

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: August 17, 2016 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Steve Ikeda
Dane Astle-(Had to leave during the Meeting)
Jessica Sarkissian
Jennifer Duff
Tim Boyle

MEMBERS ABSENT:

none

STAFF PRESENT:

John Wesley
Andrew Spurgin
Tom Ellsworth
Kim Steadman
Kaelee Wilson
Angelica Guevara
Kevin Myers
Toni Hefer
Mary Grace McNear
Charlotte McDermott
Michael Gildenstern

OTHERS PRESENT:

Richard Dyer
Beverly Selvage
Norma Walsh
Arthur Nunez
Thurbert Dodge
Gary Chestek
Dr. Bruce Tully
Corey Smith
Reese Anderson

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the July 19, and July 20, 2016 study sessions and regular hearing.

It was moved by Boardmember Duff to approve the Consent Agenda. The motion was seconded by Boardmember Astle.

Vote: 7-0

Zoning Cases: Z16-037, Z16-038, Z16-040, , Z16-042, Z16-034, Z16-036, , Preliminary Plats for "Sunland Springs Village", "Diamond Court".

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- *3-a Z16-037 District 1.** 2810 North Val Vista Drive and 3558 East McDowell Road. Located at the northwest corner of McDowell Road and Val Vista Drive. (1.69± acres). Site Plan Review. This request will allow development of an assisted living facility. (PLN2016-00379).

Staff Planner: Jennifer Gniffke

Staff Recommendation: Continuance to the September 21, 2016 Meeting

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to continue case Z16-037 to September 21, 2016.

Vote: 7-0

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

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- *3-b Z16-038 District 1.** 1310 through 1322 East McKellips Road. Located east of Stapley Drive on the north side of McKellips Road. (2.16 ± acres). Site Plan Review. This request will allow development of a medical facility. (PLN2016-00321).

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to approve case Z16-038 with conditions:

That: The Board recommends the approval of the case Z16-038 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review approval through DR16-018.
3. Compliance with all City development codes and regulations.
4. Revise site plan to show cross access between the subject property and the property to the west.
5. Decorative pavement shall be provided within the ambulance pick-up location.
6. Permanent outdoor furniture shall be provided within the outdoor seating area.
7. Provide alternate paving material in the crosswalk areas between all pedestrian ramps.
8. A reciprocal access agreement shall be recorded between the property owner and the owner of the property to the west.
9. Low lighting needs to be provided within the landscaped retention basin. The quantity and locations shall be approved by the Planning Director.

Vote: 7-0

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- *3-c Z16-040 District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Rezoning from RS-43 to RSL-3.0 PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision (PLN2016-00377).

Staff Planner: Tom Ellsworth

Staff Recommendation: Continuance to the September 21, 2016 Meeting

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to continue case Z16-040 to September 21, 2016.

Vote: 7-0

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- *3-d Z16-041 District 5.** The 3200 through 3400 block of North Higley Road (west side). Located south of the Loop 202 Red Mountain Freeway on the west side of Higley Road. (9 ± acres). Site Plan Review. This request will allow for a light industrial development and associated storage yards. (PLN2016-00327).

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

Summary: Staff member Ellsworth presented the case to the Board. The applicant, Corey Smith (1952 N. 39th St.) explained that the Staff-proposed access easement to the south of the project would compromise the flow and safety of the trucks entering and exiting the sand and gravel operation to the west of the parcel. Mr. Smith added that many times the cement trucks park along the access road, and that situation would potentially create a visibility issue for traffic exiting the project to the south. The applicant went on to say that if the cross-access was not added, the turning radius distance in the dead-end parking would be 8 ft, so it would be relatively easy to back out. Mr. Smith explained to the board that the businesses that are planning to purchase the building would basically be using the parking lot basically just for employee parking, as they would be going out to jobs, with very little customer traffic seen at the site.

Mr. Smith explained for the Board that there is a lift station for sewer and water that will be placed on the property, and if the cross-access is allowed, the placement will need to be modified at a cost.

The applicant explained for the Board that the distance from back-of-parking to back-of parking in the drive aisle, is 30' wide, and Chair Clement felt that large trucks exiting the sand and gravel operation would probably not use this route for to access Higley Rd.

Staff member Tom Ellsworth explained to the Board that there are many sites around the City that feature cross access, and they function safely and efficiently.

