



Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: October 19, 2016 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

none

STAFF PRESENT:

John Wesley
Andrew Spurgin
Tom Ellsworth
Lesley Davis
Kim Steadman
Charlotte McDermott
Mike Gildenstern

OTHERS PRESENT:

Don Nace
James Lazarewicz
Brooke Lazarewicz
James Glasser
Michael Bailey
Dane Jackson
Mark Pugmire
Jeanne Sikes
Jack Issacson
Gabe Saia
Others

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 4:10 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the September 20, and September 21, 2016 study sessions and regular hearing.

It was moved by Boardmember Ikeda to approve the Consent Agenda. The motion was seconded by Boardmember Astle.

Vote: 7-0

Zoning Cases: Z16-044, Z16-045, Z16-046, Z16-049, Z16-050, Preliminary Plats for "Skyview", "Mulberry Parcel 5"

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

- 3-a Z16-044 District 5.** Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. Located east of Power Road and south of University Drive. (15.8± acres). Rezoning from LC to RSL-2.5-PAD; and Site Plan Review. This request will allow for development of a single-residence subdivision. Mark Pugmire, Highland Communities, LLC applicant; Highland Communities, LLC, owner. (Companion Case to Preliminary Plat "Skyview") (Associated with Item 4-a.) (PLN2016-00427)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Summary: Staff member Davis explained the case to the Board.

The applicant, Mark Pugmire, 1465 S. 174th, Gilbert, presented additional case information.

Todd Lutz, 11244 E. Rembrandt Ave., owner of the property adjacent to the project, and representing Las Palmas Grand, spoke in support of the project, but he added that he has had very little time to review the plans, and that he was not sure if his concerns had been met.

Don Nace, of Precision Management Partners, spoke in opposition of the project. Mr. Nace explained that he is the owner of the development located north of the proposed project, and expressed that he was concerned about his parcel being encircled on three sides by the new subdivision. Mr. Nace explained that his building was formerly a restaurant, and he expressed concern that a nearby residential development may impact and restrict his future commercial uses. He also mentioned that he was concerned that the plat submitted by the applicant did not account for the current entrance at his commercial property. Mr. Nace ended by expressing his concern that his ability to sell alcohol, host live music, and other facility events may be restricted in the future, if the project is allowed to be developed as shown.

Lesley Davis, explained to the Board that the applicant has placed a condition of approval that allows the commercial property owner to maintain access from University Drive to his parcel, and Staff member Davis confirmed that the owner of the commercial property would be allowed to maintain the permitted commercial uses on the site.

Planning Director Wesley explained that obtaining a Liquor License is a process handled by the State, and there may be required separation

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distances between uses.

Mr. Pugmire stated that he did not think that the development will hinder any commercial uses, and the project meets all design standards. The applicant added that access comes through the property from University Drive from the east and north, and the property owner of the easement accepted responsibility of providing access to the proposed neighborhood and the existing commercial property.

In response to a question from Boardmember Boyle about school impact, staff member Davis explained to the Board that the potential number of students generated on an 83 lot subdivision would not be significant in an area that has not seen much residential growth recently, and added that she has not heard any comments or complaints from the School District. Ms. Davis added that the easement situation would be re-checked during the Subdivision Technical Review process, and that the project would go to an additional public hearing for Mesa City Council review, if Mr. Lutz wanted another opportunity to speak on the case.

Staff member Davis explained to the Board that the required setback was reduced by 2' because of the intention of including an extended garage within the homes to accommodate larger vehicles. Ms. Davis added that the quality of the architectural design features on the housing product justified the relaxation of the setback requirement.

Planning Director Wesley added that with every PAD subdivision, Staff evaluates the proposed modifications, in regards to practicality and the precedence set previously, and determines which deviations from Code are appropriate for the particular project.

Boardmember Sarkissian stated that the new access to the commercial property to the north has become more pronounced, and that she felt it was a good development.

Boardmember Astle liked the project and felt the modifications were appropriate.

Boardmember Boyle expressed concern with the reduction of required garage sizes and/or setbacks.

