

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: March 21, 2018 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Shelly Allen

MEMBERS ABSENT:

Dane Astle
Jennifer Duff

STAFF PRESENT:

John Wesley
Lesley Davis
Lisa Davis
Wahid Alam
Veronica Gonzalez
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Richard Wimmer
Other citizens who did not sign in

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 February 20, 2018, and February 21, 2018 study sessions and regular hearing.

***2-a** It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Vice Chair Dahlke.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

Zoning Cases: ZON17-00597, ZON18-00069, ZON17-00324, ZON17-00335, ZON17-00507, ZON17-00532, ZON17-00580, ZON17-00585, ZON17-00591, AND ZON17-00593.

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- *3-a ZON17-00597 District 2.** 1961 South Val Vista Drive. Located on the northeast corner of Val Vista Drive and Baseline Road. (1± acres). Site Plan Modification. This request will allow a multi-tenant commercial building with a drive-thru restaurant and tenant space for retail use in the LC zoning district. Mark Rykovich, Thomas English Real Estate, LLC, applicant; Circle K Stores, Inc., owner.

Planner: Wahid Alam

Staff Recommendation: Continuance to April 18, 2018

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to continue case ZON17-00597 to the April 18, 2018 meeting.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, 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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- *3-b ZON18-00069 District 5.** 3309 North Reseda Circle. Located east of Greenfield Road south of the 202 Red Mountain Freeway. (14.9± acres). Site Plan Review and Special Use Permit. This request will allow the expansion of an existing warehouse building and reduction in employee parking in the LI zoning district. Leo Marin, Deutsch Architecture Group, applicant; ATK Gun Systems Company, LLC, owner.

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 Allen and seconded by Vice Chair Dahlke to approve case ZON18-00069 with conditions:

That: The Board recommends the approval of case ZON18-00069 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review (DRB18-00070).
3. Compliance with all City development codes and regulations.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City, prior to the issuance of a building permit).
5. Due to the proximity to Falcon Field 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.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-a ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners. (Continued from February 21, 2018)

Planner: Veronica Gonzalez

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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00324 with conditions:

That: The Board recommends the approval of case ZON17-00324 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan (identifying Lot 1, Lot 2 and Lot 3) submitted.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City development codes and regulations, except as modified below:
 - a. Minimum lot widths, as measured at Recker Road, are as follows:
 - i. Lot 1 – 120' minimum
 - ii. Lot 2 – 20' minimum
 - iii. Lot 3 – 5' minimum
 - b. Setbacks defined in terms of north, south, east and west with dimensions as follows:
 - i. North – 10' minimum (30' aggregate with South setback)
 - ii. South – 10' minimum (30' aggregate with North setback)
 - iii. East – 30'
 - iv. West – 22' (30' for garages and carports)
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
5. Compliance with all conditions of approval for a land split.
6. Prior to approval of a land split, recordation of an ingress-egress easement between Lots 1, 2, and 3 for the shared driveway and access road between the properties.
7. Prior to approval of a land split, recordation of a non-exclusive access easement granting the City emergency vehicular ingress and egress to Lots 1, 2, and 3.
8. Recordation of a Development Agreement addressing deferment of sewer extension and connection requirements.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent

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- *4-b ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner. (Continued from February 21, 2018)

Planner: Kim Steadman

Staff Recommendation: Continuance to May 16, 2018

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to continue case ZON17-00335 to the May 16, 2018 meeting.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-c ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Philip Gollon, ARC Services, Inc., applicant; Rentzel Properties, LLC, owner. (Continued from February 21, 2018)

Planner: Cassidy Welch

Staff Recommendation: Continuance to April 18, 2018

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to continue case ZON17-00507 to the April 18, 2018 meeting.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-d ZON17-00532 District 3.** The 1600 through 2000 blocks of West Southern Avenue and the 1200 through 1400 blocks of South Dobson Road. Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus). (135± acres). Rezoning from PS to GC-PAD. This request will allow for private development within the Mesa Community College campus. W. Ralph Pew, Pew and Lake, PLC, applicant; Maricopa County Community College District, owner.

Planner: Lesley Davis

Staff Recommendation: Continuance to April 18, 2018 to re-advertise

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to continue case ZON17-00532 to the April 18, 2018 meeting.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-e **ZON17-00580 District 5.** The 8700 through 8800 blocks of East Broadway Road (south side). Located on the south side of Broadway Road, west of the 202 Red Mountain Freeway. (3.2± acres). Rezoning from RM-3-PAD to LC-BIZ; and Site Plan Review. This request will allow for the development of a self-storage facility. George Pasquel, Withey Morris PLC, applicant; Broadway and 202, LLC, owner.

