

## MINUTES OF THE JANUARY 16, 2019 PLANNING & ZONING MEETING

- \*4-c ZON18-00862 District 6.** The 8200 to 8500 blocks of East Baseline Road (north side). Located east of South Channing (Hawes Road) alignment on the north side of Baseline Road. (69± acres). Rezoning 15± acres from AG to RSL-2.5-PAD incorporating the acreage into the approved 54± acre Baseline Mixed-Use PAD (Z14-021, ZON16-004, ZON17-00326, ZON18-00169 and ZON18-00171); and Site Plan Review. This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision. Drew Huseeth, AICP, Woodside Homes, applicant; NSHE Powell, LLC, owner. **(Companion case to preliminary plat "Heritage Crossing III", associated with item \*5-a).**

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON18-00862 which include updated conditions of approval provided at the January 16, 2019 Study Session and associated preliminary plat "Heritage Crossing III". The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON18-00862 conditioned upon:**

1. Compliance with the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified by the Baseline Mixed Use PAD.
3. Compliance with the Baseline Mixed Use Planned Area Development Design Booklet.
4. Compliance with all requirements of the Subdivision Regulations.
5. Dedicate the right-of-way and easements, including the twenty-foot public water easement adjacent to the eastern property line, 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.
6. Prior to submittal for a building permit, submit building product including floor plans, elevations, material, color and texture for the City's Planning Director review and acceptance.
7. Prior to final plat approval, submit a site plan to the Planning Director for review and acceptance. The site plan, at a minimum shall include the following items:
  - a) Widen the width of the green space to 35' between the Irvine Avenue and the amenities to the south.
  - b) Remove the perimeter wall located between phase II and phase III.
  - c) Install street lights along the public streets and photocell coach lighting on each lot along the alleys that provide access to garages.
  - d) Path lights along the pedestrian connections.
  - e) Install landscaping with shrubs, groundcover and vines on both sides of the proposed trail/pedestrian path along the eastern property line.

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8. 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).
9. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
10. 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.
11. 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.
12. A building permit shall not 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 MZO.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Boyle, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian, Allen, 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](http://www.mesaaz.gov)***