

**Planning and Zoning Board**

*Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: January 21, 2015 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Vince DiBella, Chair  
Suzanne Johnson, Vice-Chair  
Lisa Hudson  
Michael Clement  
Michelle Dahlke  
Steve Ikeda

**MEMBERS ABSENT:**

Shelly Allen

**STAFF PRESENT:**

Tom Ellsworth  
Angelica Guevara  
Kim Steadman  
Kaelee Wilson  
Margaret Robertson  
Kevin Myers  
Michael Gildenstern  
Rebecca Gorton

**OTHERS PRESENT:**

Richard Dyer  
Mike Withey  
Susan Demmitt  
Paul Dugas  
Vanessa McDonald  
David Allen  
Reese Anderson

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:04 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the December 16 and December 17, 2014 study sessions and regular hearing.

It was moved by Boardmember Ikeda and seconded by Vice-Chair Johnson to approve the minutes as written. **Vote: 6-0 (Absent: Boardmember Allen)**

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

It was moved by Boardmember Hudson and seconded by Boardmember Dahlke that the following consent items be approved. **Vote: 6-0 (Absent: Boardmember Allen)**

Zoning Cases: Z15-001, Z15-002, and Z15-004; Preliminary Plat – “Special Devices, Inc.”.

## MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

**\*Item D.1.**     **Z15-003 (District 5).** 245 South Power Road. Located south of Main Street on the east side of Power Road (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Sake Reindersma, SRA 360, applicant: Tony Christofellis, And Go Concepts, owner. (PLN2014-00587)

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

**Board Decision: Continued to the February 18, 2015 Hearing  
(Vote: 6-0; Absent: Boardmember Allen)**

## MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

\*Item E.1. **Z15-001 (District 3).** 1600 West Main Street. Located east of Dobson Road on the north side of Main Street (1.14± acres). Rezone from GC to T5MSF. This request will establish form-based zoning on the property. William Schneider, Turnstone Development Corporation of Arizona, applicant: Amelia/Tenth, LLC; Auret 1, LLC; PHD Equities, LLC, owners. (PLN2014-00592).

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

It was moved by Boardmember Hudson and seconded by Boardmember Dahlke

**That:** The Board recommended approval of zoning case Z15-001 conditioned upon:

1. Compliance with all City development codes and regulations.
2. All street improvements and street frontage landscaping to be installed with the first phase of development.
3. **Completion of a Zoning Clearance process per 11-56(E).**

**Vote: 6-0 (Absent: Boardmember Allen)**

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**Note:** *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).*

## MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

**\*Item E.2**      **Z15-002 (District 3).**    The 500 through 800 blocks of East Auto Center Drive (north side). Located east of Mesa Drive on the south side of the Superstition Freeway (21.5± acres). Rezone from LI-PAD to LI-PAD and Site Plan Review to allow for the modification of the PAD for the development of an industrial park. Mike Withey, Withey Morris, applicant; Puppyfeathers Limited Partnership, owner. (PLN2014-00591).

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

It was moved by Boardmember Hudson and seconded by Boardmember Dahlke

**That:**            The Board recommended approval of zoning case Z15-002 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 through DR15-002.
3. Compliance with requirements for Visibility Triangles at drive entrances.
4. Compliance with all City development codes and regulations.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
6. Outdoor storage is approved in the east-west corridor that runs between the buildings, and is conditioned upon the construction of 8'-tall masonry screening walls of materials and finishes approved through DR15-002. Screen walls shall fully screen the outdoor storage area for each tenant space while leaving a 24' wide access aisle through the center of the east-west corridor.

**Vote: 6-0 (Absent: Boardmember Allen)**

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## MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

**\*Item E.3. Z15-004 (District 5).** 4558 East Virginia Street. Located east of Greenfield Road and north of McDowell Road (20.2± acres). Rezone from GI-PAD to HI with a Council Use Permit and Site Plan Review. This request will allow for the expansion of an existing industrial development. Reese Anderson, Pew and Lake; applicant; RD Greenfield, LLC, owner. (PLN2014-00653). **Companion Preliminary Plat.**

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

It was moved by Boardmember Hudson and seconded by Boardmember Dahlke

**That:** The Board recommends approval of zoning case Z15-004 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, preliminary plat, preliminary elevations, and landscape plan (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review approval.
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 street improvements and street frontage landscaping to be installed in the first phase of construction.
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. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Property owner shall grant 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: 6-0 (Absent: Boardmember Allen)**

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## MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

**\*Item F.1. Special Devices, Inc. (District 5).** 4558 East Virginia Street. Located east of Greenfield Road and north of McDowell Road (20.2± acres). Preliminary Plat. This request will allow the development of a one lot subdivision. Reese Anderson, Pew and Lake; applicant; RD Greenfield, LLC, owner. (PLN2014-00653). **Companion case to Z15-004.**

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

It was moved by Boardmember Hudson and seconded by Boardmember Dahlke

**That:** The Board approved the **Special Devices, Inc.**

**Vote: 6-0 (Absent: Boardmember Allen)**

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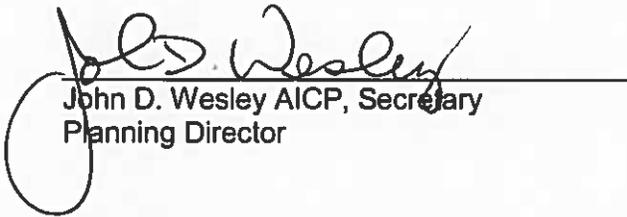
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**Other Business:**

None.

**Adjournment**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director

Minutes written by Rebecca Gorton, Administrative Support Assistant II

RG:

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