Planner: Cassidy Welch

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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00580 with conditions:

That: The Board recommends the approval of case ZON17-00580 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations and landscape plans as approved through the Design Review process.
2. Compliance with all requirements of Design Review.
3. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the modifications as outlined in the project narrative.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-f ZON17-00585 District 3.** The 700 block of West Baseline Road (south side). Located on the south side of Baseline Road west of Country Club Drive. (1.9± acres). Site Plan Modification. This request will allow for the development of a medical office in the NC zoning district. Andrew Greybar, LGE Design Group, applicant; Mesa GI Holdings, LLC, owner.

Planner: Cassidy Welch

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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00585 with conditions:

That: The Board recommends the approval of case ZON17-00585 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations and landscape plans as approved through the Design Review process.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-g ZON17-00591 District 1.** The 800 block of North Gilbert Road (east side). Located on the east side of Gilbert Road south of Brown Road (1.7± acres). Rezoning from OC to LC; and Special Use Permit and Site Plan Review. This request will allow for the development of a building materials and services facility with accessory outdoor display. Boyd Thacker, Brock Craig & Thacker Architects, applicant; Highplains Land, LLC, owner.

Planner: Lisa 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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00591 with conditions:

That: The Board recommends the approval of case ZON17-00591 conditioned upon:

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, and preliminary elevations.
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. Compliance with all requirements of Design Review approval.
5. The accessory outdoor retail display shall be limited to the 2,520 SF of area indicated on the site plan.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *4-h ZON17-00593 District 6.** The 7500 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Sossaman Road. (2.4± acres). Rezoning from LI-PAD to LC-PAD and Council Use Permit; and Site Plan Review. This request will allow for the development of a plasma center. Paul Gilbert, Beus Gilbert, PLLC, applicant; Hampton Property, LLC, owner.

Planner: Lisa 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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00593 with conditions:

That: The Board recommends the approval of case ZON17-00593 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and good neighbor policy and as shown on the site plan, and preliminary landscape and elevations.
2. Obtain and comply with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. 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.
5. Obtain approval of an Administrative Use Permit for the site to be allowed to exceed the maximum number of allowed parking spaces.
6. Prior to the issuance of a building permit, the site plan shall be revised to comply with all requirements for foundation base, MZO Section 11-33-5.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- *5-a** Ordinance amending the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapters 21, 22, 66, 67, 69, 71 and 77. The intent of the amendments include clarifications and technical updates to reduce the need for Zoning Administrator requirements clear for request of a modification to approved plans; clarification of expiration of approvals including addition of expiration time of 2 years for a Design Review approval; and request for appeal. (Citywide) (Continued from February 21, 2018)

Planner: Lisa Davis

Staff Recommendation: Table

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to table the Ordinance amending Mesa City Code Title 11, Mesa Zoning Ordinance, Chapters 21, 22, 66, 67, 69, 71 and 77.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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***6-b Zoning Code Update - Airfield Overlay District and Land Use Tables for AOA's (ZON18-00182)**

- Replacing Map AF-1 and making miscellaneous amendments to Chapter 19, Airfield Overlay District
- Modifying the use restrictions in Chapters 4, 5, 6, 7, and 10 as they apply to uses allowed in Airport Overflight Areas (AOA) 1 and 2

Planner: John Wesley

Staff Recommendation: Approve

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

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to approve Zoning Code Update - Airfield Overlay District and Land Use Tables for AOA's.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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Items not on the Consent Agenda

- 6-a **ZON18-00142 District 6.** The 10600 through 11600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South Signal Butte (both sides). Located on the south side of Williams Field Road from approximately one-quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road approximately one-half mile south of Williams Field Road. (251± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for the development of a master planned community. Sean Lake, Pew & Lake, PLC, applicant; Demuro Properties, owner.

Planner: Wahid Alam

Staff Recommendation: Adoption

Summary: Staffmember Wahid Alam presented Minor General Plan Amendment, case ZON18-00142. Mr. Alam stated this case includes a comparable zoning case, ZON18-00143 and the rezoning request for the development of a master planned community, case ZON17-00247 which will be discussed together.

Mr. Alam provided an overview of the general plan amendment and rezoning requests. He explained the proposed zoning is using the two step process that approves the entitlements upfront with a conceptual plan. The second step is to go through the public hearing process again for final site plan approval when the applicant is ready to develop the project.

Boardmember Boyle clarified there are set standards of the number of residential lots required to be built. Mr. Wesley responded the application has provided the percentage of open space that will be provided and within each zoning district there is a maximum number of housing units that will be built. Boardmember Boyle inquired if the applicant could return to request changes to the amount of homes. Mr. Wesley responded the applicant would need to return through Council to amend the PAD.

