

## MINUTES OF THE MAY 27, 2020 PLANNING & ZONING MEETING

- 6-b ZON19-00805 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC-PAD; with a Council Use Permit to allow 100% residential uses on the first floor within a General Commercial zoning district; and modification of the Destination at Gateway PAD by removing 89± acres. This request will allow a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to General Plan amendment ZON20-00129, associated with item 6-a). Continued from May 13, 2020.**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed with the General Plan Amendment ZON20-00129 and was not discussed as a separate item.

Boardmember Sarkissian motioned to approve case ZON19-00805 and associated General Plan Amendment, ZON20-00129, with conditions of approval. The motion was seconded by Vice Chair Astle.

**That: The Board recommends the approval of case ZON19-00805 conditioned upon:**

1. Specific Site Plan Review is required prior to any future development on the property.
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedicate the right-of-way 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.
4. Compliance with all City development codes and regulations.
5. Prior to, or at the time of, the first specific site plan submittal, the applicant shall submit Design Guidelines for the subject site for review and approval through the Design Review Process.
6. Execute and comply with the Development Agreement.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
  - b. Prior to the issuance of a building permit, provide documentation that 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.

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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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- c. Provide written notice to future property owners that the project is within 4.5 mile(s) of Phoenix-Mesa Gateway Airport.
- d. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
- e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "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."

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

\* \* \* \* \*

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