

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: March 23, 2016 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Dane Astle

STAFF PRESENT:

John Wesley
Andrew Spurgin
Andrew Spurgin
Lesley Davis
Wahid Alam
Tom Ellsworth
Mary Grace McNear
Charlotte McDermott
Michael Gildenstern

OTHERS PRESENT:

Boyd Tong
Tony Cooper
Tony Skiba
Charles Henry
Cody Bowman
Morgan Retzlaff
Beverly Selvage
Richard Dyer

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:01 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the February 16, and February 17, 2016 study sessions and regular hearing. Also consider the the minutes from the March 1, 2016 Special Meeting.

Vote: 6-0

Zoning Cases: Z16-011, Z16-014, Z16-016, Z15-037, Z16-004, Z16-009, Z16-012, Z16-015, Z16-017, Preliminary Plat for Estates of Valencia South, Preliminary Plat for Eastmark DU 8 & 9 Revised, Preliminary Plat for Eastmark DU-6 South Parcels 1 and 2, Preliminary Plat for Eastmark DU-6 South Parcels 6-7 and 6-8, Preliminary Plat for Mesa Center Pointe

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- *3-a Z16-011 District 6.** Located on the east side of Crismon Road north of the US-60 Superstition Freeway. (0.82 ± acres). Site Plan Review. This request will allow development of a restaurant with drive-thru. Jeffrey Bennett, HZ Props AZ, LLC, applicant; Global New Millennium Partners LTC, owner. (PLN2015-00562). Continued from February 17, 2016.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

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 Dahlke to approve case Z16-011 with conditions:

That: The Board recommends the approval of the case Z16-011 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 submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review (DR16-001) approval for architectural and landscaping design.
5. Prior to building permit submittal, submit revised site plan and elevation exhibits for Planning Director's approval to show an outdoor seating patio area with a permanent shade structure along the south facing elevation of the store.
6. Provide interior parking lot landscaping per Zoning Code Section 11-33-4B
7. Provide interior parking lot landscaping per Zoning Code Section 11-33-4B
8. Provide plant material within foundation base per Zoning Code Section 11-33-5B.
9. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: 6-0 (Absent:Boardmember Astle)

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*

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- *3-b Z16-014 District 6.** The 4200 through 4400 block of South Signal Butte Road (west side) and the 10300 block through 10800 block of East Point Twenty-Two Boulevard (north side). Located north of Point Twenty-Two Boulevard and west of Signal Butte Road (107± acres). Development Unit Plan. This request will establish a Development Unit Plan for Development Unit 6-South of the Eastmark Community Plan. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2015-00555)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

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 Dahlke to approve case Z16-014 with conditions:

That: The Board recommends the approval of the case Z16-014 conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan submitted.
2. Compliance with the approved Community Plan and the approved amendments to the Community Plan as well as all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Community Plan and Development Unit Plan Utility and Transportation Master Plans as approved by the City Engineer and Transportation Engineer.
4. Compliance with all requirements of the Development Services Division.
5. Correction by the Planning Director to grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Development Unit Plan is authorized and directed with this approval.
6. Resubmittal of the DUP with the following modifications prior to approval of the first final plat for DU6S:
 - a. Modify Exhibit 1.4 to remove the Transition Area in DU6N and modify other illustrations in the DUP to properly reflect the Transition Area across the full boundary between DU6N and DU6S.
 - b. Modification to Section 1.3 D to state there will be no residential uses in the transition area.

Vote: 6-0 (Absent:Boardmember Astle)

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- *3-c Z16-016 District 6.** 1300 block of South Crismon Road. Located on the east side of Crismon Road and south of Southern Avenue. (1± acres). Special Use Permit and Site Plan Review. This request will allow development of a car wash. Morgan Retzlaff, Cawley Architects; V J Crismon LLC, owner (PLN2015-00651)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

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 Dahlke to approve case Z16-016 with conditions:

