

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-013 (District 6).** The 8600 block of East Desert Lane (south side) and the 8600 block of East Medina Avenue (north side). Located east of Hawes Road and south of Baseline Road. (7.2± acres). Rezone from AG to RSL-4.5 PAD.

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

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

That: The Board approves of zoning case Z14-013 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other.
4. Provide additional detailing/revisions to the elevations to increase the quality of the development. Residential product to be reviewed and approved administratively by the Planning Director.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way 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 of dedication whoever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
10. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
11. Written notice be provided to future residents, and acknowledgment received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
12. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.

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

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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*

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