Vice Chair Dahkle stated that she was in favor of the project, and understood the commercial property owner's concern about future uses, but clarified that this issue is not in the legal purview of the Planning & Zoning Board to discuss.

Chair Clement stated that the project is a good use of the site, and an enhancement to the area.

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It was moved by Boardmember Sarkissian and seconded by Boardmember Dahlke to approve case Z16-044 with conditions and additional stipulations 8-12:

That: The Board recommends the approval of the case Z16-044 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 all requirements of the Subdivision Technical Review Committee, including all required easements.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. **Prior to the recordation of the final plat for Skyview provide a private easement across the western portion of parcel 218-10-004A, that includes allowances for necessary improvements as required by the City of Mesa related to the access point to this development from University Drive. The easement document must be submitted for review through the Subdivision Technical Review process, and must be recorded with the Maricopa County Recorder and referenced on the final plat.**
6. **Prior to recordation of the final plat, provide letter from adjacent property owner (parcel 218-10-004A) to confirm willingness to provide PUFU for waterlines.**
7. **Revise the site plan and preliminary plat to accommodate a continued access point for the existing church located on parcel 218-13-001X.**
8. **The final Grading and Drainage Plan for the Skyview subdivision will not permit water to be retained against the existing separation wall along the east and south sides of the development.**
9. **The Skyview subdivision will maintain approximately 6-feet in height on both sides of the existing fence to visually separate Skyview from the property to the south and east.**
10. **The minimum rear setback for the garage shall be reduced to 2-feet to accommodate a minimum depth of 22-feet for all garages.**
11. **The applicant will provide documentation to the Planning Director that the owner of the Las Palmas Mobile Home Park has agreed to the plant palette along the south and east property lines, prior to submitting construction documents to the Development Services Department.**
12. **Lot 24 shall be limited to single story.**

Vote: 7-0

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- 3-b Z16-045 District 1.** 3400 to 3500 block of East Thomas Road (south side). Located west of Val Vista Drive on the south side of Thomas Road. (11.34± acres). Rezoning from LC-PAD to RM-2-PAD-PAD; and amending Parcel E of the Lehi Crossing DMP to allow multiple-residence development rather than unspecified limited commercial land uses; and Site Plan Review. Brennan Ray, Bruch & Cracchiolo, P.A., applicant; Engel Investments, L.P., owner. (PLN2016-00327).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Summary: Staff member Kim Steadman presented the case to the Board.

The applicant, Brennan Ray, 702 E. Osborn, Phoenix, confirmed to the Board that the concerns at the neighborhood meeting were the proposed 10' setback abutting the neighborhood, what entity is responsible for maintenance in the private rear yards, and the renter profiles. Mr. Ray explained to the Board that the units now feature a 25' setback, and that there are no current plans to convert the apartment complex to condominiums.

Thomas Patino, at 3547 N. 34th St., Mesa, spoke in opposition to the project, and cited that he was concerned about property maintenance in the rear yard. He stated that he would like to see design on par with existing homes in the area to fit the community better.

James Lazarowitz, at 3426 E. Riverdale St., spoke in opposition to the project because of the rentals; he would prefer homes with larger lot sizes. He also was concerned with crime and negatively affected property values.

The Applicant, Brennan Ray, explained that the project is being marketed to a higher income resident, and that the maintenance will be done by a professional property management company featuring valet trash service, and rear yard maintenance. Mr. Ray explained to the Board that the architect on the project designed the product elevations using housing types found in Lehi Crossing. Mr. Ray explained that the project density is around 11.8 units per acre, and on average projects of this nature are built to around 18 units per acre.

Board member Sarkissian spoke in support of the project and explained that she has lived in a similar development, and she found it very enjoyable, and well maintained.

