

MINUTES OF THE AUGUST 15, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00451 District 2.** 1700 block of South Pierpont (west side). Located north of Baseline Road west of Higley Road. (22.2± acres). Rezoning from LI-PAD to LI; Site Plan Review; and Special Use Permit for parking reduction for a hospital. This request will allow for the development of a rehabilitation hospital as part of a future medical complex. Andrew Whisler, Kimley-Horn, applicant; Banner Health, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: Boardmember Boyle inquired if there are plans to increase parking if it becomes an issue in the future. Staffmember Evan Balmer explained there are specific parameters for on street and parallel parking. Mr. Balmer stated this is the first phase of development and as future phases come through, parking requirements would be reviewed. Mr. Balmer explained this request is for the site plan on 5.3 acres for the specific use of the hospital. Boardmember Boyle asked when additional development is requested, would the parking be assessed. Planning Director John Wesley responded as we move forward with additional development, staff would review and amend the standards. Specific to this request, Mr. Wesley stated this is a portion of a larger tract and parking would be evaluated as this site continues to develop. Mr. Wesley added he sees there could be additional parallel parking along north side of building. It was decided there would be no need for additional conditions of approval.

It was moved by Boardmember Sarkissian and seconded by Villanueva-Saucedo to approve case ZON18-00451 with the additional condition presented at the study session:

That: The Board recommends the approval of case ZON18-00451 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations as submitted.
2. Compliance with all requirements of Design Review (DRB18-00450).
3. Compliance with all City development codes and regulations.
4. Future phases of the development will require Design Review and Site Plan Review as required by the zoning ordinance.
5. 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 prior to the issuance of a building permit.
6. **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 to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.**

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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.