

MINUTES OF THE October 26, 2011 PLANNING AND ZONING MEETING

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: October 26, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Brad Arnett
Vince DiBella
Lisa Hudson
Suzanne Johnson

MEMBERS ABSENT

Chell Roberts - excused

OTHERS PRESENT

John Wesley
Wahid Alam
Tom Ellsworth
Lesley Davis
Angelica Guevara
Mia Lozano-Helland
Margaret Robertson

David Howells
Greg Hitchens
Drew Olson
Stan Lusardi

Chairperson Carter declared a quorum present and the meeting was called to order at 4:05 p.m. The meeting was recorded on tape and dated October 26, 2011. Before adjournment at 4:45 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons seconded by Boardmember Vince DiBella that the minutes of the September 21 2011, and September 22, 2011 study sessions and regular meeting be approved as submitted. Vote: 6 - 0 - 1 (Boardmember Roberts absent)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson that the consent items be approved. Vote:

Zoning Cases: Z11-20, Z11-25

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Item: **Z11-20 (District 2)** The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-00135)

Comments: This case was removed from the consent agenda by a neighbor.

The applicant, Drew Olson, presented the project and provided details and additional features.

Stan Lusardi, also with the applicant, spoke regarding the project design and the architectural details that have been added.

David Howells, 1458 South 38th Street spoke regarding the case. Mr. Howell stated that previous comments regarding lack of neighborhood opposition were false and there were others beside himself that were not in favor of some items of the project. Mr. Howell suggested that the developer remove 8 units to achieve the 25' setback on the east property line that he favored. Mr. Howell proceeded to read a list of concerns and requirements he proposed for the development. He further stated that he could support the project with his requirements.

- Safety / Noise and privacy issue; setback 16 ft. per last attended PAZM City required 25 foot setback.
- Privacy issue; the developer states that all patios and areas that could allow our back yards to be viewed have been removed.
- To reduce sound; placement of trash dumpsters needs to be moved to front of buildings.
- To provide added security to our property and sound reduction; developer has stated that they will install another fence parallel to the existing privacy fence.
- This would give residents added privacy and help act as a sound buffer; the developer has agreed to work with the residents and plant large size trees.
- Security issue; gate to water retention area will be secured by developer to eliminate transient traffic.

Staff member Wahid Alam provided the staff report and recommendation. He also addressed comments and questions from the Board.

Boardmember Johnson asked to see elevations and the justification for the setbacks recommended. Mr. Alam provided details and Mr. John Wesley clarified the setbacks and the mitigation provided by the developer.

Boardmember Coons asked if a 100 foot setback is typical for these types of developments, Mr. Alam stated that it was not.

Boardmember DiBella asked the applicant to explain how the retention and drainage worked for the project and also clarification of the refuse container locations. Mr. Olson provided comments.

Chair Carter asked staff if there was a list of the homeowners that were notified. Mr. Alam explained the notification boundaries and that citizen's participation was accomplished for this case including a second notification to the neighbors. Chair Carter asked about the types of plant materials that would be used in the landscaping. Mr. Wesley commented that the project would also be reviewed by the Design Review Board and those types of questions would be a

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part of the Board's discussions. Chair Carter further commented that the location of the refuse containers were probably due to Solid Waste requirements. Hearing no further request for comment Chair asked for a motion.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend approval zoning case Z11-20 conditioned upon:

1. *Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, and preliminary elevations as approved through the Design Review Process.*
2. *Compliance with design for screening wall, security gate, light fixtures and signs through Design Review Process.*
3. *Compliance with Design Review approval.*
4. *Provision and maintenance of an evergreen type tree species along the east property line that will provide effective screening of the upper floors of the apartment units from the single-residence units to the east.*
5. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

Vote: Passed 6-0-1 (Boardmember Roberts absent)

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Item: **Z11-25 (District 1)** 26 North Matlock Street. Located west of Stapley Drive and north of Main Street (0.36± acre). Rezone from RM-2 to LC and site plan review. This request will allow the development of a commercial kitchen. Clay Moser, owner; Greg Hitchens; applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Vince DiBella, seconded by Boardmember Lisa Hudson

That: The Board recommend approval zoning case Z11-25 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, lot coverage).*
2. *Compliance with all requirements of the Board of Adjustment for the Substantial Conformance Improvement Permit.*
3. *Compliance with all City development codes and regulations.*

Vote: Passed 6-0-1 (Boardmember Roberts absent)

Respectfully submitted,

John Wesley, Secretary
Planning Director

MLH:
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Note: *Audiotapes 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*