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It was moved by Boardmember Astle and seconded by Boardmember Sarkissian to approve case Z16-045 with conditions:

That: The Board recommends the approval of the case Z16-045 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. All street improvements to be installed with the first phase of development;
3. Compliance with all City development codes and regulations;
4. Compliance with all requirements of DR16-020 Design Review approval.
5. **Prior to issuance of a building permit, Planning Director to approve a revised site plan that improves the design of the courtyard spaces to provide the opportunity for residents to use these as common space. Courtyard design elements to vary throughout the development and include elements such as, but not limited to pavers, seat walls, trellises, etc.**

Vote: 7-0

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- 3-c Z16-049 District 3.** 2400 to 2700 blocks of South Signal Butte Road (west side), 10000 through 10700 blocks of East Guadalupe Road (north side), and 2600 through 2700 blocks of South Crismon Road (east side). Located west of Signal Butte Road, north of Guadalupe Road and east of Crismon Road encompassing the entire Mulberry residential development. Modifying the project narrative associated with the Mulberry PAD (172.5 ± acres). Rezoning from RSL-2.5-PAD and RM-2-PAD to RSL-4.5-PAD on 43.4± acres in the 10000 through 10300 blocks of East Guadalupe Road and 2600 through 2700 blocks of South Crismon Road, known as Mulberry Parcel 5; and Site Plan Review. This request will allow for single residence development. Paul Dugas, applicant; Desert Vista 100, LLC, owner. **(Companion Case to Preliminary Plat "Mulberry Parcel 5") (Associated with Item 4-b.) (PLN2016-00529)**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Summary: Staff member Kim Steadman presented the case to the Board.

The applicant, Paul Dugas, representing Blandford Homes, further explained the case the Board.

Mr. Dugas confirmed for the Board that most units are pre-sold, along with a few spec models. Mr. Dugas confirmed that garages on the product measure 22', and that the width has been reduced by just 8".

It was moved by Boardmember Boyle and seconded by Boardmember Duff to approve case Z16-049 with conditions:

That: The Board recommends the approval of the case Z16-049 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.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedicate the rights-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. Written notice be provided to future residents, and acknowledgement received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
7. 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 (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
8. Noise attenuation measures be incorporated into the design and construction of the

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- homes to achieve a noise level reduction as required by Code.
9. All off-site and on-site improvements must be installed with the first phase of construction for the subdivision.

Vote: 7-0

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Discuss and take action on the following preliminary plats:

- 4-a **"Skyview"**. Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. Located east of Power Road and south of University Drive. (15.8± acres). (Companion Case to Z16-044) (Associated with Item 3-a.) (PLN2016-00427)

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 Dahlke to approve the Preliminary Plat for "Sky View" with conditions:

That: The Board recommends the approval of the preliminary plat "Skyview" 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 all requirements of the Subdivision Technical Review Committee, including all required easements.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. **Prior to the recordation of the final plat for Skyview provide a private easement across the western portion of parcel 218-10-004A, that includes allowances for necessary improvements as required by the City of Mesa related to the access point to this development from University Drive. The easement document must be submitted for review through the Subdivision Technical Review process, and must be recorded with the Maricopa County Recorder and referenced on the final plat.**
6. **Prior to recordation of the final plat, provide letter from adjacent property owner (parcel 218-10-004A) to confirm willingness to provide PUFÉ for waterlines.**
7. **Revise the site plan and preliminary plat to accommodate a continued access point for the existing church located on parcel 218-13-001X.**
8. **The final Grading and Drainage Plan for the Skyview subdivision will not permit water to be retained against the existing separation wall along the east and south sides of the development.**
9. **The Skyview subdivision will maintain approximately 6-feet in height on both sides of the existing fence to visually separate Skyview from the property to the south and east.**
10. **The minimum rear setback for the garage shall be reduced to 2-feet to accommodate a minimum depth of 22-feet for all garages.**
11. **The applicant will provide documentation to the Planning Director that the owner**

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of the Las Palmas Mobile Home Park has agreed to the plant palette along the south and east property lines, prior to submitting construction documents to the Development Services Department.

12. Lot 24 shall be limited to single story.

Vote: 7-0

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- 4-b **"Mulberry Parcel 5"**. 10000 through 10300 blocks of East Guadalupe Road (north side), and 2600 through 2700 blocks of South Crismon Road (east side). Located north of Guadalupe Road and east of Crismon Road (43.4± acres) (Companion Case to Z16-049) (Associated with Item 3-c.) (PLN2016-00529)

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 Boyle and seconded by Boardmember Duff to approve the Preliminary Plat for "Mulberry Parcel 5" with conditions:

That: The Board recommends the approval of the preliminary plat "Mulberry Parcel 5" 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.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedicate the rights-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. Written notice be provided to future residents, and acknowledgement received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
7. 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 (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
9. All off-site and on-site improvements must be installed with the first phase of construction for the subdivision.