That: The Board recommends the approval of the case Z16-016 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 submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review (DR16-007) approval for architectural and landscaping design.
5. Provide stamped concrete or other enhanced material (stripping on asphalt is not acceptable) in all pedestrian walks across parking lots and drive aisles.
6. Design of the screen wall and trash enclosure shall be compatible with the building architecture in material, color and texture
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Establishment of cross-access agreements to the property to the north and through the width of the property to the south prior to issuance of building permits.
9. Submission to the Planning Director prior to building permit submittal a revised Site Plan that includes the following revisions:
 - a) eliminate the proposed south vacuum exit from the covered vacuuming and drying area and allow for the addition of vacuum spaces where this driveway had been located;
 - b) eliminate the canopy over the escape route just before entering the tunnel and do not designate that space/ exit route for vacuuming and drying;
 - c) eliminate an additional canopied vacuum space next to the escape route in item (b) above to provide a raised landscape island between the end of vacuum parking row and the escape route.

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Vote: 6-0 (Absent:Boardmember Astle)

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- *3-d Z15-037 District 6.** The 10800 through 10900 blocks of East Guadalupe Road (north side) and 2700 block of South Signal Butte Road (east side). Located east of Signal Butte Road and north of Guadalupe Road. (17.86± acres). Site Plan Modification and Preliminary Plat. This request will allow for the development of mini-storage and retail center. Tony Cooper, Cooper Architecture and Design, applicant; Mesa Centerpointe Plaza, LLC, owner. (PLN2014-00564). Continued from October 21, 2015.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

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 Dahlke to approve case Z15-037 with conditions:

That: The Board recommends the approval of the case Z15-037 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 submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review process for architectural and landscaping design.
5. All future retail developments along Signal Butte and Guadalupe Road in Phase 3 will require Site Plan Review by public hearing process.
6. Install all perimeter landscaping along Guadalupe Road and Signal Butte Road and temporary curbing along the internal drive aisles with the current site plan.
7. Abandonment and dedication of any PUE not addressed by the platting process is required to be submitted through City of Mesa Real Estate Division for approval by City Council.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. 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 final subdivision map, prior to the issuance of a building permit).

Vote: 6-0 (Absent:Boardmember Astle)

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- 4-a Z16-004 District 6.** 8200 to 8600 blocks of East Baseline Road (north side). Located west of Loop 202 on the north side of Baseline Road. (52.4± acres). PAD modification (52.4± acres) and Site Plan Review (16± acres). This request will allow for a multi-residence development. Susan E. Demmitt, Gammage & Burnham, applicant; Baseline Mesa, LLC, owner. (PLN2015-00504). Continued from February 17, 2016.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Summary: Staffmember Alam gave a brief overview of the case, explaining that the applicant requested deviations from Code to allow smaller balconies/patios, closer building separation on the northern buildings and a parking at 1.8 space per unit instead of 2.1 per unit. Mr. Alam added that Staff has applied a parking ratio from the previous Zoning Ordinance, which provides for different parking standards for 1, 2, and 3 bedroom units, and staff came to the ratio of 1.9 parking spaces for the proposed complex. Staff is agreeable to a ratio of 1.9. Mr. Alam also mentioned that in condition 6a, in response to Z14-021, a PAD modification for the parcel, per conditions of approval, the stipulation provides for an emergency access drive to the north.

Applicant, Susan Demmit, Gammage and Burnham, on behalf of Housing Trust Group, presented the case to the Board.

Beverly Selvage, 2627 S. Hibiscus, in Sunland Village East, was supportive of the project but stated her belief for the need to include a traffic signal at the intersection of Baseline and Hawes Roads in the first phase of construction.

The applicant, Susan Demmit, Gammage and Burnham, confirmed that the project will be a gated, multi-family community, with on-site security, will feature an on-site facility manager during business hours, surveillance cameras, and that the project will be rented with long-term leases. The applicant stated that from conversations with the Transportation Department, a traffic signal will be installed when the single-family component is developed (Stipulation 5, last bullet point). The applicant and the City will enter into a Development Agreement, which provides for the widening of Baseline Road, installation of a partial median, as well as the construction of a deceleration lane. Ms. Demmit confirmed for the Board that there is no proposed development timeline for the single-residence area, as the parcels are currently being marketed and are not under contract.

