

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: August 19, 2015 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Chair Suzanne Johnson  
Vice-Chair Michael Clement  
Shelly Allen  
Steve Ikeda  
Dane Astle

**MEMBERS ABSENT:**

Michelle Dahlke  
Lisa Hudson

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Kim Steadman  
Lisa Davis  
Lesley Davis  
Wahid Alam  
Kaelee Wilson  
Margaret Robertson  
Charlotte McDermott  
Wahid Alam  
Rebecca Gorton

**OTHERS PRESENT:**

Richard Dyer  
Jim Day  
David Marchant  
Dan Copeland  
Corey Smith  
Others

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

- 1 Take action on all consent agenda items.

**Items on the Consent Agenda**

- 2 **Approval of minutes:** Consider the minutes from the July 14 and July 15, 2015 study sessions and regular hearing.

\*2-a It was moved by Boardmember Allen and seconded by Boardmember Ikeda

**Vote: 5-0 (Boardmembers Hudson and Dahlke, absent)**

Zoning Cases: Z15-020, Z15-027, Z15-026; and Preliminary Plat "Southern and Sossaman"

MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

**\*3-a. Z15-020 District 6** The 6400 block of East Test Drive. Located west of Power Road and south of the Superstition Freeway (32± acres). Site Plan Review and Modification of an existing PAD overlay in an LI zoning district. This request will allow for the development of auto sales on the site. (PLN2015-00076) **Continued from July 15, 2015**

**Staff Planner: Lisa Davis**

**Staff Recommendation: Continuance to October 21, 2015**

**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 Boardmember Ikeda

**Board Decision: Continuance to October 21, 2015**

**Vote: 5-0 (Boardmembers Hudson and Dahlke, absent)**

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MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

**\*3-b. Z15-027 District 6.** The 10900 block of East Pecos Road (north side). Located east of the Signal Butte Road alignment on the north side of Pecos Road (4.58± acres). Site Plan Modification and Special Use Permit for fueling pumps. This request will allow for the development of a commercial propane facility. Mike Hall, Michael A. Hall Architect, LLC, applicant; Martin Dawson, owner. (PLN2015-00238)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to September 16, 2015**

**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 Boardmember Ikeda

**Board Decision: Continuance to September 16, 2015**

**Vote: 5-0 (Boardmembers Hudson and Dahlke, absent)**

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- \*4-a. **Z15-025 District 2.** The 1600 through 1900 blocks of South Val Vista Drive (west side). Located north of Baseline Road on the west side of Val Vista Drive (60± acres). Site Plan Modification and Rezoning from LC-BIZ-PAD to LC-BIZ-PAD-CUP. This request will allow the addition of residential, retail, office, hotel and theater buildings to the existing commercial center. George Melara, Nelsen Partners, applicant; Whitestone Reit, owner. (PLN2015-00250)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Summary:** Item \*4-a, case Z15-025 was removed from the consent agenda prior to the Planning and Zoning hearing. Staff member Kim Steadman presented case Z15-025 to the Board. Applicant Jeff Brand of Nelson Partners, 15210 N. Scottsdale Road, Suite 300, Scottsdale and Christine Mastandrea of Whitestone Reit, 2600 S. Gastone Road, Houston, Texas presented an overview of the proposed project.

Ms. Christine Mastandrea stated the center was purchased in 2011. Whitestone Reit has taken the opportunity to enhance the center with consideration to the needs of the surrounding neighborhoods. Mr. Brand presented an overview of the plans for pedestrian access which include shaded structures, the addition of parking structures, enclosure of the streets and addition of more buildings. Mr. Brand stated the center is focused on a place for people to live, play and shop in the area.

Jay Samuel, 3330 E. Impala Avenue, addressed the Board with his concerns for the addition of residential units and questioned of the height of the proposed apartment complex. Mr. Samuel stated the loss of visibility and the intrusion of people looking into the back yards was a concern for the current residents. He questioned the location of any overflow of parking from the apartment complex and if parking would occur on the side streets.