Vote: 7-0

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- 5-a Z16-050 District 5.** 3100 to 3200 block of North Recker Road (west side) and 5700 to 5900 block of Longbow Parkway (north side). District 5. Located south of Loop 202 and west of Recker Road. (11.3± acres). Site Plan Review. This request will allow development of a commercial retail center. Stephen C. Earl, Earl, Curley and Lagarde, applicant; Bob McNichols, Dover Associates, LLC, owner. (PLN2016-00670).

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

Summary: Staff member Andrew Spurgin presented the case to the Board.

Stephen Earl, 3101 N. Central Ave, Phoenix, representing Kitchell Construction, with Brad Anderson, Rob Schram, and Rick Butler from Butler and Associates, further explained the case to the Board.

Randy Rostron, 3140 N. Olympic, Mesa, spoke in opposition to the project, because of the potentially increased traffic in what he felt was a complex traffic control environment already. Mr. Rostron was also concerned about headlight glare shining into his backyard from cars leaving the proposed plaza across Recker Road, as the ramp is raised where the drive aisle intersects with the arterial. He was also concerned about glare and noise from a potential fast food drive-thru restaurant located along Recker Road.

Mr. Earl explained that he had held a neighborhood meeting at Longbow Country Club, sent out all required notices, and that by his assessment, the neighbors were anxious to see a Sprouts come into the neighborhood. Mr. Earl added that the traffic circulation issue was not voiced at that time.

Jeanne Sikes, 3148 N. Olympic, spoke in opposition to the case, citing added traffic and safety issues.

Stephen Earl, explained that inevitable increased traffic will be created with the parcels being developed, and stated that all driveways and roadways will function at appropriate service levels, per Kimley Horn traffic engineering analysis.

Boardmember Boyle inquired if installing plants in the Recker Road median could block the headlights.

Stephen Earl explained the possibility of installing a trellis, screen wall, or landscaping to make the drive-thru more attractive and screened, as well as exploring possibly modifying the location of the building, or changing the direction of the speaker box, to point away from the neighborhood.

Boardmember Ikeda suggested a "pork-chop" type driveway entry to mitigate the impact of automotive headlamps on the houses across Recker

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Road.

Board Member Sarkissian asked staff about the traffic circulation in the area that is frustrated by the traffic calming device.

Staff member Spurgin explained that the unusual traffic calming feature at Preston Street/Longbow Parkway and Recker Road would need to be evaluated with the Transportation Department, as it was a request from the neighborhood to the east, and outreach to the neighborhood would need to be done before any removal/modification.

Boardmember Dahlke suggested a modification be made to the Conditions of Approval that specifies that the applicant will work with Staff to mitigate light and noise issues associated with the pad along Recker Road and the driveway proposal along Recker Road.

It was moved by Boardmember Dahlke and seconded by Boardmember Ikeda to approve case Z16-050 with conditions:

That: The Board recommends the approval of the case Z16-050 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown in the site plan, landscape plan and elevations submitted.
2. Compliance with all Design Review requirements.
3. Compliance with all City development codes and regulations except as modified by the Longbow Master Plan PAD.
4. Completion of a land split and satisfaction of the conditions of approval of the requested land split.
5. All required street improvements shall be installed with the first phase of development.
6. Compliance with all requirements of the Airfield Overlay District including the following:
 - A. Written notice be provided to future tenants, and acknowledgement received that the project is within 2 miles of Mesa Falcon Field Airport.
 - B. Owner shall grant an Avigation Easement and Release to the City, pertaining to Mesa Falcon Field Airport that will be prepared and recorded by the City (concurrently with the recordation of the final land split or prior to the issuance of a building permit).
 - C. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Temporary landscaping of at least five feet in width and curbing shall be provided along the edges of any drives or parking areas adjacent to the boundaries for Phase 1B and Phase 2.
8. Prior to issuance of first building permit, recordation of a cross-access easement and maintenance agreement for the shared driveway along the western property line with the parcel located adjacent to the west.
9. Future site plan and design review of pad sites P1, P2 and P3 per Code.
10. Pavers or decorative/stamped concrete shall be provided for pedestrian crosswalks throughout the development.
11. Compliance with the parking lot landscaping requirements of Chapter 33 of the Zoning Ordinance or, prior to issuing a building permit, approval of an alternative

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landscape plan as approved by the Zoning Administrator.

