

MINUTES OF THE OCTOBER 21, 2015 PLANNING & ZONING MEETING

- 6-b Z15-035 District 2.** The 1600 block of South Greenfield Road and the 1700 block of South Old Greenfield Road (east side). Located south of the Superstition Freeway and east of Greenfield Road (21.85± acres). Rezone from AG, LC, and LI-PAD to LC and RM-3-PAD and Site Plan Modification. The request will allow for the development of a multi-residential complex. Stephen C. Earl - Earl, Curley & Lagarde, applicant; Kay and Judy Toolson, Crisko, LLC and Mervin and Juletta Ellingson, owner. (PLN 2015-00308)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Allen and seconded by Boardmember Astle

That: The Board recommends approval of zoning case Z15-035 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision Regulations;
3. Recordation of cross-access easements between both lots in the subdivision;
4. All street improvements to be installed with the first phase of development;
5. **Providing a phasing plan with the first phase of development that identifies the limits of the phase, the auto and pedestrian connections, sidewalk and landscape improvements along Old Greenfield Road out to Greenfield Road, and temporary landscaping at the edge of the phase. Sidewalk design in front of Lot 1 to be consistent with sidewalk in front of Lot 2;**
6. **Provide a revised site plan with details for pedestrian access to building type G3 and to show sidewalk connections from the G2 buildings to the dumpster locations;**
7. **Install temporary right-of-way landscaping along Lot 1's Old Greenfield Rd frontage with the first phase of this development which landscaping shall be supplemented and made permanent in conjunction with the future development of the balance of Lot 1;**
8. **Provide a parking plan that meets the intent of Code for landscape islands and for landscape islands between parking canopies;**
9. **This site plan approval includes an area of improvements on Lot 1 associated with this development, as depicted on the site plan. Future development of the balance of Lot 1 will require both Site Plan Review and Design Review;**
10. **Design Review approval of the current proposal;**
11. Compliance with all City development codes and regulations;
12. Compliance with all requirements of Design Review approval.

Vote: 7-0

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.