

MINUTES OF THE MAY 27, 2020 PLANNING & ZONING MEETING

- 6-a ZON20-00129 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). Minor General Plan Amendment to change the Character Type from Neighborhoods to Mixed Use Activity District. This request will allow for a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to zoning case ZON19-00805, associated with item 6-b). Continued from May 13, 2020.**

Planner: Cassidy Welch

Staff Recommendation: Adoption

Summary: Staffmember Cassidy Welch presented a Minor General Plan Amendment, case ZON20-00129. Ms. Welch stated the case also includes a rezoning request that will be discussed together with the General Plan amendment. She stated the rezoning request also includes a Council Use Permit to modify the requirements to allow 65% of ground floor of residential building to be used for commercial. Ms. Welch informed the Board that the current Neighborhood Character Type designation on the property restrict commercial to approx. 15 acres in size, prompting the applicant to request the Minor General Plan Amendment to change the character designation from Neighborhoods to Mixed Use Activity District to allow the 89 acres to be developed as mixed-use.

Ms. Welch informed the Board that as part of the request, the 89 acres will be removed from the existing Destination at Gateway PAD and given a new PAD with a CUP to allow multiple residence in the GC district. Ms. Welch stated the Council Use Permit is to specifically allow 100% ground floor for each planned multi residence building to be used for residential. Ms. Welch explained to the Board that there will be a Development Agreement associated with the request that will limit some land uses on the site. Also, a site plan review will be required for any future development on the site.

There was no discussion by the Board.

Boardmember Sarkissian motioned to adopt case ZON20-00129, Minor General Plan Amendment. The motion was seconded by Boardmember Allen.

That: The Board recommends the adoption of case ZON20-00129.

Vote: 7-0 Adoption

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, 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