

MINUTES OF THE JULY 10, 2019 PLANNING & ZONING MEETING

- *4-b ZON18-00951 District 6.** The 6000 through 6400 blocks of the south Crismon Road alignment (east side), the 10000 to 10600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South 222nd Street (west side). Located south of Williams Field Road and west of Signal Butte Road (182± acres). Rezone from AG and PC to PC. This request will establish the Avalon Crossing Community Plan. Paul Gilbert, Beus Gilbert PLLC, applicant; Pacific Proving, LLC, owner. **(Continued from June 26, 2019)**

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve case ZON18-00951 to include the modifications of conditions of approval to items 11 and 12 provided at the study session. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON18-00951 conditioned upon:

1. Compliance with the final Avalon Crossing Community Plan submitted.
2. Compliance with the final infrastructure master plans submitted which includes the Traffic Impact Analysis, Master Wastewater Report, Master Water Report, and Master Drainage Report.
3. Compliance with all City development codes and regulations except those modified with the approval of the Community Plan or those identified as requiring future review and approval by the City Engineer if approval is granted by the City Engineer.
4. Future development shall fully comply with all requirements of the Community Plan.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. The Planning Director is authorized and directed to correct the Community Plan for grammatical, formatting, and other errors that do not affect or change the meaning of the CP's substantive requirements or standards.
7. All preliminary subdivision plats require approval by the Planning and Zoning Board.
8. Compliance with all requirements of the Design Review process for development proposals including the following:
 - a. Buildings 4 or more stories in height.
 - b. Multiple-residence and attached single residence projects that exceed the standard density of the RM-2 density range.
 - c. Mixed-use, commercial and/or industrial projects that have frontage on an arterial or collector street or that are a part of an existing or planned development that has frontage on an arterial or collector street.
 - d. Mixed Use, commercial and/or industrial projects that have, or will have, greater than 20,000 square feet of gross floor area.
9. All non-residential buildings shall be architecturally designed to comply with the approved design guidelines for each Development Unit.

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10. Dedicate the right-of-way and easements 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.
11. All street improvements and street frontage landscaping to be installed in the first phase of construction for each approved site plan.
12. Any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
13. Provide a 4-foot x 4-foot sign at the entrance to the sales office for residential developments, with notice to all prospective buyers that the project is within an Overflight Area Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
14. 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.
15. All final subdivision plats shall include the following notice: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.
16. Execute a development agreement addressing the development unit phasing schedule, infrastructure phasing plan, and other terms to ensure that the future development fulfills the purposes of the Community Plan.

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

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian, Boyle, Crockett and 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*