

## MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

- 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, submit to the Planning Director, for review and approval, an updated Community Vision Design Guideline with the elevations that do not comply with the City's design standards removed and replaced with elevations that meet the City's standards, with the following conditions:

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

1. 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.
2. Compliance with all City development codes and regulations, except as modified by the approval of this PAD.
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 the Subdivision Technical Review Committee.
5. Compliance with the City of Mesa Residential Development Guidelines.
6. 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.

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8. 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.
9. 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.
10. 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.
11. 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.
12. 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, shutters, 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.
13. 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.
14. 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).
15. Submit to the Planning Director, for review and approval, an updated Community Vision Design Guideline with the elevations that do not comply with the City's design standards removed and replaced with elevations that meet the City's 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](http://www.mesaaz.gov)***