

## MINUTES OF THE OCTOBER 23, 2019 PLANNING & ZONING MEETING

- 8-d ZON17-00607 District 6.** Within the 8000 through 8400 blocks of East Warner Road (north side), the 4000 through 4400 blocks of the South Hawes Road alignment (west side), the 8400 through 8800 blocks of East Elliot Road (south side), the 3600 through 4000 blocks of the South Hawes Road alignment (east side), the 8800 through 9200 blocks of East Elliot Road (south side), the 8800 through 9200 blocks of East Warner Road (north side), and the 3600 through 4400 blocks of South Ellsworth Road (west side). (595± acres). Rezone from AG to RSL-4.0, RSL-2.5, RM-5, LR, OC, LC, GC, LI, and MX with a PAD Overlay. This request will establish the 'Hawes Crossing' PAD to guide the future review of specific plans of development. Jordan Rose, Rose Law Group, applicant; Arizona State Land Department, owner. **(Companion case to ZON19-00755, associated with item 6c).**

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed in conjunction with cases ZON19-00754, ZON17-00606 and ZON19-00755 and not discussed individually.

Boardmember Villanueva-Saucedo motioned to approve case ZON17-00607 to include updated conditions of approval presented at the study session. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends the approval of case ZON17-00607 conditioned upon:** The following conditions of approval are in addition to and not intended to replace compliance with the zoning code. Any standard not identified through these conditions of approval, the zoning code requirements shall apply.

### **ZONING**

1. Compliance with Exhibit F, 'Proposed Zoning' of the Hawes Crossing PAD.
2. Compliance with Exhibit 1 establishing the allowed land uses within the RS-6, RSL-4, RSL-2.5, and RM-5 zoning district within the Hawes Crossing PAD.
3. Compliance with Exhibit 2 establishing the allowed land uses within the Light Industrial (LI) zoning district within the Hawes Crossing Plan Area Development (PAD).
4. Compliance with Exhibit 3 establishing the allowed land uses within the General Commercial zoning district within the Hawes Crossing PAD
5. Prior to approval of any development, a review and approval of Specific Plans shall be required as shown in the City's PAD review process. All Specific Plans shall be a minimum of 20 acres for single-residential development and 10 acres for non-residential, mixed use, and multi-residential development. An owner may request an adjustment subject to modification by the city per the terms of the development agreement.
6. Development standards for all zoning districts shall conform to the City of Mesa Zoning Ordinance in place as of October 23, 2019 except as modified by this PAD:
  - c. Maximum height within the Mixed Use (MX), Light Industrial (LI), and General Commercial (GC) zoning districts shall be 75'.

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- d. MX zoned properties shall include a minimum of 35% non-residential uses. The percentage for the non-residential use shall be calculated by the gross building square footage for vertical mixed-use buildings and per acreage area for horizontal mixed-use sites. This percentage is required to be shown with each proposed Specific Plan.
  - i. Within any MX zoned area, no more than a maximum of 50% of the residential area shall be allowed to be constructed prior to construction of the required 35% of the required non-residential uses.

### DESIGN GUIDELINES

- 7. Commercial, office and all non-residential uses on the property shall comply with the design standards, architectural quality and standards in the non-residential design guidelines set forth in Exhibit 4, 'Design Guidelines'.
- 8. Compliance with the residential Building Form Standards outlined in Chapter 5 of the City's Zoning Ordinance as well as the City's Residential Development Guidelines, including the standards below:
  - a. RSL-4.0 zoned properties shall conform to the following building form standards:
    - i. **Alley-loaded:** Alley-loaded product is permitted in the RSL-4.0 districts. For these lots, the garage setback is 3 feet or a minimum of 18'.
    - ii. **Shared and clustered driveways:** No home in the RSL-4.0 districts shall be permitted with more than one driveway. Where shared driveways are employed, such driveways shall not be more than 18 feet wide and the centerline of the driveway shall be located on the property line between the two adjacent lots. Where units are clustered with common driveways, such driveways shall be constructed to be a minimum of 36 feet of uninterrupted curb between the driveways.
    - iii. **Lot width:** Mixing lot widths along streets is required to further the variation of the streetscape. Different lot widths, building facades, or floor plans must be located adjacent and across from each other without a pattern. The variation of lot widths, building facades, or floor plans will be determined at the time of specific plan approval.
    - iv. **Covered entry:** Each home shall have a covered entry either by a roof specifically for the entry or integration into the roofline of the home.
    - v. Front porch coverings must be at least 50 percent of the width of the building with a depth of at least 6 feet, however, alternative designs for front porch or entries may be approved at the time of product approval with the specific plan.
  - b. RSL 2.5 zoned properties shall conform to the following building form standards:
    - i. **Alley-loaded:** Alley-loaded product is permitted in the RSL-2.5 districts. In this district, the allowed garage setback is 3 feet or a minimum of 18'.
    - ii. **Shared and clustered driveways:** No home in the RSL-4.0 districts shall be permitted with more than one driveway. Where shared driveways are employed, such driveways shall not be more than 18 feet wide and the centerline of the driveway shall be located on the property line between

