

MINUTES OF THE MAY 20, 2015 PLANNING & ZONING MEETING

- *4-a. Z15-015 (District 1)** 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.74 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069) **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 Boardmember Clement

That: The Board recommends approval of zoning case Z15-015 conditioned upon

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City of Mesa Code requirements and regulations.
3. The building setback on the east property line of Lots 3 and 4 shall be 15'.
4. On-lot retention allowed only if a development agreement is entered into with the City, with terms and conditions acceptable to the City.
5. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. 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.

Vote: 6-0-0 (Boardmember Hudson, absent)

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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*