

MINUTES OF THE JUNE 20, 2018 PLANNING & ZONING MEETING

- *4-b ZON18-00149 District 6.** The 9800 through 9900 blocks of East Hampton Avenue (south side) and the 1400 block of South Crismon Road (west side). Located at the northwest corner of US-60 and Crismon Road. (15± acres). Rezoning from PEP-PAD-CUP to PEP-PAD. This request will allow for an office and commercial development. Gilmore Planning and Landscape Architecture, applicant; Crismon Superstition Partners, 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 Boardmember Boyle to approve case ZON18-00149 to include changes to the conditions of approval as discussed in the study session:

That: The Board recommends the approval of case ZON18-00149 conditioned upon:

1. Compliance with the basic development as described in the Conceptual Plan which includes a project narrative, conceptual site plan, and architectural design guidelines (without guarantee of lot yield, building count, lot coverage), except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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 City development codes and regulations.
6. **Prior to submittal of construction documents for any phase of development, a Specific Plan and Site Plan shall be submitted for review and approval per MZO.**
7. **The code modifications approved by this PAD are**
 - a. The minimum lot size, for each lot, is .75 acres, and
 - b. Lots do not have to have frontage on the public right-of-way, if a cross access and reciprocal parking easement is recorded.
8. **Prior to the submission of the first Specific Plan, submit a revised Conceptual Plan for review and acceptance by the Planning Director that includes:**
 - a. **A revised project narrative and conceptual site plan that:**
 - i. Includes Perimeter building and landscape setbacks consistent with the PEP requirements, and
 - ii. Removes interior and side yard setback standards that are not consistent with PEP requirements.
 - b. **A revised conceptual site plan with the buildings moved closer to Hampton and no drives or parking between the buildings and the street and improved pedestrian connectivity between the various land uses.**
 - c. **Inclusion of fully covered canopy designs for the drive through restaurants and porte cochere for the hotel.**

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9. Prior to submission of, or in conjunction with the first Specific Plan, submit an overall architectural theme for the project for review by the Design Review Board and approval by the Planning Director which includes:
 - a. The incorporation of the site development standards for pedestrian areas (page 11) and architectural design standards (page 14) in the approved Superstition at Sole Design Guidelines (Z10-024).
 - b. Upgraded, high quality sign designs and screening wall design.
10. 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 or prior to the issuance of a building permit).
11. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
12. Due to the proximity to Phoenix-Mesa Gateway 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: 4-0 (Chair Clement and 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