

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-010 (District 5)** 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. (3.4± acres). Rezoning from RM3-PAD to RM3-PAD and Site Plan Modification. This request will allow the modification of the proposed residential development and the associated PAD Ordinance.

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is acceptable within the existing Mesa 2025 General Plan Land Use Designation.

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

That: The Board approves of zoning case Z14-010 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations
3. 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 for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: **Passed (4-0) (Absent: Boardmembers Clement, 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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