



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: December 21, 2016 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Steve Ikeda
Dane Astle
Jessica Sarkissian
Jennifer Duff
Tim Boyle

MEMBERS ABSENT:

Vice Chair Michelle Dahlke (excused)

STAFF PRESENT:

John Wesley
Tom Ellsworth
Jeff McVay
Lesley Davis
Kim Steadman
Rebecca Gorton
Mike Gildenstern

OTHERS PRESENT:

Paul Dugas
Dennis Newcombe
Other citizens who did not sign in

Call Meeting to Order.

Chair Clement 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 November 15, and November 16, 2016 study sessions and regular hearing.

***2-a** It was moved by Boardmember Sarkissian to approve the Consent Agenda. The motion was seconded by Boardmember Astle.

Vote: 6-0 (Boardmember Dahlke excused)

Zoning Cases: Z16-060, Z16-056, Z16-057, Z16-058, Z16-059, Preliminary Plats for "Warner Enclave", "Sanctuary at Las Sendas", "SEC First & Macdonald"

MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

- *3-a Z16-060 District 4.** 200 block of South Alma School Road (east side). Located north of Broadway Road on the east side of Alma School Road. (0.3 ± acres). Site Plan Review. This request will allow development of automobile sales facility. Pedram Kadkhodaian, applicant; Kadkhoda, LLC. owner. (PLN2016-00626).

Staff Planner: Lisa 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 Sarkissian and seconded by Boardmember Astle to approve case Z16-060 with conditions:

That: The Board recommends the approval of the case Z16-060 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Design Review approval for this project.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. Review and approval of a Development Improvement Permit (DIP) and compliance with all conditions of approval of the DIP.
6. Dedication of the Alma School right of way to 65' is required prior to issuance of a building permit.
7. City Engineer approval of an Encroachment Agreement to allow certain uses within the right-of-way prior to issuance of a building permit or adjust the site plan to remove the encroachment.

Vote: 6-0 (Boardmember Dahlke excused)

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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*

MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a Z16-056 District 6. 11500 block of East Warner Road. Located at the southwest corner of Warner Rd and Meridian Dr. (8 ± acres) Rezoning from LC to RSL-4.0; Site Plan Review. This request will allow single residence development. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. (Companion Case to Preliminary Plat "Warner Enclave") (Associated with Item 5-a.) (PLN2015-00450).

Staff Planner: Lesley Davis

Staff Recommendation: Continue to January 18, 2017

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue case Z16-056 to January 18, 2017.

Vote: 6-0 (Boardmember Dahlke excused)

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MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-b **Z16-057 District 5.** 3200 to 3300 block of Red Mountain Drive (west side). Located east of Power Road and north of Loop 202. (13 ± acres). Rezoning from RS-90 to RS-9-PAD; Site Plan Review. Paul Dugas, Blandford Homes, applicant; Desert Vista 100, owner. (Companion Case to Preliminary Plat "Sanctuary at Las Sendas") (Associated with Item 5-b.) (PLN2016-00572).

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 Sarkissian and seconded by Boardmember Astle to approve case Z16-057 with conditions:

That: The Board recommends the approval of the case Z16-057 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).
2. Compliance with all City development codes and regulations.
3. A grading permit is required prior to any grading of the site.
4. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
5. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
6. Dedicate any necessary 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee, including the Desert Uplands Development Standards.
9. Owner granting 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
10. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
11. **Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.**

MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

Vote: 6-0 (Boardmember Dahlke excused)

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MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-c **Z16-058 District 5.** 6442 East Test Drive. Located west of Power Road and south of US Highway 60. (1 ± acres). Site Plan Review. This request will allow development of an office building. Paul E. Gilbert, Beus Gilbert PLLC, applicant; FCA Realty, LLC, owner. (PLN2016-00754).

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 Sarkissian and seconded by Boardmember Astle to approve case Z16-058 with conditions:

That: The Board recommends the approval of the case Z16-058 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, elevations and landscape plan.
2. Compliance with all conditions of Design Review approval for architectural and landscaping design.
3. Compliance with all City development codes and regulations.
4. **Compliance with all requirements of Ordinance 3889 except as modified by Ordinance 5316.**
5. **Compliance with all requirements of Ordinance 5316.**
6. **Recordation of cross-access, shared parking and cross-drainage easements with Lot 1 of “Lots F & G of Auto Center at Superstition Springs”.**
7. **No auto sales or display for autos to the public will take place within the building or on Lot 2 of “Lots F & G of Auto Center at Superstition Springs”, pursuant to the approved case Z15-020.**

Vote: 6-0 (Boardmember Dahlke excused)

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- *4-d Z16-059 District 6.** 4200 block of South Power Road (east side). Located north of Warner Road on the east side of Power Road. (2.3 ± acres). Rezoning from LC-AF-PAD to LI-AF-PAD; Site Plan Modification; and Council Use Permit to allow retail uses within the LI zoning district. This request will allow development of office with light manufacturing and car wash. Trudy Licano, applicant; Powergate Investments LLC & GBSP LLC, owner. (PLN2016-00757).

