

## MINUTES OF THE NOVEMBER 19, 2014 PLANNING & ZONING MEETING

**Item E.3. Z14-54 (District 5).** Parcel 13 at Mountain Bridge, the 8800 to 8900 blocks of East McKellips Road (south side) and Parcel 16 at Mountain Bridge, the 8900 to 9100 blocks of McKellips Road (south side). Located west of Ellsworth Road and south of McKellips Road. District 5. Rezone from RS-15 PAD PAD and RS-35 PAD PAD to RS-15 PAD PAD for Parcel 13 (14.22± acres) and Rezone from RS-35 PAD to LC PAD for Parcel 16. (3.31± acres). This will allow the development of a residential subdivision for Parcel 13 and establish commercial zoning for Parcel 16. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant, Paul Dugas, Phoenix Land Division, LLC. (PLN2014-00478).

**Summary:** Planning Director John Wesley presented the case.

Philip Schub, of 1852 North Red Cliff, stated that he was in favor of the commercial development portion of the case. However, Mr. Schub requested that the residential units near the Entrada sub-division be limited to single-stories.

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

**That:** The Board recommends approval of zoning case Z14-54 as modified in the Tuesday, November 18, 2014 Study Session, including the modification to the rezoning of Parcel NC PAD instead of LC PAD conditioned upon:

1. Compliance with the development as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations approved for this project
2. Compliance with all conditions of Ordinance No. 4656, except as modified this case (Z14-054) and by Ordinance 5075.
3. Compliance with all conditions of Ordinance No. 5075.
4. Compliance with all City development codes and regulations.
5. Future Site Plan Review and approval by the Planning and Zoning Board for Parcel 16, rezoning and Site Plan Review and approval by the City Council if code modifications are necessary.
6. A Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.
7. A grading permit is required prior to any grading of the site.
8. Compliance with the Residential Development Guidelines.
9. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
10. 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.
11. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
12. Compliance with all requirements of the Subdivision Technical Review Committee.

**Vote: 7-0**

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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*

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***City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).***