

CONCLUSION:

The proposed rezoning, site plan review, and preliminary plat would allow development of a high quality condominium project. In addition to the specific development standards included in the PAD modifications, staff has included additional conditions of approval intended to result in improved quality and mitigation of reduced setbacks that further justify the requested PAD modifications.

Consequently, staff recommends approval of this case subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, except as modified by the conditions below.
2. Provision of a minimum fifteen-foot (15') setback for Buildings 2, 7, 8, 17, 18, and 23.
3. Provision of a minimum five-foot (5') wide apron measured from the face of the garage door to the edge of the drive aisle for Buildings 25-42.
4. Retention basins to be maximum 6:1 slopes when adjacent to public rights-of-way or pedestrian walkways.
5. All Ellsworth Road improvements and landscaping, including site wall to be installed in the first phase of construction.
6. Compliance with all requirements of Design Review approval.
7. Compliance with all requirements of Subdivision Technical Review.
8. Owner granting 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 issuance of a building permit).
9. Compliance with all City development codes and regulations.