

MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

Item E.2. Z14-53 (District 6). The 8200 to 8400 blocks of East Ray Road (north and south side). Located west of the northwest and southwest corners of East Ray Road and South Hawes Road (33± acres). Rezone from AG AF and LC PAD AF to LC PAD AF and modification of the PAD overlay. This request will allow expansion of the Gateway Park PAD. Morgan Neville, Park Corp., applicant; Mesa Airport Growth Properties, LLC, owner. (PLN2014-00485).

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

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

That: The Board recommends approval of zoning case Z14-53 conditioned upon:

1. Compliance with the basic development as described in the Design Guidelines (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Z10-018, ordinance #4997.
4. The first phase of development within either of the 17 acre development parcels as identified in the project narrative as the "North Parcel" and the "South Parcel" will include a site plan for the entire 17 acres as stated in the Gateway Park Design Guidelines to demonstrate the site plan development potential for that parcel. This is required to be updated with each subsequent site plan for either North or South parcel.
5. On page 16 of the Design Guidelines, the Build to Zone is applicable to the frontage adjacent to Ray Road as well as Hawes Road. As indicated on page 25 of the Design Guidelines, parking will not be allowed in the build to zone. The Design Guideline booklet is to be revised to include illustrations and/or notes consistent with the requirement prior to approval through Design Review.
6. 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. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.

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.*