

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-003 (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1± acre). Rezone from RM-3 to RM-3-BIZ and Site Plan Modification. This request will allow for the development of a multi-residence townhome development.

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember DiBella

That: The Board approves of zoning case Z14-003 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. The pre-cast concrete insulated sandwich construction system of the buildings provides the increased quality that meets the BIZ criteria. Any modification to the type of construction will require administrative review to determine if it can meet the same criteria.
3. Compliance with City of Mesa Engineering requirements for acceptance of underground retention.
4. Compliance with requirements for undergrounding of electrical lines, or the conditions of a waiver of those requirements. To be established prior to submission for a building permit.
5. Compliance with all requirements of the Design Review.
6. Compliance with all City development codes and regulations.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

* * * * *

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*

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING