

MINUTES OF THE JANUARY 21, 2015 PLANNING & ZONING MEETING

***Item E.3. Z15-004 (District 5).** 4558 East Virginia Street. Located east of Greenfield Road and north of McDowell Road (20.2± acres). Rezone from GI-PAD to HI with a Council Use Permit and Site Plan Review. This request will allow for the expansion of an existing industrial development. Reese Anderson, Pew and Lake; applicant; RD Greenfield, LLC, owner. (PLN2014-00653). **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 Huson and seconded by Boardmember Dahlke

That: The Board recommended approval of zoning case Z15-004 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, preliminary plat, preliminary elevations, and landscape plan (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review approval.
3. Compliance with all City development codes and regulations.
4. 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.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Property 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).

Vote: 6-0 (Absent: Boardmember Allen)

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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.*