

## MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

**Item:**           **Z14-017 (District 6)** 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Rezone from LC and RM-4 to RSL-2.5 PAD. This request will allow the development of a single-residential subdivision. (PLN2014-00006)

**Summary:**      Staff member Lesley Davis gave a short presentation of the case.

Sean Lake, speaking for the applicant, is concerned with the parking spaces per dwelling unit conditions of approval. Mr. Lake requested that the stipulation that the number of parking spaces/dwelling unit will be based on the findings of the Subdivision Technical Review Committee.

Boardmember Coons requested an extended Study Session on the development standards of cluster homes. Boardmember Arnett stated that he preferred less ambiguous numbers. Mr. Arnett was concerned about what happened after the Board's recommendation. Chair Carter stated that during the Subdivision Technical Review process this project will definitely lose spaces, he would prefer 2.8 – 3.0 parking spaces/dwelling units.

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

**That:**   The Board approves of the zoning case of Z14-017 and GPMinor14-006 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 all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department as well as City of Mesa Standard Detail M-53.
7. Compliance with all requirements of the Fire Department.
8. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.

9. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
10. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
11. Provide a revised ramada design for the open space area that provides more architectural detail. Details to be approved by the Planning Director.
12. Provide an additional house plan for the lots adjacent to the public street to provide more variety in housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
13. Patios have been included in the open space calculation for the private yards and therefore they may not be enclosed.
14. View fences shall comply with the City of Mesa pool fence barrier regulations.
15. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
16. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
17. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
18. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the pod/cluster.
19. Redesign of the lot layout in the northwest corner of the development to reduce the distance between the unit and the Solid Waste barrel location on the street to no more than 150-feet.
20. Provide a parking ratio of 2.8 parking spaces per dwelling unit.

**Vote: Passed (7-0)**

\* \* \* \* \*

**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).*