Planning Director Wesley added that the 75' Right of Way to the south of the site is owned by the property that the applicant is representing, and Staff is requesting that it is put to use to improve circulation on the property.

Mr. Smith explained to the Board that another one of his projects at Higley and McKellips was required by Staff to include cross-access, and that the current owner of the property is not pleased with the result. Mr. Smith explained that the owner of that particular property says that traffic exiting the adjacent connected car wash uses his property to park and dry off their cars, and drivers speed through his property to get to the street, creating a potential safety and property damage issue.

Mr. Smith explained to the Board that he did not specifically discuss the addition of a southern access easement with his client, but they were pleased with the plans not showing a southern access easement, that he presented to them.

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Staff member Ellsworth explained to the Board that there is no current plan to connect Longbow on the east side of Higley Rd. with the access road to the mine on the west side of the road, but stated that it may be a possibility in the future.

The applicant confirmed for the Board that the back-up distance would be roughly 80 ft on the southern drive aisle, if the parking lot was to dead-end.

Chair Clement stated that he does not expect to see the sand and gravel trucks using the aisle across the project site, and that he appreciated the fluid circulation pattern that a cross-access easement would provide.

It was moved by Boardmember Dahlke and seconded by Boardmember Astle to approve case Z16-041 with conditions:

That: The Board recommends the approval of the case Z16-041 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved through the Design Review process, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. **Show cross-access on the site plan to the property to the north.**
7. **Record a cross-access easement with the property to the north.**
 - a. **Easement within the subject property to be provided prior to building permit.**
 - b. **Property owner to the north to provide cross-access agreement. If the adjacent property owner to the north is not agreeable to a crossaccess easement, the applicant must provide a letter from the adjacent property owner acknowledging that they are not willing to permit an easement to the property. This letter shall be included with the submittal for building permits.**
8. **Move the southernmost entry south to align with Longbow Parkway to allow full access to the site.**

Vote: 7-0

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- *3-e Z16-042 District 6.** The 9600 to 10400 blocks of East Elliot Road (south side). Located on the south side of Elliot Road and east of Ellsworth Road. (365± acres). Development Unit Plan Review. This request will establish a Development Unit Plan for Development Unit 5 North of the Eastmark (Mesa Proving Grounds) Community Plan. (PLN2016-00504).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to approve case Z16-042 with conditions:

That: The Board recommends the approval of the case Z16-042 conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan submitted.
2. Compliance with the approved Community Plan and the approved amendments to the Community Plan as well as all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Community Plan and Development Unit Plan Utility and Transportation Master Plans subject to the review and approval of the City Engineer and Transportation Engineer.
4. Revisions to the street network in the Transportation Master Plan, with associated cross-sections and infrastructure, require the review and approval of the Engineering and Transportation departments with site plan review.
5. Compliance with all requirements of the Development Services Department.
6. The Planning Director is authorized to make corrections of grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Development Unit Plan.
7. Resubmittal of the Development Unit Plan with the following modifications prior to approval of the first site plan for DU5n:
 - a. Add the potential use of the Urban Core and/or General Urban Land Use Groups to the Land Use Plan and show the potential to use these LUGs along the west side of the DU.
 - b. Revise the language to state that if the Urban Core or General Urban LUGs are not used along the east side of Eastmark Parkway there will be a landscape buffer of at least 100' provided.
 - c. Show the District street on the east side of DU5n and potential connections from this street into the DU.
 - d. Clarify language regarding streets and driveway access into the DU.
 - e. Clarify the language regarding Crismon Rd. within the DU. Recordation of a reciprocal access and driveway maintenance easement with individual owners of each lot.

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Vote: 7-0

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Discuss and make a recommendation to the City Council on the following zoning cases:

- 4-a Z16-035 District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Rezoning from RM-2 and RM-3-PAD to RM-2-BIZ and Site Plan Review. This request will allow development of attached single residences within a multi-residential district (PLN2016-00278).

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

Summary: Staff member Andrew Spurgin explained the case to the Board.

The applicant, Dr. Bruce Tully, 7950 E. Redfield Rd, Scottsdale, stated that he was in full support of the conditions put forth by Staff, and further explained the case to the Board.

Thurbert Dodge, at 538 S. Pasadena, spoke in opposition to the project citing limited visitor parking, insufficient yard-size for children that may live in the community, and potential water retention issues.

