

MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *4-a ZON17-00384 District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located on the south side of Guadalupe Road and the west side of Signal Butte Road. (4.5± acres). Rezone from AG to LC; and Site Plan Review. This request will allow for the development of a group commercial center. Dennis Newcombe, Beus Gilbert PLLC and Cain Garcia, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Company, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case ZON17-00384 to the Board. Mr. Alam stated the applicant is proposing a 2-story mini-storage and 2 pad sites. The original application from last year proposed a car wash on the site and has been eliminated. Mr. Alam explained the driveways off of Guadalupe and Signal butte will be shared by a school and the group commercial center.

Paul Gilbert, 701 N. 44th Street, asked to reserve comments after the resident speaks.

Dave Woods, 2860 S. Olivewood, spoke about the project. Mr. Woods requests the applicant understand the neighborhood concerns about excessive noise and bright lights.

Paul Gilbert, representing the applicant, responded to the citizen comment. Mr. Gilbert stated the applicant is in full agreement with the concerns of the neighbors and have agreed exterior lighting will not be placed any higher than the level of the first floor building.

It was moved by Boardmember Crockett and seconded by Boardmember Sarkissian to approve case ZON17-00384 with conditions:

That: The Board recommends the approval of case ZON17-00384 conditioned upon:

1. Compliance with the basic development as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review process.
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. **Prior to submittal of the first building permit, submit a revised site plan for review and acceptance by the Planning Director that includes the following:**
 - a) **Relocate the building on PAD A to the south so it frames the north side of the driveway access located between Lot 1 and Lot 2.**
 - b) **Relocate the building on Pad B to the north so it frames the south side of the driveway access located between Lot 1 and Lot 2.**
 - c) **Compliance with foundation base requirements from Sec. 11-33-5 of the**

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Mesa Zoning Ordinance.

- d) **Stamped asphalt or similar material on 5' of the paved surface located next to the rollup doors on the west and south sides of the self-storage building. The surface material must be distinctly different from the 25' wide driving surface. The total width of the paved surface is 30'.**
 - e) **A throat depth, for the shared access drive along Guadalupe Road, that meets or exceeds the throat depth for the access drive to the school located to the west.**
 - f) **An internal pedestrian connection between PAD A and PAD B and between PAD B and Pad C.**
 - g) **A 6' wide pedestrian connection from Signal Butte Road to the school to the west. The pedestrian connection to be located along the shared access drive that is south of PAD C.**
- 6. The perimeter landscaping along Signal Butte Road and along Guadalupe Road to be installed in the first phase of development.
 - 7. If the project is developed in phases, provide a phasing plan prior to submittal of the first building permit.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo

NAYS – None

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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