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the two adjacent lots. Where units are clustered with common driveways, such driveways shall be constructed to be a minimum of 36 feet of uninterrupted curb between the driveways.

- iii. **Lot width:** Mixing lot widths along streets is required to further the variation of the streetscape. Different lot widths, building facades, or floor plans must be located adjacent and across from each other without a pattern. The variation of lot widths, building facades, or floor plans will be determined at the time of Specific Plan approval.
- iv. **Covered entry:** Each home shall have a covered entry either by a roof specifically for the entry or integration into the roofline of the home.
- v. Front porch coverings must be at least 50 percent of the width of the building with a depth of at least 6 feet, however, alternative designs for front porch or entries may be approved at the time of product approval with the Specific Plan.

### LANDSCAPING

- 9. All development shall comply with the 'Approved Plant Palette' shown on Exhibit Q to achieve a unified landscaped environment that is appropriate and successful for the desert climate.
- 10. Landscaping areas shall consist of a blend of lush, and desert appropriate plant materials from the approved plan palette arranged in patterns along straight and meandering sidewalks, with emphasis on shade and color along the major streets and pedestrian corridors in the development.
- 11. Parcel entries shall be highlighted by unique urban plazas with portal elements framed by large shade trees. Community walls will be designed to complement both a traditional and modern aesthetic.
- 12. A landscape plan prepared by a landscape professional such as a registered landscape architect or a qualified arborist is required for all site plans and subdivision plats.
- 13. Park Landscaping: Landscaping in parks, open spaces and pedestrian trail areas shall include a diversity of desert appropriate plants materials and strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for recreational fields, useable open spaces and as a complement to shaded nodes.

### OPEN SPACE

- 14. Compliance with Exhibit N 'Open Space Master Plan' and Exhibit O 'Trail Master Plan'.
- 15. Compliance with Exhibit 5 "Open Space Guidelines".
- 16. The public or common open space areas shall be a minimum of 15 percent of gross residential acreage in the RS-6, RSL-4, and RSL-2.5 areas. Open space in the RM-5 district and non-residential areas within the PAD shall conform to the open space requirements outlined in chapters 5 and 6 of the zoning code in place as of October 23, 2019.
- 17. Each single residential development in the RS-6, RSL-4 or RSL-2.5 zoning districts must provide a minimum of fifteen percent (15 %) of Open Space within the

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boundaries of the each specific plan of development; and a minimum of three percent (3%) of the Open Space areas shall be dedicated to parks. Further, a maximum of thirty percent (30%) of the single-family dwelling units within a specific plan may be built before the Owner is required to install the Open Space (or parks). The City will not issue any building permits for any single-family dwelling unit above 30% of the allowed residential uses in a Specific Plan until the required Open Space is constructed and approved by the City.