Boardmember Ikeda stated that he believed that the parking statistics on the applicant-presented chart are misleading, and that many of the lower mandated parking ratios are obtained from large cities with mass transit options. Mr. Ikeda stated that since the proposed site is located in an area with limited transit options, but within close proximity to a freeway, the project will incur driving, and will present a problem in the future.

Ms. Demmitt stated that a parking ratio of 1.62 spaces per unit is the national average, and that the cities listed on the table are a good mixture of various

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degrees of urbanization. The applicant added that 131 of the units will be 1 bedroom, 181 will be 2 bedroom, and with 95% of the 1 and 2 bedroom units, a majority are expected to have single occupancy, so a parking problem was not anticipated.

Boardmember Ikeda stated that if the project were to be located closer in to the City center, the parking ratio would work better.

The applicant stated that there are 533 proposed bedrooms over the scope of the project, with at least one parking space for every bedroom, with an additional 52 to accommodate guest parking. Ms. Demmitt added that the parking was designed with resident schedules in mind, and that she is comfortable that the parking will sufficiently accommodate residents, most of which are being housed at a single occupancy.

Boardmember Allen stated that she did not want the project surrounded by a sea of asphalt, and proposed that the applicant and Staff meet somewhere in the middle, attempting to meet the intent of the Code, while allowing the applicant some leeway.

Ms. Demmitt stated that they are very comfortable with the proposed parking ratio, and although Staff is proposing 30 more parking spaces, she didn't think it was necessary.

Staffmember John Wesley confirmed for the Board that the applicant hadn't discussed their proposed option for emergency access, and that Staff was concerned regarding access to Hawes Road, and would continue to push for access from the multi-family units. Mr. Wesley added that Boardmembers Ikeda and Allen have come close to echoing Staff's concerns over the parking ratio. Mr. Wesley explained that Staff has allowed parking ratio levels to go down to around the applicant-proposed ratio in other parts of the City where amenities, services, and transit options are more readily available, but given this specific location, Staff believes that the proposed parking ratio would not be enough, and that it would create an issue in the long term, as parking in the complex may spill over to the adjacent neighborhood.

Staffmember Wesley went on to explain that Staff had concerns about Condition 3iii in the Conditions of Approval, as the proposed combination of at least 3 vehicular and pedestrian connections to the development presents a significant shift from what was envisioned, and it raises concerns about the isolation of the tract at the northeast corner, and its separation from the rest of the neighborhood. Staffmember Wesley stated that Staff is looking for 3 of both pedestrian and vehicular connections, and that 1 vehicular, and 2 pedestrian, would not provide the same level of connectivity.

The applicant stated that she was confused in the interpretation of Condition 3iii, and that from a practical standpoint, the applicant saw Hawes Road as a connection to the northeastern parcel, and that the applicant was not currently

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providing any additional connections.

Staffmember Wesley stated that the applicant could come back to discuss this as development occurs, as Hawes Road could end in the proposed apartments, and the tract could end up with two parcels with no real connection between them. Staffmember Wesley added that the goal is to create a larger neighborhood and not isolated tracts, and that Staff was concerned about reducing the number of connections in the way that the condition is worded.

The applicant stated that she would be happy to defer the discussion on that condition

Boardmember Clement explained that he is familiar with apartment projects, and said that what the applicant is proposing is really more typical than they would suggest it is, with most recent projects being comprised of predominantly one and two bedrooms, with very few three bedroom units.

Boardmember Clement agreed with the other two Boardmember comments, stating that a parking ratio at the applicant-proposed number would be more appropriate if the project was infill construction along the light rail line, but in this context, he supported a ratio closer to the 2.0 parking space requirement. He closed by saying that he didn't know if the Staff-proposed additional 15 or 18 spaces is the right answer, but he felt that if the complex stays fully occupied, parking would become an issue.

Chairperson Johnson stated that she preferred the 1.9 parking spaces per unit requirement, but that she would be open to 1.85, and also added that she would like to see the emergency connection change provided for in the Conditions of Approval.