Arthur Nunez, 209 E. 5th Ave, spoke in opposition to the project, citing water retention issues, as well as stating that the 2-story buildings will obstruct his view, and create privacy issues.

Staff member Andrew Spurgin explained to the Board that each unit has a 15-16' yard, and the community includes 3100 sq. ft. of open space with a small playground. Staff member Spurgin added that the project has been reviewed by engineering staff and mentioned that the Subdivision Technical Review Process will provide final review of the subdivision and address any drainage requirements. Staff member Spurgin closed by stating that 30' in height is allowed by existing zoning on the property as well as on surrounding properties in the area.

The applicant Bruce Tully, informed the Board that the project is being marketed to local, working class families, and confirmed that there will be a 6' block wall built around the development.

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It was moved by Boardmember Ikeda and seconded by Boardmember Dahlke to approve Case Z16-035 with conditions:

That: The Board recommends the approval of the case Z16-035 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield.
2. Compliance with all City development codes and regulations.
3. Compliance with all Design Review requirements.
4. Completion of a final plat and compliance with all requirements of Subdivision Technical Review.
5. Subdivision identification signs need separate approval and permit for location, size, and quantity.
6. Install shrubs within at least 50% of the 15-foot perimeter setback.
7. Heating and air conditioning units shall be ground mounted within enclosed rear yard areas.
8. The solid waste pad for lots 3 and 4 shall be screened on three sides with decorative wall and landscaping.
9. Provide variation of stucco finishes with color changes on the residential product, to be reviewed and approved by the Planning Director.
10. Provide with building permit submittal documented evidence that the buildings will meet or exceed nationally recognized environmental performance standards such as LEED™ Silver, Green Globes Certification, compliance with the International Green Construction Code or equivalent third-party criteria as described in Zoning Ordinance Chapter 21.
11. Provide maintenance/access easements in the common property to access the zero side yard for lots where necessary as determined through subdivision technical review.

Vote: 6-0 (Boardmember Astle, absent)

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- *4-b Z16-034 District 6.** 3117 South Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood. Located south of Guadalupe Road and east of Signal Butte Road. (15 ± acres). Rezoning from RS-6-PAD to RM-2-PAD-PAD and Site Plan Review. This request will allow development of a multi-residential project. (PLN2015-00306).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to approve case Z16-034 with conditions:

That: The Board recommends the approval of the case Z16-034 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield);
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee;
5. 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.
6. All street improvements are to be installed with the first phase of 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
9. **Eliminate the guest parking spaces located outside of the western entry gate adjacent to Signal Butte Road and adjust or remove the guest parking spaces between units 527 and 546 so that spaces are not located within the central open space corridor.**
10. **Shift the buildings for units 535/536 and 537/538 as well as 523/524 and 525/526 to create more space between buildings to improve access and create more visibility into the central open space corridor. The Subdivision Technical Review process shall be used to work out the details of this modification.**

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Vote: 7-0

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- *4-c Z16-036 District 1.** 2626 East University Drive. Located west of Lindsay Road on the north side of University Drive. (1.16± acres). Rezoning from OC-PAD to NC-PAD, PAD Modification and Site Plan Review. This request will allow repurposing of the existing building to an outpatient surgical facility. (PLN2016-00486).

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to approve case Z16-036 with conditions:

That: The Board recommends the approval of the case Z16-036 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, elevations and landscape plan submitted.
2. Compliance with all City development codes and regulations except as modified with this PAD.
3. Compliance with requirements of Design Review case DR99-058, including the landscape plan, except where modified with this approval.
4. Signage shall require separate approval and permitting for location, size, and quantity.
5. **Noise impact of the proposed emergency generator shall be minimized as follows:**
 - a. Installation of an 8-foot solid masonry screen wall and sound muffling devices to meet City noise limits.
 - b. Periodic testing of the generator shall occur only between the hours of 8am and 8pm.
6. Final design review approval by the Planning Director of the landscape plan and modifications to the building exterior.

Vote: 7-0

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- *4-d Z16-039 District 6.** 7800 block of East Baseline Road (north side). Located east of Sossaman Road on the north side of Baseline Road. (2.7 ± acres). Rezone from RS-6 and OC to RM-3-PAD and Site Plan Review. This request will allow a multi-residential development. (PLN2016-00376).

Staff Planner: Andrew Spurgin and Lesley Davis

Staff Recommendation: Approval with Conditions

Summary: Staff member Andrew Spurgin explained the case to the Board.