David Marchant, 1709 S. Citrus Cove, stated his house would back up to the site of the apartment complex and does not want to have a four- or five-story buildings looking into his property and may block his view. Mr. Marchant voiced his concern of his property value falling.

Chair Johnson requested the applicant address some of these concerns with the residents. Ms. Mastandrea addressed the issues of the residents and stated they reached out to the HOA. One of the changes made is the reduction in density. Mr. Brand addressed the question of parking. He stated there is ample parking for each level of the complex. The design of the building was modified to alleviate the view into the back yards.

Mr. Jay Samuel requested information of the drainage plan to ensure the water flow will not be directed into their neighborhood. Mr. Brand addressed those questions and stated the drainage plan is designed to move away from the neighborhood.

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Dan Copeland, 1717 S. Citrus Cove, expressed his opposition to the construction of the multi-story structure. Mr. Copeland stated when he purchased his home he received a booklet that displays ground floor parking. He stated that several years later there was another proposal which would construct a four-story parking garage backing up to the green belt.

Chair Johnson requested staff to summarize the neighborhood notification process. Staff member Kim Steadman reviewed the neighborhood notification procedure and reviewed the meetings that were held for the neighboring communities. Mr. Steadman stated the applicant scheduled two meetings with the surrounding neighbors. Concerns and questions raised by the residents were addressed in the Citizen Participation Report provided by the applicant.

Boardmember Ikeda questioned how emergency response would be handled. Mr. Brand responded that there is roadway access on the northern edge of the commercial property.

It was moved by Boardmember Allen to approve Item \*4-a, Case Z15-025 and seconded by Boardmember Astle.

**That:** The Board recommends approval of zoning case Z15-025 conditioned upon:

1. Compliance with the development as described in the Project Narrative and revised Design Guidelines and as shown in The Village at Dana Park Master Site Plan document dated July 27, 2015, and the landscape plans dated July 27, 2015, and the Dana Park Master Plan Update dated June 2, 2015;
2. Design Review and approval of all development;
3. Compliance with all City development codes and regulations;
4. Compliance with all requirements of Design Review approval;
5. **Modification of the 1998 "Dana Ranch Village Square Design Guidelines" document as described in the project narrative and as herein modified, with final approval of the Planning Director prior to approval of any design review applications on the property;**
6. **The west face of the multi-residential building to be designed to minimize impact on existing residences to the west, with final approval by the Planning Director;**
7. **Replacement of pavers in the drive areas is to be with alternative pavement such as stamped, colored asphalt, as established in the revised Design Guidelines;**
8. **New or revised drive aisles are to be paved with alternative paving, as established in the revised Design Guidelines, with final approval of the Planning Director of the areas of standard pavement vs. alternative pavement;**
9. **New or revised pavement on sidewalks and other non-auto areas is to be alternative pavement such as colored, patterned concrete, etc. as established in the revised Design Guidelines;**
10. **The alley between the parking garage/residential and the back of the commercial center to be designed to provide interest as a high use pedestrian area;**

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11. The “Commercial/Amenity Building” to have a pedestrian-scaled street façade that provides interest at the street level and engages the sidewalks;
12. Approval of the Planning Director of a “Plan of Operation” and a “Good Neighbor Policy” for the multi-residential component, in conjunction with Design Review approval;
13. Any proposed modification to signage standards will require modification of the existing Comprehensive Sign Plan.

