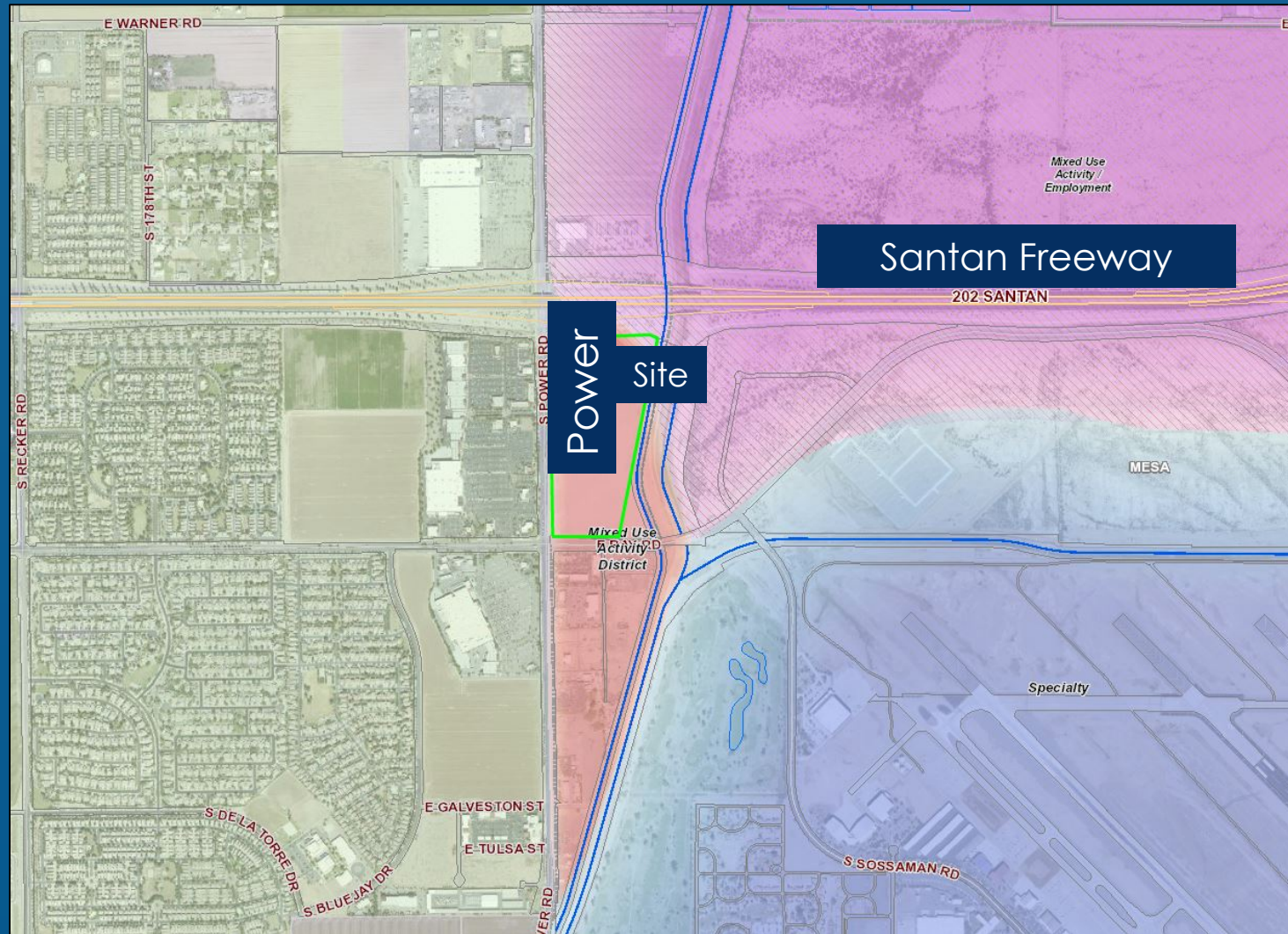


Gallery Park Planning and Zoning Case



Nana Appiah
Planning Director
City Council Study Session May 16, 2019

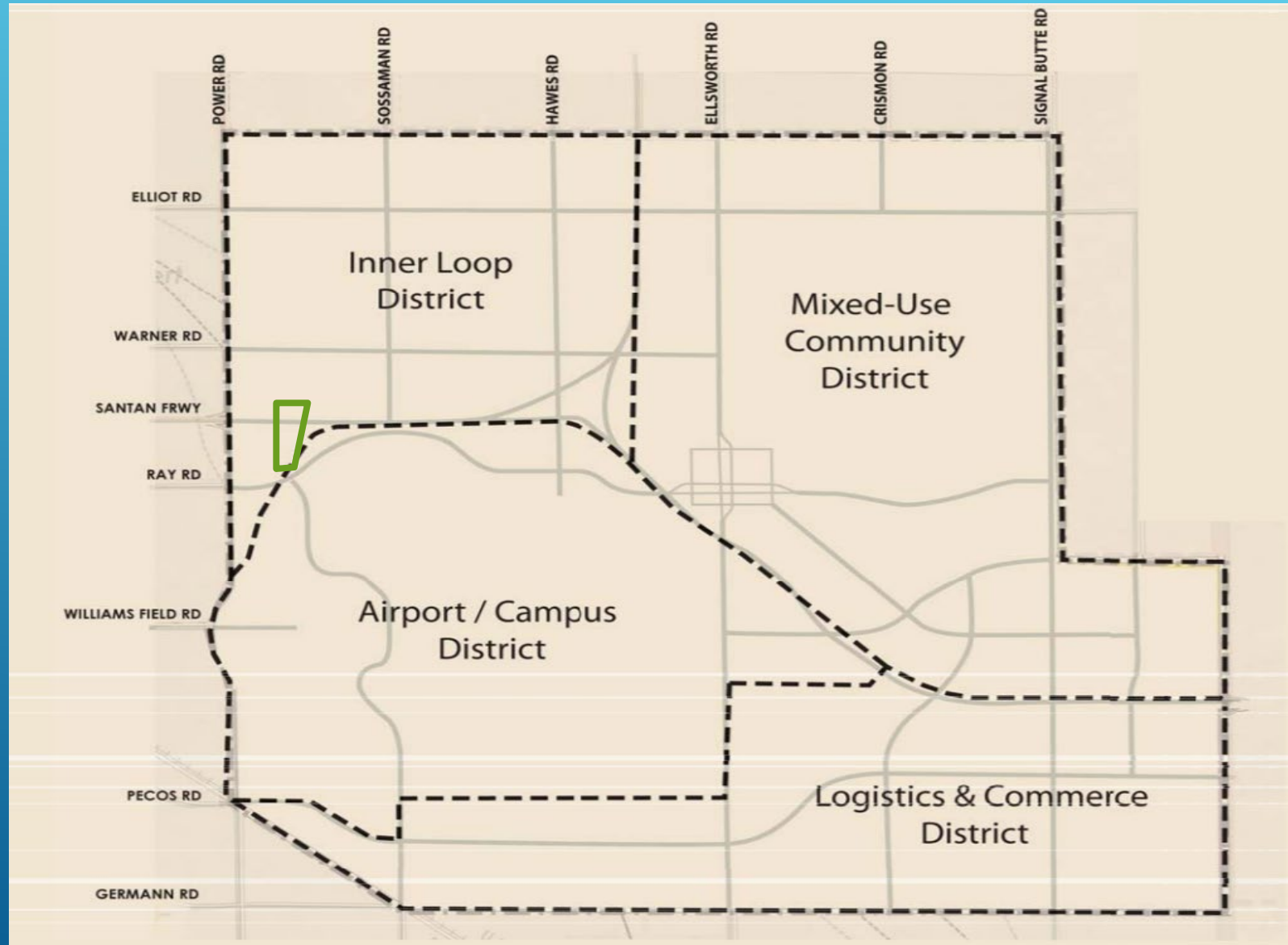
General Plan Character Designation (Mixed Use Activity)



Goals:

- >25 acres
- Large scale community and regional activity areas
- Strong viable centers of commercial activity
- Retail and shopping
- Lifestyle centers
- Residential