Staff Planner: Kim Steadman

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 Sarkissian and seconded by Boardmember Astle to approve case Z16-059 with conditions:

That: The Board recommends the approval of the case Z16-059 conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan;
2. Compliance with all City development codes and regulations;
3. Compliance with all conditions of Design Review approval for architectural and landscaping design;
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity;
5. **Prior to issuance of a building permit, submit revised plans for Planning Director review and acceptance that include:**
 - a. **An alternatively paved pedestrian path from the covered parking spaces to the retail building;**
 - b. **A landscape plan that:**
 - i. **meets Zoning Ordinance requirements for trees and shrubs within landscape islands;**
 - ii. **shows the current site configuration;**
 - iii. **shows replacement of any missing plant material in the areas of the site currently labeled with Note 17 "Existing landscape area (protect in place)";**
6. **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 prior to the issuance of a building permit);**
7. **Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 dB;**
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. A completed form with response by the FAA must accompany building permit application for structures on this property;**
9. **Recordation of a cross-access easement and reciprocal-parking agreement between Lot A and Lot B1 prior to building permit issuance.**

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Vote: 6-0 (Boardmember Dahlke excused)

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MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

Discuss and take action on the following preliminary plats:

- *5-a** “Warner Enclave” District 6. 11500 block of East Warner Road. Located at the southwest corner of Warner Rd and Meridian Dr. (8 ± acres). Preliminary Plat. Rezoning from LC to RSL-4.0; Site Plan Review. This request will allow single residence development. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. (Companion Case to Z16-056) (Associated with Item 4-a.) (PLN2015-00450).

Staff Planner: Lesley Davis

Staff Recommendation: Continue to January 18, 2017

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

It was moved by Boardmember Sarkissian and seconded by Boardmember Astle to continue the Preliminary Plat for “Warner Enclave” to January 18, 2017.

Vote: 6-0 (Boardmember Dahlke excused)

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- *5-b "Sanctuary at Las Sendas" District 5.** 3200 to 3300 block of Red Mountain Drive (west side). Located east of Power Road and north of Loop 202. (13 ± acres). Preliminary Plat. Rezoning from RS-90 to RS-9-PAD; Site Plan Review. (Companion Case to Z16-057) (Associated with Item 4-b.) (PLN2016-00572).

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 Sarkissian and seconded by Boardmember Astle to approve the Preliminary Plat for "Sanctuary at Las Sendas" with conditions:

That: The Board recommends the approval of the preliminary plat "Sanctuary at Las Sendas" 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).
2. Compliance with all City development codes and regulations.
3. A grading permit is required prior to any grading of the site.
4. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
5. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
6. Dedicate any necessary 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee, including the Desert Uplands Development Standards.
9. Owner granting 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
10. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
11. **Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.**

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Vote: 6-0 (Boardmember Dahlke excused)

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- *5-c "SEC First & Macdonald". District 4.** The 40 to 100 block of West 1st Avenue (south side) and 100 to 200 block of south Macdonald (east side). Located on the southeast corner of 1st Avenue and Macdonald. (1.949 ± acres). Preliminary Plat. This request will allow the subdivision of property approved for a multi-residential development. Charles Huellmantel, Huellmantel & Affiliates, applicant; Urban Development Partners for Mesa Housing Associates II, owner. (PLN2016-00903).

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 Sarkissian and seconded by Boardmember Astle to approve the Preliminary Plat for "SEC First & Macdonald" with conditions:

That: The Board recommends the approval of the preliminary plat "SEC First & Macdonald" conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the preliminary plat.
2. Compliance with all City development codes and regulations.

Vote: 6-0 (Boardmember Dahlke excused)

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Other Business:

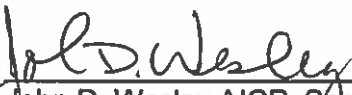
None.

Adjournment

Boardmember Ikeda made a motion to adjourn the meeting at 4:07 pm. The motion was seconded by Boardmember Duff.

Vote: 6-0 (Boardmember Dahlke excused)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director