



## Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

FROM: Christine Zielonka, Development Services Director  
John Wesley, Planning Director

SUBJECT: Case ZON17-00247, Rezoning of property at Williams Field and Signal Butte

DATE: May 7, 2018

At their March 21, 2018 hearing, the Planning and Zoning Board (P&Z) reviewed and made a recommendation on rezoning case ZON17-00247. This case involves rezoning of property between the future SR 24 and Williams Field Road, on both sides of Signal Butte Road to a Planned Area Development for the development of a residential community.

The staff report issued to the P&Z Board included a long list of conditions of approval. Following release of the staff report, staff and the applicant continued to meet to address some of the details contained in the submittal documents associated with the case. In doing so, the conditions of approval contained in the staff report were changed. A new set of conditions were presented to the P&Z Board at their study session prior to the meeting.

At the public hearing, the P&Z Board recommended approval with the revised conditions of approval provided at the study session, plus one additional condition that resulted from the Board discussion. The final, recommended list of conditions of approval associated with rezoning are provided below and included in the ordinance.

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.
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.