Applicant Sean Lake, 1744 S. Val Vista Drive, presented the request to the Board. Mr. Lake stated they have been working since August of last year to get to this stage. Mr. Lake clarified the conceptual plan shows a potential church and school site which could potentially change locations but will be laid out when the Final Site Plan is submitted. He explained there are specific requirements for the location and amount of open space.

Boardmember Allen clarified if a school or church decides not to build in the development, will a certain number of homes still be required to be built. Mr. Lake responded if the school or a church does not come in, those areas would become either open space or a park. He confirmed there are specific maximum density requirements that must be met.

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Mr. Lake explained the process they went through to develop the land use plan. He stated now that the extension of the freeway has been established and the overflight area soon to be modified, the time was right to bring this development to the City. The development preserves the area to the south of the interchange for industrial and commercial and residential development to the north.

Mr. Lake presented a conceptual street look which has two parks at each end with a large landscaped boulevard in between that connects the parks. Mr. Lake stated they have provided Design Guidelines which ensures the project is developed at a higher standard. He concluded his presentation by stating they agree with all of the revised conditions of approval which were presented at the study session.

Boardmember Boyle inquired if there has been any conversation about landscape looking like the desert. He stated the conceptual photos show a lot of tree lined streets with grass. Mr. Lake responded there are requirements for zeroscape landscaping and there will be some areas where they incorporate turf and grass.

Resident Julee Brady, 3044 W. 38th Circle, spoke to the Board about her concerns when a residential development is next to industrial development. Ms. Brady explained the difficulties living next to an industrial site, as she lives next to the Commons. Ms. Brady asked the Board to consider these concerns when deciding on the outcome of this development.

Mark Gaspers, 5000 E. McDowell Road, representing Boeing, spoke about their concerns of a residential development so close to their flight lines. Mr. Gaspers stated, in the interest of achieving a solution of all parties, Boeing is considering an Avigation Easement with the developers which they are hopeful they can agree upon. Mr. Gaspers explained due to it's impact on Phoenix-Mesa Gateway and Boeing's current and future flight operations, Boeing will oppose the development if they are unable to reach an agreement.

Mr. Gaspers continued to explain the proposed development of single-family lots without mitigation is inconsistent with the current and future use of Boeing and other airport users. He stated residents will experience noise which will lead to complaints and risks the usability of the airport. He stated Boeing is consistently concerned with development surrounding Phoenix-Mesa Gateway and, in 2006, City leaders discussed with Boeing that no residential development would occur south of Williams Field Road. Mr. Gaspers stated Boeing recognizes that the extension of State 24 was unknown at the time. However, the noise impact will still extend into the proposed area because of the flight patterns of the aircraft.

Mr. Gaspers stated Boeing has been a major employer in Mesa for more

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than 35 years and employs more than 3,700 people. This site has grown to be a global leader and contributes to the success and safety of the United States military. He concluded that Boeing's ability to continue staying in this location depends on decisions made today and hopes a solution can be worked out by through the Avigation Easement.

Chair Clements asked Mr. Gaspers to elaborate on the Avigation Easement and how it would impact the property. Mr. Gaspers explained the Avigation Easement would stipulate the types of operations which directly impact their operation. Boardmember Allen clarified if there is an Avigation Easement signed, Boeing would then be able to conduct their operations at Gateway that they need to. Mr. Gaspers responded the proposed development would constrain their operation and they feel it is needed for protection to be able to conduct testing of current and future equipment.

Planning Director John Wesley clarified there is a condition of approval for a standard avigation easement. However, Boeing is requesting an agreement which is more specific to Boeing operations, which would be a private easement agreement between Boeing and the developer. Vice Chair Dahlke clarified if they could not come to an agreement with the developer, would Boeing not be in support of the project. Mr. Gaspers confirmed they would not support the project.

Mr. Wesley explained the notification process begins with the noise attenuation, a sign posted at the sales office, Avigation Easement, and the disclosure agreement signed by the homeowner at closing. Mr. Wesley stated even though a resident signs a disclosure case, it does not mean that years later City staff does not begin to receive an increase of complaints and the FAA is contacted to begin placing limitations on the airport.

Mr. Lake responded to the comments and concerns from Ms. Brady. He stated they agree that residential should not be built next to an industrial site. However, the development before the Board will have a freeway separating the industrial from residential. He then responded to comments made by Mr. Gaspers of Boeing. He stated they support Boeing and are pleased to work with them to come to an Avigation Easement and discussed the disclosure process. Mr. Lake confirmed the developer is committed to working with Boeing and will be able to come to an agreement.