Gateway Strategic Plan Map



Aerial Map



Site Photo



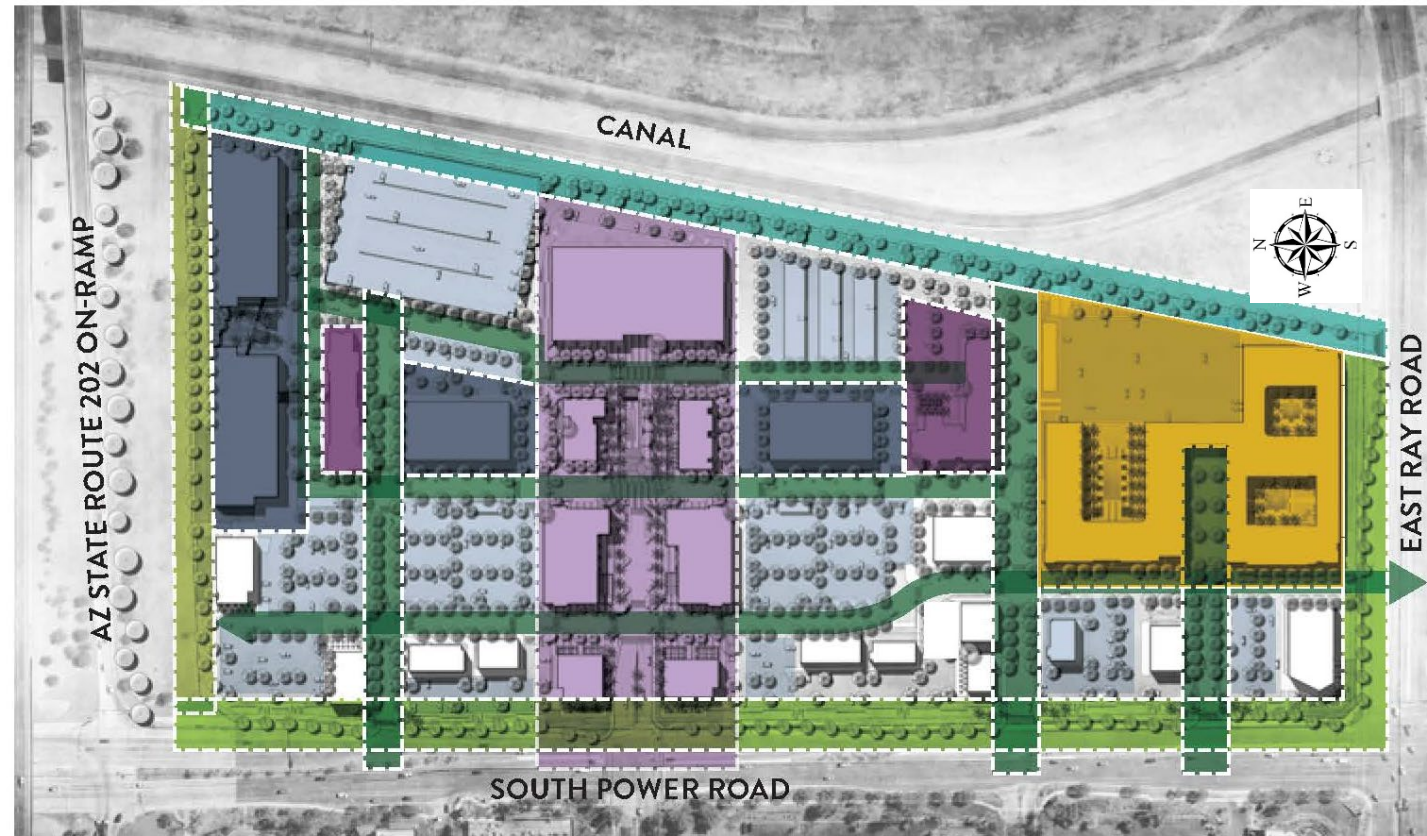
Looking north towards the site

Request

- Annexation
- Rezoning from Agriculture to Limited Commercial (LC)
- Planned Area Development (PAD)
- Council Use Permit to allow:
 - Multi-residence in the LC district and the Airport Overflight Area (AOA) 2
 - Commercial entertainment in the AOA2
 - Hotel, colleges and commercial trade school in the AOA1 and AOA2
- Site Plan Review

Site Plan/General Uses

ZONE DIAGRAM



KEY

Streetscapes

Secondary Entries + Internal Drives

Parking Courts

Main Street + Park

Offices

Hotel

Residential

202 Frontage

East Property Line Frontage

DESIGN GUIDELINES 6

[illegible]

Design Guidelines



Council Use Permit

- Review Requirements (Section 11-70-6):
 - Consistency with the General Plan and LC District
 - Consideration of the location, design, density, and operating characteristics
 - Not detrimental to surrounding properties
 - Adequate public facilities

P&Z Discussion

- High quality development and design guidelines
- City should encourage such mixed use developments
- Important to protect the AOA2; however, the development is unique
- Require noise mitigation measures as part of the development

RECOMMENDATION

The Planning and Zoning Board unanimously recommended Approval (7-0 vote) with conditions.

The Planning Division recommends Approval with conditions.

Discussion

CONDITIONS OF APPROVAL

1. Compliance with the final site plan and preliminary plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations, except for the PAD modifications identified in Table 1 of the City's staff report. The Gallery Park Narrative is for informational purposes only and shall have no force or effect.
4. Except for the PAD modifications identified in Table 1 of the City's staff report, the PAD does not modify, amend or change any Mesa City Code, requirements, regulations, or processes.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.

CONDITIONS OF APPROVAL

6. 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, whichever occurs first).
 - b. Written notice shall be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - c. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, all proposed structures require 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 shall be required for the submittal of a building permit to construct a structure(s) on the property.
 - d. Prior to the issuance of a building permit, provide documentation by 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.

CONDITIONS OF APPROVAL

7. Compliance with the Gallery Park Design Guidelines. The Planning Director may refer an application for design review to the Design Review Board.
8. All phases of the development shall comply with the City's requirements for solid waste collection.
9. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
10. Prior to the submittal of a building permit, either record with Maricopa County an access easement to travel across the property along Ray Road owned by the Roosevelt Water Conservation District (RWCD) or obtain ownership of the RWCD property.

CONDITIONS OF APPROVAL

11. The maximum height allowed on lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, as indicated on the final site plan, is 75 feet.
12. The maximum height allowed on lots 1, 2, 5, 6, and 13 as indicated on the final site plan, is 40 feet.
13. The maximum height allowed on lots 3, 4, 7, 8, 9, 10, 11, 12, and 14, as indicated on the final site plan, is 35 feet.