

MINUTES OF THE DECEMBER 17, 2014 PLANNING & ZONING MEETING

***Item D.4. Z14-59 (District 5).** 8650 East Brown Road. Located west of Ellsworth Road on the south side of Brown Road (5.44± acres). Rezone from RS-43 to RSL2.5 PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Mark Funk, Bellago Development LLC, owner. (PLN2014-00548). **Companion Preliminary Plat.**

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

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

That: The Board recommends approval of zoning case Z14-59 as modified in the Study Session 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. Minimum lot size shall be 38' x 78' for all lots.
3. Minimum rear yard setback shall be 15'. A patio cover may encroach into the rear yard setback up to 10' from the property line.
4. Lots 1, 32, 33, 35 and 36 indicated on the site plan are limited to single-story homes. No two-story products shall be built on these lots.
5. No two identical elevations are permitted on adjacent lots or on lots across from each other.
6. The house plans submitted do not comply with the Building Form Standards established in section 11-5-3(E) of the City of Mesa Zoning Ordinance. Residential product is not included as part of this approval and must be submitted for administrative review and approval by the Planning Director. Compliance with section 11-5-3(E) is required.
7. Provide elevations of the shade structures for the open space areas. Details to be Administratively Approved by the Planning Director.
8. Compliance with all City development codes and regulations.
9. 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.
10. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
13. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field 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).
14. Written notice be provided to future residents, and acknowledgment received that the project is within 4 mile(s) of Falcon Field Airport.
15. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
16. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: 5-0 (Absent: Boardmembers Hudson and Clement)