

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

- *4-d ZON18-00510 District 6.** Within the 1700 and 1800 blocks of South Crismon Road (west side). Located west of Crismon Road north of Baseline Road. (8.5± acres). Rezoning to amend existing conditions of approval; Site Plan Modification; and a Special Use Permit for assisted living. This request will allow for the development of a continuum care facility. Overland Development, applicant; West of 3rd, LLC, owner. **(Companion case to preliminary plat "Three Fountains Senior Living Facility", associated with item *5-d).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat "Three Fountains Senior Living Facility" and therefore was not discussed on an individual basis.

It was moved by Vice Chair Astle and seconded by Boardmember Boyle to approve case ZON18-00171 with associated preliminary plat "Three Fountains Senior Living Facility" with conditions:

That: The Board recommends the approval of case ZON18-00510 conditioned upon:

1. Compliance with the basic development as shown on the site plan, landscape plans and elevations, except as modified below:
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from the right of way.
6. Compliance with all requirements of the Subdivision Regulations.
7. Prior to issuance of a Certificate of Occupancy, install required landscaping for the entire length of the property facing Crismon Road.
8. Provide direct pedestrian connection from the main entrance of the facility to the sidewalk along Crismon Road.
9. Compliance with all requirements of zoning case Z07-051, except as modified by this approval.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. 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).
 - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. 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.

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

- d. Documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 prior to issuance of a 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

* * * * *

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