18. Specific Plan approvals shall include Neighborhood Parks, Pocket Parks, Urban Plazas, Open Space Trails, Theme Street Trails, and/or On-street Trails, per Exhibit N, Open Space Master Plan. The exact locations of the parks may vary and change during the Specific Plan review and approval process. However, general conformance, as determined by the Planning Director, to the Open Space Master Plan is required unless an area of 160 or more contiguous acres is submitted for Specific Plan review. In this instance, the Specific Plan may propose a new Open Space Master Plan for the area that provides the same or more parks, trails, and plazas and is compatible with adjacent areas of the current Open Space Master Plan. Any approved changes to the Open Space Master Plan must meet the intent, minimum requirements, and standards of the PAD.
19. No more than 30% of the single-family dwelling units within a Specific Plan shall receive a building permit prior to the construction of the required associated neighborhood park as shown on Exhibit N, Open Space Master Plan.
20. The Community Park identified on Exhibit N, Open Space Master Plan and within Village 6 of Exhibit V, Conceptual Village Plan, shall be a minimum of 6.4 contiguous acres. This community park shall be required to be located on one or more collector streets (not an arterial) within the RSL-2.5 district. The Community park shown on Exhibit N, Open Space Master Plan must be constructed prior to building permits being issued covering a total of more than 30% of the Single-Family Residential area within Village 6, per approved Specific Plans or Subdivision Plats. The exact location of the Community Park shall be determined as a part of the approval of the first Specific Plan for Village 6 of the PAD.

### **OPEN SPACE BUFFER**

21. A 30' open space buffer is required along the western property lines of the overall PAD as shown on Exhibits L1, L2, L3.

### **LOT FRONTAGE**

22. All parcels within the development may be allowed to front on either a public or private street.

### **SIGNAGE**

23. Signage shall conform to the City of Mesa Sign Code, or as amended.
24. A comprehensive sign plan for developments in the non-residential areas shall be submitted during Specific Site plan approval, if required.
25. A comprehensive sign plan for the residential, parks, open space, and entry features shall be submitted with the Specific Plan, if required.

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### PHASING

26. Development within each Village may be completed as a part of a single or multiple specific plans or site plans; however, the required infrastructure and open space must be constructed to support that development per Exhibit V, Conceptual Phasing and Exhibit N, Open Space Master Plan.

### INFRASTRUCTURE

27. Compliance with the final infrastructure master plans submitted (i.e. the Traffic Impact Analysis, Master Wastewater Report, Master Water Report, and Master Drainage Report) as may be amended, subject to the approval of the City, pursuant to the development agreement.

### AIRPORT COMPATIBILITY:

28. 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).
29. Written notice be provided to future property owners, and acknowledgment received that the project is within 1-2 mile(s) of Phoenix-Mesa Gateway Airport.
30. Due to the proximity to Phoenix-Mesa Gateway Airport, 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
31. 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 as specified in Section 11-19-5 of the Zoning Ordinance.
32. 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.
33. 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."
34. A disclosure of airport activity and proximity thereto shall be included within the Codes Covenants and Restrictions for all HOAs within Hawes Crossing.

### STANDARD CONDITIONS

35. Compliance with all City development codes and regulations, except as modified through this PAD.
36. 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 a subdivision plat, or at the time of the City's request for dedication whichever comes first.

## MINUTES OF THE OCTOBER 23, 2019 PLANNING & ZONING MEETING

- 8-c ZON19-00755 District 6.** The 4000 through 4400 blocks of South Hawes Road (west side) and the 8000 through 8400 blocks of East Warner Road (north side). (115± acres). Minor General Plan Amendment. This request will change the General Plan character designation for the area from Mixed Use Activity/Employment to Neighborhood. Jordan Rose, Rose Law Group, applicant; Arizona State Land Department, owner. **(Companion case to ZON17-00607, associated with item 6d).**

**Planner:** Tom Ellsworth

**Staff Recommendation:** Adoption

**Summary:** This case was discussed in conjunction with cases ZON19-00754, ZON17-00607 and ZON17-00606 and not discussed individually.

Boardmember Villanueva-Saucedo motioned to adopt the Minor General Plan Amendment, case ZON19-00755. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends the adoption of the Minor General Plan Amendment, ZON19-00755.**

Vote: 3-2 Adoption (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian and Villanueva-Saucedo

NAYS – Boyle, Crockett

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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](http://www.mesaaz.gov)

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37. Compliance with all requirements of the City's Subdivision Regulations.
38. Execute and comply with the development agreement, as approved by the City Council.

Vote: 3-2 Approval with conditions of approval (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian and Villanueva-Saucedo

NAYS – Boyle, Crockett

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