

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-021 (District 6).** The 8200 to 8600 blocks of East Baseline Road (north side). Located on the north side of Baseline Road and the west side of the Loop 202 San Tan Freeway. (52.4 ± acres) Rezone from LC PAD and RM-4 PAD to LC PAD, RSL-2.5 PAD and RM-4 PAD. This request will allow the development of a mixed-use community. (PLN2013-00133)

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

It was moved by Boardmember Johnson, seconded by Boardmember Arnett.

That: The Board recommends approval of zoning case Z14-021 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Site Plan Review through the public hearing process of future Specific Plans with the following minimum requirements:
 - a. The single-residence area will utilize at least 3 building types.
 - b. The cluster product will not be used until it has been fully reviewed and details agreed upon.
 - c. 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.
 - d. 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.
 - e. The design of the multi-residential area will be laid out in a pattern that simulates urban blocks.
 - f. The multi-residence area will utilize buildings lined along Hawes that engage this street and the central neighborhood open space.
3. Yard requirements as contained in the Design Booklet shall be modified as follows:
 - a. Setbacks along private lanes and alleys may be 5 feet;
 - b. 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;
 - c. Driveways in front of garages must be 5 feet or less in length or 18 feet or longer in length, nothing in between.
4. Provide at least three vehicular and pedestrian connections between this site and the balance of the property located at the northeast portion.
5. Review and approval of a Preliminary Plat through the public hearing process.
6. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.

8. Full Compliance with all City development codes and regulations.
9. 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.
10. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
13. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.
14. Written notice be provided to future residents, and acknowledgment received that the project is within # miles of Phoenix-Mesa Gateway Airport.
15. Noise attenuation measures are incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
16. The use and benefit easements shown as optional will be required if necessary to meet the private open space requirements of the Zoning Ordinance.
17. Maximum density allowed in the RSL2.5 PAD zoned area shall not exceed 10 du/ acre.

Vote: Passed (6-0-1) (Chair Carter Abstains)

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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*