

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **Z14-38 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. Ali Fakih, SEG, applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

Summary: Ali Fakih, applicant, 28028 North 110th Place, stated that the orientation of the Fry's Grocery Store facing Signal Butte Road is more marketable than the staff recommendation for the grocery store to face Guadalupe Road. Boardmember Johnson agreed with the applicant that developing around Guadalupe Road would be more marketable. Planning Director, John Wesley, stated that the problems with the road alignment in the site were due to the changes in the residential site plan. The changes will be reviewed through the Design Review process.

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

That: The Board recommends approval of zoning case Z14-038 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. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
5. Revisions to site plan at Pad C and Pad A for better vehicular and pedestrian circulation as discussed in staff report. Final approval shall be required by the Planning Director prior to Design Review approval.
6. Pedestrian and vehicular connections with the residential project to the north and west shall be coordinated to ensure appropriate connections.
7. Design Guidelines for the Crescent Ridge Commercial Center architectural style, colors, materials and landscape materials and layout shall be reviewed and approved by the Planning Director prior to issuance of the Design Review approval for any portion of the site.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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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*