Mr. Jose Romero, Housing Trust Group, told the Board that he develops apartment complexes throughout Florida and in Tennessee, but in Florida, a 1.6 parking space per unit is the ratio that is normally seen. Mr. Romero added that in Miami there are projects that are not accessible by any rail or bus, but park at a ratio of 1.3 per unit, with only townhouse or owner-occupied houses calling for a parking ratio around 2.0. Mr. Romero went on to say that in Mesa, the average household is parked at 1.6 spaces, and as you draw from those households, and fill an apartment complex of only 10 to 30 units, a ratio of 2.0 or 2.1 would make sense, as you would maybe draw from households that have a parking ratio of 2.0 or maybe more. The applicant concluded to say that if you draw from 325 families, as is the scenario for his proposed complex, the parking demand would more closely resemble the 1.6 parking space average, and the project would end up with less used parking spaces than units or bedrooms.

Boardmember Dahlke stated that she analyzes multi-family developments across the country, and that she agrees with the applicant's analysis. She stated that she usually sees a ratio of 1 parking space per one bedroom unit, and 1.5 parking spaces per 2 bedroom unit. Boardmember Dahlke stated that she would be

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agreeable with that single ratio, providing enough spaces were provided for all the bedrooms. Boardmember Dahlke added that she would rather keep the parking ratio at 1.8, if the Board and the applicant would like to compromise. Ms. Dahlke finished by saying that she would rather keep the amenities on the project, and look at changing parking requirements in the future to be more in line with trends seen in other communities.

Mr. Romero said that the project could probably add 4 or 5 more parking spaces, but any increase would cut into the Dog Park and playground. He concluded by saying that the over-night parking rate is what counts the most, and the higher the unit count that you have at a complex, the less amount of spaces will be used proportionately, taking in for account residents being absent from the project at various times for various reasons.

Boardmember Allen made a motion to approve Case Z16-004 with conditions as proposed by staff with the exception to recording the condition for emergency access to match what was submitted by applicant in "Condition 6", replacing the condition to read "to the exception property to the northeast corner will be provided by a driveway and an emergency access gate accessible between the single family parcel to the west and the adjacent Casa Mia Subdivision, such emergency access will be approved with a preliminary plat for the single-residence parcels.", and to only require 1.8 parking spaces per unit.

It was moved by Boardmember Allen and seconded by Boardmember Ikeda to approve case Z16-004 with conditions:

That: The Board recommends the approval of the case Z16-004 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 submitted.
2. Compliance with all City requirements except as modified by this PAD (Z16-004).
3. **Compliance with the Baseline Mixed Use PAD dated March 10, 2014 as approved with Zoning case Z14-021 except as modified by this approval (Z16-004). The conditions of approval for Z14-021 are hereby replaced in their entirety with the following:**
 - a. **Site Plan Review through the public hearing process of future Specific Plans with the following minimum requirements:**
 - i. The single-residence area will utilize at least 3 building types.
 - ii. The cluster product will not be used until it has been fully reviewed and details agreed upon.
 - iii. The commercial area shall utilize an open design that functions as an extension of the open space along Hawes Road and allow easy access by residents of the single- residence area.
 - iv. Connectivity will be provided directly between the multi-residential area and the commercial area so residents of the apartments can easily walk to the commercial area.
 - v. The design of the multi-residential area will be laid out in a pattern that simulates urban blocks.
 - vi. The multi-residence area will utilize buildings lined along Hawes that

