

## MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- \*4-e ZON18-00066 District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres, Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for development of multi-residential and commercial uses. Stan Thompson, Todd & Associates, Inc., applicant; WM Grace Development Co., ETAL, owner. **(Companion Case to preliminary plat "Fiesta Village", associated with item \*5-a) (Continued from April 18, 2018)**

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve case ZON18-00066 and associated plat "Fiesta Village" with conditions:

**That: The Board recommends the approval of case ZON18-00066 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations except as modified below.
2. Compliance with all requirements of Design Review for DRB18-00067, including but not limited to locations of decorative at-grade pedestrian connections across drive aisles within the multi-residential portion of the project.
3. Compliance with all City development codes and regulations except as modified by the PAD and the conditions below.
4. Compliance with all requirements of the Subdivision Regulations to accommodate a reconfiguration of parcels.
5. Recordation of cross-access agreement(s) between the outparcel located along Southern Avenue and each of the adjacent buildings on the property.
6. Prior to submitting for a building permit, submit a revised site plan for Planning Director review and approval includes:
  - a. Provide a maximum 5-foot setback along Southern Avenue for buildings, drive-thru canopy or outdoor patio space.
  - b. Removing the shrubs, groundcover and landscape surface material along Southern Avenue and replacing it with hardscape and trees within grates. The quantity and spacing of trees shall be consistent with Chapter 33 of the Mesa Zoning Ordinance.
  - c. Adding back the existing parking spaces, that are located on the southwest side of the outparcel located along Southern Avenue and are included in the out-parcel's parking requirements.
7. Design Review approval is required for buildings A, B, C and D and shall include the following:
  - a. Buildings A and B: Architecturally integrated canopies for drive through lanes along Southern Avenue. The canopies must maintain visibility into the site.

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- b. Buildings A, B, C and D: The pedestrian paths that cross drive aisles shall consist of a decorative surface similar in design and material with the pedestrian paths throughout the commercial and multi-residence portions of the development.
- c. Building A: Additional hardscape to create an outdoor patio or plaza adjacent to the building.
- d. Building A: A raised traffic table, to serve as a pedestrian crossing at the drive-thru lane along Southern Avenue.
- e. Building B: Additional hardscape to create an outdoor patio or plaza along the south side of the building adjacent to the pedestrian that crosses the drive-thru lane along Southern Avenue. The width of the outdoor patio or plaza shall match or exceed the width of the pedestrian crossing.
- f. Building B: A raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Southern Avenue. The width of the pedestrian crossing and traffic table shall be twice the width of the decorative pedestrian crossing shown on the site plan.
- g. Building D: Widen the pedestrian connection and include a raised traffic table to serve as the pedestrian crossing at the drive-thru lane along Alma School Road. The width shall be consistent with the pedestrian connection between the drive-thru lane and Alma School Road on the site plan.

**Vote: 6-0 (Chair Clement, absent)**

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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)*