

MINUTES OF THE JUNE 26, 2024 PLANNING & ZONING BOARD MEETING

- *3-b ZON23-01007. "Hawes Crossing Village 6 - S.F. Residential Portion" (District 6).** Within the 8000 through 8200 blocks of East Warner Road (north side), within the 4000 through 4400 blocks of South 80th Street (east side), within the 4000 through 4200 blocks of 82nd Street alignment (both sides), and within the 4000 through the 4200 blocks of South Hawes Road (west side). Located west of Hawes Road and north of Warner Road. (115± acres). Rezone 2.3± acres of the project site from Small Lot Single Residence 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) to Small Lot Single Residence 4.0 with a PAD overlay (RSL-4.0-PAD), rezone 2.3± acres of the project site from RSL-4.0-PAD to RSL-2.5-PAD, rezone to establish a second PAD overlay on the entire 115± acres, and Specific Plan approval. This request will accommodate a single residence development. Applicant: Keith Nichter, Kimley Horn; Owner: Reserve 100, LLC. **(Companion case to "Hawes Crossing Village 6 - S.F. Residential Portion", associated with item *4-a).**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-01007 conditioned upon:

1. Compliance with all conditions of approval for Case No. ZON17-00607 (Ordinance No. 5567).
2. Compliance with the Hawes Crossing Development Agreement No. 3145 (Recorders No. 2020-0379927).
3. Compliance with the Preliminary Plat submitted.
4. Compliance with all requirements of the Subdivision Regulations.
5. 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.
6. Compliance with submitted floor plans and elevations for all product types except for the 45-foot-by 90-foot lots.
7. Administrative Review through Planning for product floor plans and elevations for the 45-foot by 90-foot lots.
8. Compliance with submitted plot plans for all product types.
9. Compliance with the following monotony rules:
 - a. No more than three (3) contiguous lots may have the same floor plan;
 - b. No more than three (3) contiguous lots may have the same elevation style (i.e. Spanish, Craftsman, Farmhouse);
 - c. An identical floor plan and elevation may not be repeated directly across any street;
 - d. An identical floor plan and elevation may not be repeated directly adjacent to the same floor plan and elevation; and
 - e. Adjacent lots and lots directly across the street from each other may not use the same paint color for the primary material, regardless of floor plan.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.

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- b. 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Phoenix Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states 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.”
11. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00607 (Ordinance No. 5567) and this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)</u> Double-car garage	19 feet 4 inches wide and 22 feet long
<u>Fences and Freestanding Walls for AG, RS, RSL, RM and DR Districts – MZO Section 11-30-4(A)(1)(b)</u> Maximum Height of fences and freestanding walls within or along the exterior boundary of the required side or rear yards	8 feet

Vote (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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