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- engage this street and the central neighborhood open space.
- b. Yard requirements as contained in the Design Booklet shall be modified as follows:
- i. Setbacks along private lanes and alleys may be 5 feet;
 - ii. For the grouping of individual properties that create the Mews and Cluster Homes pods, the sum of the length of the walls within 10-feet of the side property line for the grouping of home pods (whether this be the side or rear of the individual lots) shall not exceed 55% of the total length of the property lines that aggregately create that grouping (does not include the property line at the rear of the cluster opposite the private lane entry into the pod of homes). The remaining 45% may be setback as described in the PAD table;
 - iii. Driveways in front of garages must be 5 feet or less in length or 18 feet or longer in length, nothing in between.
- iii. Provide at least three vehicular and pedestrian connections between this site and the balance of the property located at the northeast portion.
 - iv. Review and approval of a Preliminary Plat through the public hearing process.
 - v. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
 - vi. View fences shall comply with the City of Mesa pool fence barrier regulations.
 - vii. Full Compliance with all City development codes and regulations.
 - viii. 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.
 - ix. Compliance with all requirements of the Subdivision Technical Review Committee.
 - x. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
 - xi. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.
 - xii. Written notice be provided to future residents, and acknowledgment received that the project is within 5miles of Phoenix-Mesa Gateway Airport.
 - xiii. Noise attenuation measures are incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
 - xiv. The use and benefit easements shown as optional will be required if necessary to meet the private open space requirements of the Zoning Ordinance.
 - xv. Maximum density allowed in the RSL2.5 PAD zoned area shall not exceed 10 du/ acre.
4. Landscape Plan shall comply with plant materials from the approved Conceptual Master Plant List (Z14-021).
 5. Street improvements, street frontage landscaping, and perimeter theme walls may be installed in phases as approved by the City. The Applicant and the City must enter into a development agreement that will address requirements for infrastructure, phasing, and off-site improvements.
 6. Emergency access to the exception property in the northeast corner will be

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provided by a driveway and emergency access gate accessible between the single-residence parcel to the west and the adjacent Casa Mia subdivision. Such emergency access will be approved with the preliminary plat for the single-residence parcels.

7. Provide a minimum parking ratio of 1.8 spaces per dwelling unit.

Vote: 5-1-1 (Nay:Boardmember Clement) (Absent:Boardmember Astle)

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- *4-b Z16-009 District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD, Site Plan Review and Preliminary Plat. This request will allow a single residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581). Continued from February 17, 2016.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions as Contained in Staff Memo Dated March 23, 2016

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 Dahlke to approve case Z16-009 with conditions:

That: The Board recommends the approval of the case Z16-009 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 (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines. Residential product must be approved by the Planning Director, prior to submitting for Building Permits for the homes.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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. Compliance with all City of Mesa Code requirements and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within two (2) miles of the Falcon Field Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Lots 1 through 8 are limited to single story homes.**
10. **Provide enhanced elevations for lots 7 and 8 that provide detailing along East Fountain Street in accordance with the attached exhibit titled "Plan 3177 – Enhanced Side Elevation (Lots 7 & 8)", dated March 15, 2016. Details shall include exposed rafter tails, use of stone, upgraded windows, view fencing and a direct walkway to the street separate from the driveway. The final elevations for lots 7 and 8 must differ from one another. Approval must be received by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.**

Vote: 6-0 (Absent:Boardmember Astle)

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- *4-d Z16-012 District 4. 60 South Country Club Drive.** Located on the west side of Country Club Drive and south of Main Street. (0.66 acres). Rezoning from DB-1 to DB-2, Site Plan Review and Special Use Permit. This request will allow development of an automobile/vehicle sales and leasing facility. Sean Lake, Pew & Lake, PLC, applicant. Carmen C. Coury Trust/Recker C Leonille, owner. (PLN2015-00051)

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

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 to approve case Z16-012 with conditions:

That: The Board recommends the approval of the case Z16-012 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan dated February 29, 2016.
2. Compliance with all City development codes and regulations.
3. **Vehicle access to the property shall be limited to one driveway on to each street frontage.**
4. **Implementation of the following prior to occupancy of the building:**
 - a. **Removal of barbed wire from the fence along the West First Avenue frontage and within the side street yard of the building and provide a kneel wall of 18 inches height along the remainder of the frontage not used for the driveway or landscape area as indicated on the site plan.**
 - b. **Removal of the existing non-conforming pole sign and any additional prohibited signs. A new illuminated sign shall require a permit and shall not to exceed 5 feet in height and 32 square feet in message area on a monument type fixture separated from parking, vehicle display and drive aisles by raised curbing approved to City of Mesa engineering design standards.**
 - c. **Provide and maintain a minimum of 1,131 square-feet of landscape area consisting of right of way landscaping, foundation base landscaping and a new landscape bed around the new sign (#6 above) as shown on the site plan; replace any dead or dying existing landscape materials. An irrigation plan shall be approved by the City.**
 - d. **Execute an encroachment agreement to maintain existing landscaping within the public right of way.**
 - e. **Provision of 9 parking spaces for the use of customers and employees.**
 - f. **Install pedestrian connections from both the Country Club Drive and First Avenue sidewalks to the primary building entrance as shown on the site plan. At the time of future redevelopment upgrade existing sidewalks, pedestrian connections and ramps for ADA compliance as necessary.**

