

## MINUTES OF THE SEPTEMBER 17, 2014 PLANNING & ZONING MEETING

**Item E.2. Z14-45 (District 6).** The 8400 block through 10800 block of East Elliot Road (north side). Located between Hawes Road and Signal Butte Road on the north side of Elliot Road to the Salt River Project transmission line easement approximately one-half mile to the north (1.5± sq. miles). Rezoning to create the Elliot Road Technology Corridor Planned Area Development Overlay. This request will establish a zoning overlay on the site to guide future development of employment uses. (PLN2014-00433)

**Summary:** Kim Lofgreen, Marketing and Business Development Manager for the City of Mesa Economic Development Department, gave a presentation on the Elliot Road Technology Corridor Planned Area Development (PAD) Overlay. Mr. Lofgreen stated that the purpose of this PAD Overlay zone request is to be able to expedite the entitlement process and minimize the entitlement risks in order to attract high technology companies. Mr. Lofgreen stated that this would create high quality high technology jobs and investment in the area. Mr. Lofgreen stated that this area had been planned for employment related uses for the last twenty years. Mr. Lofgreen stated that the area has tremendous assets and infrastructure that are well suited and highly desired by high technology companies.

Staff member Tom Ellsworth stated that the PAD Overlay gives the City of Mesa a great economic development tool. Mr. Ellsworth stated that this request does not change the zoning at this time; as a property owner will need to choose to opt in to the PAD Overlay. Mr. Ellsworth stated that this Overlay will ensure that design standards are met and that any development will be compatible and provide a transition to the neighborhoods to the north.

Boardmember Steve Ikeda verified that fiber optics lines are included in the PAD Overlay infrastructure. Boardmember Michael Clement verified that there are approximately 6 or 7 ownership groups in the area that have been notified regarding the PAD Overlay with a positive response. Boardmember Shelly Allen verified that the property to the south of East Elliott Road is not included in this request due to the fact that the Eastmark Development already has similar zoning through their community plan. Chair Vince Di Bella asked if there was a visual elevation regarding the height restrictions. Mr. Ellsworth stated that he did not have visual graphics showing the height restrictions available. Mr. Ellsworth stated that the Salt River Project transmission lines take up 250' directly to the south of the residential development. Mr. Ellsworth stated that the first 600', of the PAD's northern boundary, will have the Light Industrial (LI) zoning district height restriction of 50'. Mr. Ellsworth stated that the PAD Overlay height will establish a maximum height of 150', in the area 600' south of the north line of the SRP easement.

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

- That:** The Board recommends approval of zoning case Z14-045 conditioned upon:
1. Compliance with the development and design standards as described in the project narrative.
  2. The existing zoning on the property will remain in place until such time as the individual property owners complete the following:
    - a. Sign an “opt-in” form.
    - b. Enter into a development agreement with the City.
    - c. Signs a “Consent to Conditions & Waivers of Land Use Law Claims” form.

**Vote: 7-0**

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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](http://www.mesaaz.gov).***