



**Planning and Zoning Board**

*Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: December 17, 2014 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Vince DiBella, Chair  
Suzanne Johnson, Vice-Chair  
Michael Clement  
Shelly Allen  
Michelle Dahlke  
Steve Ikeda

**MEMBERS ABSENT:**

Lisa Hudson

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Julia Kerran  
Gordon Sheffield  
Lesley Davis  
Wahid Alam  
Lisa Davis  
Angelica Guevara  
Margaret Robertson  
Charlotte McDermott

**OTHERS PRESENT:**

Richard Dyer  
Sean Lake  
Nicole Thompson  
Reese Anderson  
Tony Bianchi

- A. Chair Vince DiBella declared a quorum present and the meeting was called to order at 4:00 p.m., before adjournment at 4:22 PM, action was taken on the following:
- B. **Consideration of the Minutes:** Consider the minutes from the November 18 and 19, 2014 study sessions and regular hearing.

It was moved by Boardmember Allen and seconded by Vice Chair Johnson to approve the minutes as written. **Vote: 5-0** (Absent: Boardmembers Hudson and Clement)

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson that the following consent items be approved. **Vote: 5-0** (Absent: Boardmembers Hudson and Clement)

Zoning Cases: Z14-055, Z14-057, Z14-059, and Z14-060; Preliminary Plat – “Monticello”.

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**\*Item D.1. Z14-55 (District 6).** 10309 East Hampton Avenue. Located south of Southern Avenue and east of Crismon Road (11.1± acres). Rezone from LI to LI BIZ and Site Plan Review. This request will allow for the development of a medical center. Casey Carlton, Ascension Group, applicant; V. Marshall, VJ Crismon LLC, owner. (PLN2014-00543)

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:** The Board approved of zoning case Z14-55 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 the Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.

**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**

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**\*Item D.2.**     **Z14-57 (District 6).** 6751 South Mountain Road Located east of Signal Butte Road on the north side of Pecos Road (8.3± acres). Rezone from AG to GI and Site Plan Review. This request will allow for the development of an industrial building. Randolph L. Carter, NCARB, AIA, Sketch Architecture Company, applicant; Reece Bawden, Signal Butte 20, DJB, LLC, owner. (PLN2014-00518).

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:**             The Board approved of zoning case Z14-57 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Approval (Case #DR14-33).
3. Compliance with all City development codes and regulations.
4. Owner granting 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 Land Split or prior to the issuance of a building permit).
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. All required street improvements and street frontage landscaping to be installed in the first phase of construction.
7. All future development shall require site plan approval through public hearing process.
8. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.

**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**

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**Item D.3.**     **Z14-58 (District 6).** 2333 South Power Road. Located south of Baseline Road on the east side of Power Road (1.1± acres). Rezone from LC to LC BIZ and Site Plan Modification. This request will allow for the expansion of a veterinary clinic. Brian Johns, Associated Architects, applicant; Richard Caldwell, VVAH, owner. (PLN2014-00544).

**Summary:**     The case was presented by Staff member Lisa Davis. Ms. Davis that the applicant was not in agreement of the Condition of approval # 4, which states" Compliance with Section 11-33-4 that requires one landscape island for every eight contiguous parking spaces". In addition, Ms. Davis stated that a BIZ overlay request requires a superior designed project and the design guidelines does not qualify this project as superior.

Reese Anderson, attorney for the applicant of 1744 South Val Vista Drive, Suite 17, requested that Conditions of Approval #4 be deleted. Mr. Anderson stated that adding a landscape island to the parking lot on the south side would constitute a hardship on the business and its employees to by eliminating employee parking spaces.

Boardmember Shelly Allen recommended that Conditions of Approval #4 be kept. Vice Chair Suzanne Johnson stated that there was planting area on the south side of the building, near the proposed landscape island, that can accommodate additional tree(s) and other landscape materials. Boardmember Steve Ikeda stated that you could not see the area from the public right-of-way. Boardmember Ikeda stated that he was in favor of the removal of Condition of Approval #4.