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- g. Unscreened equipment and building systems shall be painted to match the building.**
- 5. Solid Waste collection shall be provided in accordance with City of Mesa specifications.**
- 6. The use of outdoor speakers, amplification and paging systems shall be prohibited.**
- 7. The use of vehicle display platforms is prohibited.**
- 8. All vehicle loading/unloading shall occur on site.**
- 9. At the time the property owner chooses to redevelop the property, the property owner shall file a site plan application with the City of Mesa and approved by the Planning & Zoning Board for the property to facilitate the building form, type and frontage standards established by Chapters 58, 59 and 60 of the Zoning Ordinance for the T-4NF transect as adopted on June 12, 2012 as part of the Downtown Neighborhoods Regulating Plan.**

Vote: 6-0 (Absent:Boardmember Astle)

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- *4-d Z16-015 District 2.** 6215 East Arbor Avenue. Located south of Main Street and east of Recker Road (1.8± acres). Council Use Permit for a social services facility. This request will allow for a substance abuse detoxification and treatment center. Jennifer O' Hara, Soba Recovery LLC, applicant; Soba Recovery LLC, owner (PLN2015-00644)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

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 Dahlke to approve case Z16-015 with conditions:

That: The Board recommends the approval of the case Z16-015 conditioned upon:

1. Compliance with the request as described in the project narrative, operations plan, good neighbor policy and as shown on the site and landscape plans except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. Landscaping shall comply with the approved site plan. Any dead, dying or missing landscape materials shall be replaced in kind and all landscaping shall be trimmed to maintain natural surveillance.
4. A security plan will be implemented which shall include:
 - a. Provision of and maintenance of adequate exterior night lighting for the site to provide uniform light levels throughout the property with management control either hardwired or dusk-to-dawn controlled with adjustment for on/off times seasonally as needed and equip exterior light fixtures with vandal resistant covers to prevent breakage.
 - b. Placement of a security guard on the property between the hours of 8:00 pm and 6:00 am daily, surveillance cameras and an exit door alarm system.
 - c. Installation of a No Trespassing sign in a highly visible location on the property and compliance with other elements of the Trespass Enforcement Program as described in the project narrative and operations plan.
5. Additional signage or changes to existing signage will require the approval and issuance of a sign permit by the Development Services Department.
6. Compliance with all requirements of the Arizona Department of Health Services.
7. The Council Use Permit is issued specifically to Soba Mesa LLC and is not transferrable to any other owner or operator.

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *4-e **Z16-017 District 2.** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner (PLN2015-00585)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continued to April 20, 2016

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 Dahlke to continue case Z16-017 to April 20, 2016.

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- 5-a "Estates of Valencia South" District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD and Site Plan Review. This request will allow a single family residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581) **Companion Case to Z16-009.**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

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 Dahlke to approve the final plat for "Estates of Valencia South" with conditions:

That: The Board recommends the approval the final plat for "Estates of Valencia South" 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 (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines. Residential product must be approved by the Planning Director, prior to submitting for Building Permits for the homes.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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. Compliance with all City of Mesa Code requirements and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within two (2) miles of the Falcon Field Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Lots 1 through 8 are limited to single story homes.**
10. **Provide enhanced elevations for lots 7 and 8 that provide detailing along East Fountain Street in accordance with the attached exhibit titled "Plan 3177 – Enhanced Side Elevation (Lots 7 & 8)", dated March 15, 2016. Details shall include exposed rafter tails, use of stone, upgraded windows, view fencing and a direct walkway to the street separate from the driveway. The final elevations for lots 7 and 8 must differ from one another. Approval must be received by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.**

MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *5-b "Eastmark DU 8 & 9 Revised" District 6.** 10200 block through 10800 blocks of East Ray Road (south side). Located west of Signal Butte Road and south of Ray Road. (6.7 ± acres). Preliminary Plat. Michael Cronin, Terrawest Communities, applicant; JEN Arizona 4, LLC, owner