12. The applicant will work with staff to mitigate light and noise issues associated with the pad along Recker Road and the driveway proposal along Recker Road.

Vote: 7-0

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

- 6-a Z16-046 District 3.** 1800 block of West Main Street (north side), 100 Block of North Dobson Road (east side) and 100 block of North Sycamore (west side). District 3. Located east of Dobson Road, north of Main Street and west of Sycamore. (20.59± acres). Approval of rezoning from ID-2, GC-BIZ, LC-BIZ and LC to T4N, T4NF, T5N, T5MSF, and T5MS and the adoption of a Smart Growth Community Plan including a Preliminary Development Plan. This request will allow development of a transit-oriented neighborhood including but not limited to uses such as multi-residences, townhomes, parking garages, commercial retail and services, senior living facilities, extended care facilities, and education facilities. Neil Calfee, Miravista Holdings, applicant; Sycamore Station Fund LLC, owner. (PLN2016-00372)

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

Summary: Staff member Spurgin presented the case to the Board. Lindsay Schube, Gammage and Burnham, 2 N. Central, Phoenix introduced the case to the Board. Eric Zorbrist, Ayres Saint Gross, gave the presentation.

Cynthia Melolo, filled out a speaker card in opposition that described too much low rent housing in the area but was not present to speak.

Gabriel Saia, at 2120 E 6th St Tempe, owner of the shopping center on the southeast corner of Dobson Rd. and Main St., stated that he likes the design, building footprint, and massing, but he was concerned about the positioning of the components on the project. Mr. Saia was concerned that the parking garage is placed too far from the station and this would add to light-rail parking spilling into adjacent commercial properties. He also explained that when the drop-off/pick-up area will be replaced with the residential project, the traffic will go to neighboring commercial properties, and that he is concerned about the impact. Mr. Saia also had concerns about the interim time period for public parking while the proposed garage is under construction, and he was also concerned that there would not be enough bike racks.

Jack Issacson, at 2146 W. 2nd Street, spoke in opposition, and was concerned about crime, traffic along Dobson Road, student access to the adjacent school, and rising property taxes.

Tyler Montague, at 534 N. Orange St, Mesa, spoke in support of the project, and stated that he would like the projected high rents to be charged for this project to be formalized in the Development Agreement.

Dea Montague, at 553 N. Orange St. Mesa, spoke of the project, and stated that

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he would like the projected high rents to be charged for this project to be formalized in the Development Agreement.

David Crummey at 1339 W. 1st, spoke in support of the project.

Jamie Glasser at 145 W. 3rd Place, and speaking on behalf of the RAIL group, felt the project was properly planned and implemented, and spoke in support of the project.

The applicant, Neil Calfee, explained that the project will be as nice, as high end, and as profitable as possible, and that he has great faith in the neighborhood. He explained that his team will work with Staff to figure out the Park N Ride situation as he doesn't want to burden adjacent property owners, and bicycle parking will be evaluated and optimized.

City Attorney Charlotte McDermott stated that statutory provisions do not allow the City to regulate rents, and this cannot be included in a development agreement.