Mr. Wesley responded to Boardmember Boyles concerns for design requirements. Mr. Wesley suggested an additional condition of approval be included which would stipulate the applicant work with staff to modify the elevations shown in the Community Vision Guidelines document to ensure they are consistent with the City Design Guidelines.

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It was moved by Boardmember Boyle to adopt ZON18-00142, Minor General Plan Amendment. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the adoption of case ZON18-00142.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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- 6-b ZON18-00143 District 6.** The 10600 through 10800 blocks of East Williams Field (south side) and the 6000 through 6200 blocks of South Signal Butte Road (west side). Located south of Williams Field Road and west of Signal Butte Road (28± acres). Rezone from Maricopa County RU-43 to City of Mesa AG. This request will establish city zoning on recently annexed property. City of Mesa, applicant; Demuro Properties, owner. (Companion Case to ZON18-00142 and ZON17-00247, associated with Items 7-a and 7-c).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Discussion of case ZON18-00143 was combined with the General Plan Amendment ZON18-00142 and zoning case ZON17-00247.

It was moved by Boardmember Boyle and seconded by Boardmember Sarkissian to approve case ZON18-00143 with associated cases ZON18-00142 and ZON17-00247 with the updated conditions of approval and, including condition #16 that staff is to review with the applicant any elevation which does not properly reflect standard Design Guidelines shall be replaced, with the following conditions:

That: The Board recommends the approval of case ZON18-00143 conditioned upon:

1. Compliance with the General Plan, Zoning Ordinance and all applicable City development codes and regulations.
2. 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, at the time of a land split, or at the time of the City's request for dedication, whichever comes first.

(Vote: 5-0, Boardmember Aslte and Boardmember Duff, absent)

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- 6-c ZON17-00247 District 6.** The 10600 through 11600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South Signal Butte (both sides). Located on the south side of Williams Field Road from a quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road to approximately one-half mile south of Williams Field Road. (251± acres). Rezone from AG and GI-CUP to a Planned Area Development (PAD) Overlay with underlying RM-2, RSL- 2.5, RSL-4.5, RS-6, RS-7 and RS-9 for 236± acres and LC for 15± acres. This request will allow for the development of a master planned community. Sean Lake, Pew & Lake, PLC, applicant; Demuro Properties, owner. **(Companion Case to ZON18-00142 and ZON18-00143, associated with Items 7-a and 7-b).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Discussion of case ZON17-00247 was combined with the General Plan Amendment case ZON18-00142 and zoning case ZON18-00143.

It was moved by Boardmember Boyle and seconded by Boardmember Sarkissian to approve case ZON17-00247 with associated cases ZON18-00142 and ZON18-00143 with the updated conditions of approval and, including condition #16 that staff is to review with the applicant any elevation which does not properly reflect standard Design Guidelines shall be replaced, with the following conditions:

That: The Board recommends the approval of case ZON17-00247 conditioned upon:

1. Council approval of the conceptual plan for Destination at Gateway.
2. Compliance with the basic development as described in the conceptual plan for Destination at Gateway which consists of the project narrative, Community Vision Guidelines, and conceptual site layout (without guarantee of lot yield, building count, lot coverage), except as modified below.
3. Compliance with all City development codes and regulations, except as modified by the approval of this PAD.
4. 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.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the City of Mesa Residential Development Guidelines.
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. Written notice be provided to future residents, and acknowledgment received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
9. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.

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10. A building permit cannot be issued until a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
11. Preserve a net minimum of 18% of open space within Destination at Gateway to include a minimum of two community parks with each community park not less than 3-acres in size.
12. The maximum density for the RSL-4.5 zoning district shall be 10 dwelling units per acre and the maximum density for the RSL-2.5 zoning district shall be 15 dwelling units per acre.
13. All commercial and residential buildings shall include real building materials and finishes on the exterior of the home (i.e. wood or quality wood synthetic, sh.utters, stone, metal etc.) to create interest through color, materials and texture. All residential building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
14. All elevations adjacent to the street or open space shall include additional architectural enhancements. Final details shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
15. At the time of preliminary plat, Destination at Gateway shall reserve a school site within the boundaries of the subdivision in accordance with ARS 9-463.01(D).
16. City staff to review with applicant the elevations shown in the Community Vision Design Guidelines document and remove and replace any that do not follow the City's design standards.

(Vote: 5-0, Boardmember Aslte and Boardmember Duff, absent)

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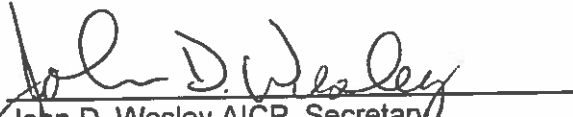
Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

7 Other Business.

8 Adjournment.

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director