing the changes, however, as long as the City Council can track all of the changes to the proposal she could vote in favor. Boardmember Lisa Hudson asked if the Board had the option to add or change a stipulation to get a more concrete site plan prior to the case going to the City Council. Mr. Wesley stated that Staff will make sure that a new site plan is received prior to the case going to Council. Staff member Davis stated that we need to add stipulation #27 to coordinate with the commercial development the alignment of the driveway at the north side of the commercial site and the street connection from the residential development.

It was moved by Boardmember Clement to strike condition #14 and #16 as outlined in the proposed Staff conditions with the addition of approval #27 as follows: Coordinate with the commercial developer the alignment of the driveway at the north side of the commercial site and the street in the residential development. With the understanding that a Staff reviewed and approved site plan is required prior to the case going to Council, seconded by Boardmember Dahlke.

That: The Board recommends approval of Zoning case Z14-037 conditioned upon:

1. Compliance with the basic development as described in the Crescent Ridge Development Master Plan Narrative revised date of July 1, 2014 (revised), and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
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 of dedication whichever comes first.
3. Compliance with all design standards for Solid Waste pick up throughout the development.
4. Designated Solid Waste barrel pick-up locations for Green Court homes lots shall be within 150-feet of each unit.
5. All street improvements, street frontage landscaping, and perimeter theme walls to be

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- installed with the approved phasing plan for the development.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
 7. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
 8. Compliance with all City development codes and regulations.
 9. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
 10. View fences shall comply with the City of Mesa pool fence barrier regulations.
 11. Written notice be provided to future residents, and acknowledgment received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
 12. 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).
 13. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
 - ~~14. The parcel 2 RS-6 PAD lots shall be widened to meet the minimum zoning code requirements of 55'.~~
 15. The open space adjacent to lot 126 shall be incorporated into the adjacent lot to eliminate the dead end.
 - ~~16. The lots in parcel 4 shall meet the RSL 2.5 depth requirement of 75' for all lots.~~
 17. Provide lighting within the alleys of the Green Court Home development.
 18. The Green Court Homes shall be redesigned to eliminate houses facing backs of other homes, block walls and the island of homes. Provide a design that is consistent with the project narrative stating that the lots will be built on tree lined streets.
 19. Use and Benefit easement shall be provided on one side of the lot for the Green Court Home lots in parcel 4.
 20. Provide a minimum of 3 parking spaces per dwelling unit in the Green Court homes of parcel 4.
 21. Site Plan Review and Approval by the Planning and Zoning Board shall be required prior to development of parcel 5. In addition to the design guidelines addressed on page 12 of the project narrative, the project shall be designed and organized to emphasize the buildings, pedestrian experience and open space design and de-emphasize the parking lot areas.
 22. Provide a pedestrian connection to the sidewalk at the southeast corner of the development for access to the commercial site.
 23. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance. The architectural details, shutters, metalwork, attached light fixtures, etc. shall be of upgraded materials and shall be standard for the elevations. Upgraded garage doors depicted in the elevations shall be standard for these homes. All pop-outs shall be a minimum of 2" in depth. Review and approval of all products through the administrative product approval process addressing all concerns for products outlined in the staff report shall be required prior to issuance of any building permits.
 24. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted.
 25. Placement and detail of proposed traffic calming strategies shall be required as discussed in the staff report.
 26. Separate Administrative Review and approval through the Planning Director for the following items:

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- a. Provide an enhanced landscape design coordinated with the grading and drainage plan along Signal Butte Road and Guadalupe Road. This is required to ensure a high quality design.
- b. Provide low level or bollard type lighting within pedestrian connections and trails to ensure adequate lighting for pedestrians.
- c. Landscape design with pedestrian and vehicular connections shall be coordinated with the commercial project to the south and east to ensure appropriate pedestrian and vehicular connections and high quality design. Provide detail of landscape design adjacent to commercial development to ensure a seamless tie between the developments.
- d. Landscape plan details indicating true ground cover or turf to compare with defined and natural pedestrian connections throughout the development.
- e. Details for the ramadas and perimeter walls for complete review to ensure high quality materials and design as indicated in project narrative.
- f. Detail showing design and placement of walls between the Green Court homes. This detail must include intended placements of solid waste barrels and gate for access to allow adjacent neighbor to maintain their home.
- g. Incorporate additional active open space and gathering spaces within the Green Court home Parcel 4 design in order to accommodate the number of people that will be living in this area.

27. Coordinate with the commercial developer the alignment of the driveway at the north side of the commercial site and the street in the residential development.

Vote: 5-1 (Nay: Boardmember Allen; Absent: Chair DiBella)

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MINUTES OF THE JULY 16, 2014 PLANNING AND ZONING MEETING

Preliminary Plat “Crescent Ridge” (District 6). The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00172)

It was moved by Boardmember Clement, seconded by Boardmember Hudson.

That: The Board approves of the Preliminary Plat “Crescent Ridge” with the condition that Staff receives and approves a site plan approval prior to the zoning case going to the City Council public hearing.

Vote: 5-1 (Nay: Boardmember Allen; Absent: Chair DiBella)

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Item: Proposed amendments to the Mesa Zoning Ordinance:

1. Regarding portable storage containers (PSCs) the proposed amendments would
2. Create a new Section 11-30-16 regarding requirements related to the placement and use of PSCs; and
3. Add portable storage containers to the list of permitted accessory uses in specified Agriculture, Residential, Commercial and Employment/Industrial zoning districts (Tables 11-4-2, 11-5-2, 11-6-2 and 11-7-2).

Summary: Zoning Administrator, Gordon Sheffield, gave a presentation on the proposed amendments to the Mesa Zoning Ordinance pertaining to Portable Storage Containers (PSCs). Mr. Sheffield stated that Lehi residents had initiated the amendments as they wanted to use PSCs for storage.

Vice Chair Johnson verified that the Lehi group proposed that PSCs mainly be placed on one acre and acre plus properties as detached accessory buildings. Boardmember Allen stated that she could support PSCs limit be extended to RS-35 lots. Boardmember Clement verified that the public outreach for the proposed amendments included nine months of discussion and a neighborhood survey that verified support for the proposals. Boardmember Ikeda verified that Option B would limit the zoning districts for permitted permanent placement of PSCs would be RS-43, RS-90 and AG. Mr. Ikeda asked that the RS-35 zoning district could possibly be added to the list of approved zoning districts. Vice Chair Johnson stated that we can always expand the zoning districts later.

It was moved by Boardmember Allen, seconded by Boardmember Ikeda.

That: The Board recommends approval of:

1. Alternative B be approved;
2. Adopt the Alternative A language as written; and
3. Limit the use of PSCs in residential zoning districts to lots of 1-acre or more (i.e.: RS-43, RS-90 or AG districts).

Vote: 6-0 (Absent: Chair DiBella)

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Respectfully submitted,

John D. Wesley AICP, Secretary
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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