**Vote: 5-0 (Boardmembers Hudson and Dahlke, absent)**

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- \*4-b **Z15-026 District 5.** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). District 5. Rezone from LC-PAD-PAD to RSL-2.5-PAD-PAD and Site Plan Review. This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner. (PLN2015-00244)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to September 16, 2015**

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

**Vote: 5-0 (Boardmembers Hudson and Dahlke, absent)**

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- \*5-a**     **“Southern and Sossaman” District 5** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner. (PLN2015-00244) **Companion case to Z15-026.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to September 16, 2015**

**Summary:**     This case was discussed concurrently with zoning case Z15-026.

**Board Decision:** Continuance to September 16, 2015

**Vote:** 5-0 (Boardmembers Hudson and Dahlke, absent)

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- \*6-a** Proposed zoning ordinance amendments to Section 11-7-2 regarding permitted land uses to allow banquet and conference centers in industrial and employment districts

**Summary:** Zoning Administrator Gordon Sheffield presented the overview of the amendment to Section 11-7-2 regarding permitted land uses to allow banquet and conference centers in industrial and employment districts

It was moved by Boardmember Allen to approve the updated proposed amendment to the ordinance and seconded by Boardmember Ikeda

**That:** The Board recommends approval of the Amendments to Section 11-7-2 as Written.

**Vote: 5-0 (Boardmembers Hudson and Dahkle, absent)**

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- 7-a. **Z15-028 District 2.** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). Site Plan Review. This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner. (PLN2015-00243)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

Staff member Tom Ellsworth presented case Z15-028 to the Board. Corey Smith, 1952 N. 39<sup>th</sup> Street, Mesa, owner and applicant addressed the Board. Mr. Smith stated that the area is distressed and the project will bring development to that area.

Boardmember Allen stated her concern of supporting the project. Ms. Allen stated her understanding the area is within the proposed Transit Corridor and feels this should be a more pedestrian friendly, commercial area. Boardmember Allen stated that the design and layout of the project could be layed out better. Ms. Allen stated her concern that the secured parking area, although not allowed, has a potential for outdoor storage in the future.

Mr. Ellsworth responded that the proposed project conforms with the General Plan. Staff member Ellsworth stated that staff looked at current development and this project does fit the current underlying character of Main Street.

It was moved by Boardmember Ikeda to approve Item 7-a, Case Z15-028 and Item 7-b, preliminary plat for "54<sup>th</sup> Street Business Park" and seconded by Boardmember Astle.

**That:** The Board recommends approval of zoning case Z15-028 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved through the Design Review process, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
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.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. **Gates for the secured parking areas shall remain open during business hours.**
7. **Outdoor storage is prohibited within the secured parking areas.**
8. **Gates shall be designed with a material that allows visibility into the secure parking areas.**

**Vote: 4-0-1 (Boardmember Allen, nay; Boardmembers Hudson and Dahlke, absent)**

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## MINUTES OF THE AUGUST 19, 2015 PLANNING & ZONING MEETING

- 7-b      **“54<sup>th</sup> Street Business Park” District 2.** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner. (PLN2015-00243)

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:**

**Summary:** This case was discussed concurrently with zoning case Z15-028.

It was moved by Boardmember Ikeda to approve Item 7-a, Case Z15-028 and Item 7-b, preliminary plat for “54<sup>th</sup> Street Business Park” and seconded by Boardmember Astle.

**Vote: 4-0-1 (Boardmember Allen, nay; Boardmembers Hudson and Dahlke, absent)**

**That:** The Board approved the Preliminary Plat of “54<sup>th</sup> Street Business Park”

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### **Other Business:**

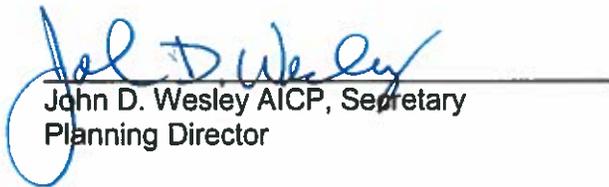
None.

### **Adjournment**

Boardmember Astle made a motion to adjourn the meeting at 5:46 pm. The motion was seconded by Boardmember Allen.

**Vote: 5-0 (Boardmembers Hudson and Dahkle, absent)**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director