Beverly Selvage, at 2627 S. Hibiscus, spoke in opposition to the project because of concerns about multi-family density, and the kids in the new development will want to play in the retirement community across the street.

Norma Walsh, at 7950 E. Keats Ave, unit #140, spoke in opposition to the project, citing a detrimental effect from increased density, added traffic, 2-story height and safety concerns with the addition of new residents in the area.

Gary Chestek, 7950 E. Keats Ave, unit #131, spoke in opposition to the project, with concerns about over-crowding, and residents in the proposed neighborhood using the amenities in his community. He explained to the Board that the tennis courts in his community are just a block and a half south of Baseline, and a retention/recreation area is located just a half mile down from there, so access could be easily obtained by the residents of the proposed community.

The applicant, Reese Anderson, 1744 S. Val Vista, Suite #217, Mesa, responded to neighbor issues and further explained the case for the Board.

Staff member Tom Ellsworth added that the School District had been notified when phase one of the community was developed, and there was no concern.

Staff member Spurgin added that the School District is part of the project routing when a subdivision is submitted.

It was moved by Boardmember Dahlke and seconded by Boardmember Duff to approve case Z16-039 with conditions:

That: The Board recommends the approval of the case Z16-039 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield).
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Design Review requirements.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee.
5. Dedicate Baseline Road 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

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the time of the City's request for dedication, whichever comes first.

6. All street improvements along Baseline Road and 78th Street are to be installed with the first phase of development.
7. Compliance with all requirements of the Airfield Overlay District including the following:
 - a. Written notice be provided to future residents, and acknowledgement received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
 - b. Owner shall grant 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 or prior to the issuance of a building permit).
 - c. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
8. Recordation of a shared amenities agreement with Villa Rialto Phase 1 prior to final plat.
9. Incorporate expanded decorative pavement surfaces behind the front entry gate.
10. Provide an enhanced elevation element on the east end of Building 3 to serve as a focal point from the entry gate.
11. Change orientation of at least one of the buildings to provide visual interest.
12. Provide more than one paint scheme for the buildings.
13. Provide exterior stucco finishes to vary with color changes to be reviewed and approved by the Planning Director.
14. Provide a parking exhibit to indicate minimum parking requirements are met for the adjacent church located at 7930 East Baseline Road with the Subdivision Technical Review Committee submittal.

Vote: 6-0 (Boardmember Astle, absent)

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Discuss and take action on the following preliminary plats:

- *5-a "Sunland Springs Village". District 6.** 3117 South Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood. Located south of Guadalupe Road and east of Signal Butte Road. (17 ± acres). Preliminary Plat. Tim R. Nielsen, Farnsworth Construction Co., applicant; RAF Investments, LLC, Guadalupe/Signal Butte 36 Investments LLLP, Sunland Springs Apts LL, Meridian Prop, ETAL, owners. (PLN2015-00306). **Companion case to Z16-034**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to approve the Preliminary Plat for "Sunland Springs Village" with conditions:

That: The Board recommends the approval of the preliminary plat "Sunland Springs Village" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield);
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee;
5. 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.
6. All street improvements are to be installed with the first phase of 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
9. Eliminate the guest parking spaces located outside of the western entry gate adjacent to Signal Butte Road and adjust or remove the guest parking spaces between units 527 and 546 so that spaces are not located within the central open space corridor.
10. Shift the buildings for units 535/536 and 537/538 as well as 523/524 and 525/526 to create more space between buildings to improve access and create more visibility into the central open space corridor. The Subdivision Technical Review process shall be used to work out the details of this modification.

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Vote: 7-0

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- 5-b "Pasadena Estates". District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Preliminary Plat. Bruce Tulley, Trapezium Consulting Group, applicant; Kevin Zirk, CFZ Development LLC, owner. (PLN2016-00278). **Companion case to Z16-035**

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Ikeda and seconded by Boardmember Dahlke to approve the Preliminary Plat for "Pasadena Estates" with conditions:

That: The Board recommends the approval of the preliminary plat "Pasadena Estates" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield.
2. Compliance with all City development codes and regulations.
3. Compliance with all Design Review requirements.
4. Completion of a final plat and compliance with all requirements of Subdivision Technical Review.
5. Subdivision identification signs need separate approval and permit for location, size, and quantity.
6. **Install shrubs within at least 50% of the 15-foot perimeter setback.**
7. **Heating and air conditioning units shall be ground mounted within enclosed rear yard areas.**
8. **The solid waste pad for lots 3 and 4 shall be screened on three sides with decorative wall and landscaping.**

