

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

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.

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

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

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

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.

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

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)

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*