

## MINUTES OF THE APRIL 28, 2021 PLANNING & ZONING MEETING

- \*4-d ZON21-00050 District 6.** Within the 1800 to 2000 blocks of South Sossaman Road (west side). Located north of Baseline Road on the west side of Sossaman Road. (1.2± acres) Rezone from Single Residence 6 with a Planned Area Development overlay (RS-6-PAD), Office Commercial (OC), and Neighborhood Commercial (NC) to Multiple Residence 4 with a Planned Area Development (RM-4-PAD); and Site Plan Review. This request will allow for the development of a multiple residence development. Brian Sandstrom, ARCHISTRUCT, applicant; Superstition & Sossaman Road and Sossaman & Baseline Rd LTD Partnership, owners. **(Companion case to Preliminary Plat “Sossaman Heights”, associated with item \*5-b).**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Sarkissian motioned to approve case ZON21-00050 and associated preliminary plat “Sossaman Heights” with conditions of approval. The motion was seconded by Boardmember Allen.

**That: The Board recommends the approval of case ZON21-00050 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Development of the site must, at a minimum, include all the common amenities shown on the final site plan including: a swimming pool, a clubhouse, and pet park.
3. Compliance with the requirements of Design Review.
4. 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.
5. 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.
  - c. Provide written notice to future property owners that the project is within five mile(s) of Phoenix-Mesa Gateway.
  - d. 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.
  - e. All final subdivision plats 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

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experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay and shown in the following table:

MZO Development Standards	Proposed
<u>Minimum Yard Setbacks</u> – MZO Sections 11-5-5 & 11-33-3 - Front (east property line) - Interior Side (north property line) - Rear (west property line)	(building/landscape)  <b>0’/0’</b> <b>30’/0’ except as shown on the site plan</b> <b>15’/0’ except as shown on the site plan</b>
<u>Minimum Parking Requirements –</u> MZO Section 11-32-3 & 11-32-4 - Required Ratio - Setback of Cross Drive Aisles - Covered Parking	<b>1.86 spaces/unit</b> <b>37’</b> <b>26 spaces</b>
<u>Minimum Private Open Space –</u> MZO Sections 11-5-5 - Studio & 1-bedrooms - 2-bedrooms - 3-bedrooms	<b>53 SF</b> <b>61 SF</b> <b>83 SF</b>

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

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