Vote: 6-0 (Boardmember Astle, absent)

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- 5-c "Villa Rialto II". District 6.** 7800 block of East Baseline Road (north side). Located east of Sossaman Road on the north side of Baseline Road. (2.7 ± acres). Preliminary Plat. Reese L. Anderson, Pew and Lake, PLC, applicant; Light in the Desert Baptist Church and Baseline Road Southern Baptist Church, owners. (PLN2016-00376). Companion case to Z16-039

Staff Planner: Andrew Spurgin and Lesley Davis

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Dahlke and seconded by Boardmember Duff to approve the Preliminary Plat for "Villa Rialto II" with conditions:

That: The Board recommends the approval of the preliminary plat "Villa Rialto II" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield).
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Design Review requirements.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee.
5. Dedicate Baseline Road 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.
6. All street improvements along Baseline Road and 78th Street are to be installed with the first phase of development.
7. Compliance with all requirements of the Airfield Overlay District including the following:
 - a. Written notice be provided to future residents, and acknowledgement received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
 - b. Owner shall grant 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 or prior to the issuance of a building permit).
 - a. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db. The solid waste pad for lots 3 and 4 shall be screened on three sides with decorative wall and landscaping.
8. Recordation of a shared amenities agreement with Villa Rialto Phase 1 prior to final plat.
9. Incorporate expanded decorative pavement surfaces behind the front entry gate.
10. Provide an enhanced elevation element on the east end of Building 3 to serve as a focal point from the entry gate.
11. Change orientation of at least one of the buildings to provide visual interest.
12. Provide more than one paint scheme for the buildings.
13. Provide exterior stucco finishes to vary with color changes to be reviewed and approved by the Planning Director.

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- 14. Provide a parking exhibit to indicate minimum parking requirements are met for the adjacent church located at 7930 East Baseline Road with the Subdivision Technical Review Committee submittal.**

Vote: 6-0 (Boardmember Astle, absent)

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

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- 5-d "Diamond Court". District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Preliminary Plat. Sean Lake, Pew and Lake, PLC, applicant; Leon Rick's, Ricks Investments, owner. (PLN2016-00377). **Companion case to Z16-040**

Staff Planner: Tom Ellsworth

Staff Recommendation: Continuance to the September 21, 2016 Meeting

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

It was moved by Boardmember Duff and seconded by Boardmember Astle to continue the Preliminary Plat for "Diamond Court" to September 21, 2016.

Vote: 7-0

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- 5-e "Red Mountain Business Park". District 5** The 3200 through 3400 block of North Higley Road (west side). Located south of the Loop 202 Red Mountain Freeway on the west side of Higley Road. (9 ± acres). Preliminary Plat. Corey Smith, DCSJ, LLC, applicant; Higley Land Investments, owner. (PLN2016-00327). **Companion case to Z16-041**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Sarkissian and seconded by Boardmember Boyle to approve the Preliminary Plat for "Red Mountain Business Park" with conditions:

That: The Board recommends the approval of the preliminary plat "Red Mountain Business Park" conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved through the Design Review process, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. **Show cross-access on the site plan to the property to the north.**
7. **Record a cross-access easement with the property to the north.**
 - a. **Easement within the subject property to be provided prior to building permit.**
 - b. **Property owner to the north to provide cross-access agreement. If the adjacent property owner to the north is not agreeable to a crossaccess easement, the applicant must provide a letter from the adjacent property owner acknowledging that they are not willing to permit an easement to the property. This letter shall be included with the submittal for building permits.**
8. **Move the southernmost entry south to align with Longbow Parkway to allow full access to the site.**

Vote: 6-0 (Boardmember Astle, absent)

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Other Business:

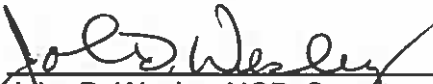
None.

Adjournment

Boardmember Sarkissian made a motion to adjourn the meeting at 5:40 pm. The motion was seconded by Boardmember Ikeda

Vote: 6-0 (Boardmember Astle, absent)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John D. Wesley", is written over a horizontal line.

John D. Wesley AICP, Secretary
Planning Director