It was moved by Boardmember Duff and seconded by Boardmember Ikeda to approve case Z16-046 with conditions:

That: The Board recommends the approval of the case Z16-046 conditioned upon:

1. Compliance with the basic development as described in the applicant's Smart Growth Community Plan including the Preliminary Development Plan and as shown on the rezoning site plan, thoroughfare plan, utility plan and civic spaces element, except as modified by the conditions below.
2. Compliance with all City development codes and regulations except as modified by the Preliminary Development Plan.
3. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee.
4. All perimeter street improvements along Dobson, Main and Sycamore are to be installed within the first phase of development.
5. **Minimum parking as determined by City of Mesa Transit Services shall be provided for transit purposes in the parking facility shown on Parcel C1.**
6. **If the project is built in phases, install bollards, temporary curbing or alternative circulation and traffic safety improvements approved by the Planning and Transportation Directors along the edge of any drives adjacent to undeveloped parcels.**
7. **Approval of Final Development Plans as required by Chapter 63 of the Zoning Ordinance.**
8. **Prior to approval of the first Final Development Plan on the site, review and approval by the Planning Director of Design Guidelines or an Architectural Pattern Book establishing the architectural character for the proposed development to include the following items at a minimum:**
 - a. **Building materials and colors,**
 - b. **Details on openings such as doors and windows,**
 - c. **Roof details,**
 - d. **Fence/Street Screen details,**
 - e. **Pedestrian circulation and crosswalk design,**
 - f. **Ground floor finishes along Main Street to allow commercial/retail uses,**
 - g. **Noise attenuation measures if residential uses are proposed on Parcel A2**

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- adjacent to the Valley Metro TPSS and Switch House,
 - h. Design of the parking facility on Parcel C1 for compatibility with the adjacent residential uses in scale and appearance, incorporation of termination vistas as shown in the preliminary development plan and which incorporates CPTED principles,
 - i. Lighting, and
 - j. Landscaping.
9. Recordation of cross-access and maintenance easements prior to final plat for the private drives shown in the Preliminary Development Plan.
10. Before approval of the first Final Development Plan, execute a Development Agreement and any other legal documents as deemed necessary by the City Attorney's Office that addresses, at a minimum, the following items:
- a. Replacement of the transit parking and drop-off facilities, including related appurtenances,
 - b. Provisions for bus transfers, including any temporary arrangements during construction,
 - c. Valley Metro maintenance and operation facilities, including but not limited to the Traction Power Substation (TPSS) and Switch House,
 - d. Main Street improvements,
 - e. Parking and access to the City of Mesa Webster Recreation Center,
 - f. Provisions for Webster Elementary access, and
 - g. Project phasing.
11. Before the approval of the First Final Development Plan, submit a revised Preliminary Development Plan for the Planning Director's approval that includes the following plan elements:
- a. Showing that each building form uses the correct building type as established by Chapter 59 of the Zoning Ordinance for parcel C1 and D2.
 - b. Establish a range of building heights for each parcel as listed below:
 - i. Parcel A1: minimum height of 3-stories with maximum of 5-stories/55 feet.
 - ii. Parcel A2: minimum height of 3-stories with maximum of 5-stories/60 feet and allowance for Planning & Zoning hearing consideration if the Final Development Plan proposes a building height on Parcel A2 that exceeds 5-stories or 60 feet, whichever is greater.
 - iii. Parcel B1: Minimum height of 2-stories with maximum of 4-stories/52 feet.
 - iv. Parcel B2: Minimum height of 2-stories with maximum of 3-stories/40 feet.
 - v. Parcel D1: Minimum height of 2-stories with maximum of 4-stories.
 - vi. Parcel D2: Minimum height of 1-story and maximum height of 3-stories/40 feet.
 - c. Amend the civic space plan to:
 - i. Correct the type of civic space marked as plaza to a pocket plaza.
 - ii. Identify provisions for a public meeting space per Section 11-63-7(c).
12. Applicant shall consult with Mesa Police regarding the final design for the parking facility during the building permit review and a final CPTED inspection by the

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Mesa Police Department shall be coordinated prior to approval of the certificate of occupancy, or certificate of completion as applicable.

- 13. The setback to the north property line for Parcel D2 shall be a minimum of 15 feet and shall be landscaped as perimeter landscaping as established in Chapter 33 of the Zoning Ordinance.**

Vote: 6-0-1 (Boardmember Boyle, recused)

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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

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Other Business:


None.

Adjournment

Boardmember Dahlke made a motion to adjourn the meeting at 7:22 pm. The motion was seconded by Boardmember Astle

Vote: 7-0

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director