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

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 Dahlke to approve the final plat for "Eastmark DU 8 & 9 Revised" with conditions:

That: The Board recommends the approval the final plat for "Eastmark DU 8 & 9 Revised" conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan for Development Unit 8 and 9 and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all conditions of approval as part of Z13-32, except as modified by this request.
3. Approximately 72.5 acres of open space (33%) to be provided with a residential maximum density of 2.58 du/ac.
4. The amenities and clubhouse to be provided within Tract H in a minimum of area of 2.7 acres.
5. Parking for the clubhouse to be provided to comply with Section 14.3 of the Community Plan.
6. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
7. Compliance with all requirements of the Development Services Department.
8. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 8 and 9 (DU8 and 9) of the Eastmark Community Plan (formerly known as the Mesa Proving Grounds Community Plan).

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *5-c "Eastmark DU-6 South Parcels 1 and 2" District 6.** 4200 through 4400 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Blvd and west of Signal Butte Road. (41.6± acres). Preliminary Plat. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. **Companion case to Z16-014.**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to approve the final plat for "Eastmark DU 8 & 9 Revised" with conditions:

That: The Board recommends the approval of Preliminary Plat for "Eastmark DU-6 South Parcels 1 and 2" conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan for Development Unit 6 South and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all conditions of approval as part of Z13-32, except as modified by this request.
3. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Development Services Department.

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *5-d "Eastmark DU-6 South Parcels 6-7 and 6-8". District 6. 10300 through 10400 block of East Point Twenty-Two Blvd (north side). Located north of Point Twenty-Two Blvd and west of Signal Butte Road. (48.22± acres). Preliminary Plat. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. Companion case to Z16-014.

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to approve the final plat for "Eastmark DU-6 South Parcels 6-7 and 6-8" with conditions:

That: The Board recommends the approval of Preliminary Plat for "Eastmark DU-6 South Parcel 6-7 and 6-8" conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan for Development Unit 6 South and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all conditions of approval as part of Z13-32, except as modified by this request.
3. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Development Services Department.

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *5-e "Mesa Center Pointe" District 6.** The 10800 through 10900 blocks of East Guadalupe Road (north side) and 2700 block of South Signal Butte Road (east side). Located east of Signal Butte Road and north of Guadalupe Road. (17.86± acres). Preliminary Plat. Tony Cooper, Cooper Architecture and Design, applicant; Mesa Centerpointe Plaza, LLC, owner. (PLN2014-00564). Companion Case to Z15-037.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to approve the final plat for "Mesa Center Pointe" with conditions:

That: The Board recommends the approval of Preliminary Plat for "Mesa Center Pointe" 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 submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
3. Compliance with all conditions of Design Review process for architectural and landscaping design.
4. Compliance with all conditions of Design Review process for architectural and landscaping design.
5. All future retail developments along Signal Butte and Guadalupe Road in Phase 3 will require Site Plan Review by public hearing process.
6. Install all perimeter landscaping along Guadalupe Road and Signal Butte Road and temporary curbing along the internal drive aisles with the current site plan.
7. Abandonment and dedication of any PUE not addressed by the platting process is required to be submitted through City of Mesa Real Estate Division for approval by City Council.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. 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 final subdivision map, prior to the issuance of a building permit).

Vote: 6-0 (Absent:Boardmember Astle)

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MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

Other Business:

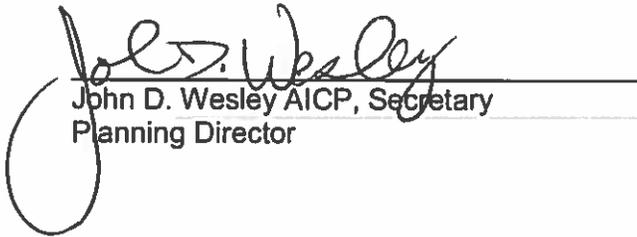
None.

Adjournment

Boardmember Allen made a motion to adjourn the meeting at 5:01 pm. The motion was seconded by Boardmember Hudson.

Vote: 6-0 (Absent:Boardmember Astle)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director