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Planning and Zoning Board

Case Information

CASE NUMBER:	Preliminary Plat for "Gateway Plaza"
LOCATION/ADDRESS:	The 5300 block of South Power Road (east side)
GENERAL VICINITY:	Located south of Ray Road on the East side of Power Road.
REQUEST:	Preliminary Plat for "Gateway Plaza"
PURPOSE:	This request will allow the subdivision of property approved for retail and office.
COUNCIL DISTRICT:	District 6
OWNER:	KW Property Investments, LLC
APPLICANT:	Steve Nevala, Cawley Architects, Inc.
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	304-37-010A, 304-37-009, 304-37-028
PARCEL SIZE:	5.4± acres
EXISTING ZONING:	LC- PAD (Limited Commercial –Planned Area Development)
GENERAL PLAN DESIGNATION:	Mixed Use Activity District
CURRENT LAND USE:	Approved for retail/office development

ZONING HISTORY/RELATED CASES:

June 16, 2005:	Annexed 67± acres into The City of Mesa (A04-04, Ord. #4398)
May 21, 2005:	City initiated rezone of 67± acres from Maricopa County Rural-43 PD, C-2 CUPD, C-2 PD, and IND-2 IUPD to R1-43, C-2 and M-1 (Z05-29, Ord. #4400)
June 6, 2005:	City initiated rezone of 2.7± acres (parcel 304-37-028) from R1-43 to C-2 (Z05-49, Ord #4407)
June 6, 2005:	City initiated rezone of 1.3± acres (parcel 304-37-010) from R1-43 to C-2 (Z05-50, Ord #4408)
August 18, 2008:	City Council approval of a rezone from RS-43 to LC and LC PAD and Site Plan Review for the development of a retail/office center. (Z08-031)
September 18, 2013:	Approval by the Planning and Zoning Board of a Site Plan Modification to accommodate changes to the retail portion of the previously approved Site Plan. (Z13-048)

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: ☐ Approval with conditions ☐ Denial

SITE CONTEXT

NORTH: Existing retail development and existing residential structure – zoned LC
EAST: Vacant land – zoned LI
SOUTH: Existing Structures – zoned LC and LI
WEST: (Across Power Road) Gateway Gilbert Towne Center – zoned City of Gilbert RC

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Gateway Plaza", which is located south of the southeast corner of Ray and Power Roads. The proposed preliminary plat will accommodate the reconfiguration and ownership of three parcels for a previously approved retail/office development. A site plan was approved by the Planning and Zoning Board on September 18, 2013 for the construction of two retail buildings along the street with a conceptual hotel building in the rear. (Z13-048) A condition of approval for case Z13-048 stipulates future Site Plan Review for the rear parcel, which is identified as Lot 3 on the Preliminary Plat.

CONFORMANCE WITH THE GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. One of the methods to achieve this goal is to focus the "land use" discussion on the creation and/or maintenance of recognizable places throughout the city. This request is within the Character Type of Mixed Use Activity District as identified on the Character Area map in the Mesa 2040 General Plan. The General Plan identifies Mixed Use Activity Districts as areas that serve the larger community, primarily with retail areas and entertainment centers, but may also include offices, multi-residential and other supporting uses.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request would further implement and enhance the planned retail and office character of the given area and will help to create a greater sense of place, and make the place more economically viable into the future.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Gateway Plaza" and has determined that the plat is consistent with the previously approved site plans and the Mesa 2040 General Plan. The site is also located ½ mile west of Phoenix-Mesa Gateway Airport and falls within the boundaries of the Mesa Gateway Area Plan - Inner Loop District. The approved site plan and proposed Preliminary Plat are also consistent with the goals and vision described for the Inner Loop District.

CONCLUSION:
Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the previously approved site plan, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of case Z08-031 and Z13-048.
6. Recordation of a reciprocal parking and cross-access easements with individual lot owners of the development.
7. Owner granting 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 buildings to achieve a noise level reduction of 25 db.
9. Written notice be provided to future property owners, and acknowledgment received that the project is within .5 miles of Phoenix-Mesa Gateway Airport.
10. 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. A completed form with response by the FAA must accompany building permit application for structures on this property.

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