It was moved by Vice-Chair Johnson and seconded by Boardmember Ikeda

**That:**           The Board recommends approval of zoning case Z14-58 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval: DR14-038.
3. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping.
4. The landscape material, 1 tree and 3 shrubs required in a parking lot landscape island, shall be added to the required foundation base landscape along the south side of the building.
5. Compliance with section 11-33-3 to include the number and types of landscape material to be provided along the west and south property line. A minimum of one tree and 6 shrubs per 25 linear feet of street frontage adjacent to Power Road. A minimum of 3 trees and 20 shrubs per 100 linear feet of property along the southern property line. This shall be reviewed and approved through the building permit application.
6. 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 (prior to the issuance of a building permit).
7. A minimum of two trees shall be added in the foundation base at the west/southwest

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corner of the building. One shall be installed at the west elevation of the building addition and one adjacent to the entrance or southwest portion of the existing building. Additional shrubs and ground cover shall be added to the foundation and along the 6' masonry wall north of the building addition, facing Power Road.

**Vote: 4-1 (Nay: Boardmember Allen; Absent: Boardmembers Hudson and Clement)**

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**\*Item D.4. Z14-59 (District 5).** 8650 East Brown Road. Located west of Ellsworth Road on the south side of Brown Road (5.44± acres). Rezone from RS-43 to RSL2.5 PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Mark Funk, Bellago Development LLC, owner. (PLN2014-00548). 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 Allen and seconded by Vice-Chair Johnson

**That:** The Board recommends approval of zoning case Z14-59 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Minimum lot size shall be 38' x 78' for all lots.
3. Minimum rear yard setback shall be 15'. A patio cover may encroach into the rear yard setback up to 10' from the property line.
4. Lots 1, 32, 33, 35 and 36 indicated on the site plan are limited to single-story homes. No two-story products shall be built on these lots.
5. No two identical elevations are permitted on adjacent lots or on lots across from each other.
6. The house plans submitted do not comply with the Building Form Standards established in section 11-5-3(E) of the City of Mesa Zoning Ordinance. Residential product is not included as part of this approval and must be submitted for administrative review and approval by the Planning Director. Compliance with section 11-5-3(E) is required.
7. Provide elevations of the shade structures for the open space areas. Details to be Administratively Approved by the Planning Director.
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 of dedication whoever comes first.
10. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
13. 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).
14. Written notice be provided to future residents, and acknowledgment received that the project is within 4 mile(s) of Falcon Field Airport.
15. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
16. View fences shall comply with the City of Mesa pool fence barrier regulations.

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**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**

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**\*Item D.5.**     **Z14-60 (District 6).** The 8000 through 8200 blocks of East Ray Road (north and south sides). Located east of Sossaman Road on the north and south sides of Ray Road (79.2± acres). Rezone from LI AF and AG AF to LI AF PAD. This request will facilitate the development of a future employment park. John J. Gilmore, applicant; Peter Martens, Marwest, owner. (PLN2014-00549).

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

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

**That:**           The Board recommends approval of zoning case Z14-60 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and design guidelines.
2. All future development shall require Review and approval by the Planning and Zoning Board including more specific Design Guidelines to accompany the first phase of development.
3. Compliance with all City development codes and regulations.
4. Owner granting 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 Land Split or prior to the issuance of a building permit).
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. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.
7. Written notice be provided to future property owners, and acknowledgment received that the project is within 0.25 miles of Phoenix-Mesa Gateway Airport.
8. Noise attenuation measures shall be incorporated into the design and construction buildings where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) of 30 decibels.
9. No structures are to be allowed within 6' of the airport's perimeter fence line.
10. Modify the project narrative to remove section 4.4.1 and to modify the language of Section 6.5 to read, "All roof mounted mechanical equipment shall be screened from public view by building parapets. Roof mounted mechanical units shall be painted to match the roof/building color. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or "hats," surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment."
11. Final building height will be determined at the time of site plan approval and will be reviewed for appropriateness in relation to the context of the airport.

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**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**

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\*Item E.1. **Monticello (District 5).** 8650 East Brown Road. Located west of Ellsworth Road on the south side of Brown Road (5.44± acres). Preliminary Plat for a single-residential subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Mark Funk, Bellago Development LLC, owner (PLN2014-00548). Companion case to Z14-059.

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:** The Board approved the Preliminary Plat of "Monticello".

**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**

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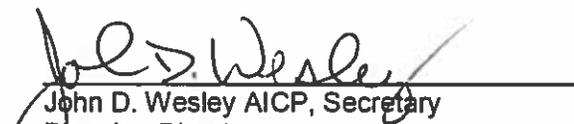
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**Other Business:**

None.

**Adjournment**

Respectfully submitted,

  
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John D. Wesley AICP, Secretary  
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:

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