

October 21, 2015
Planning and Zoning Board Study session

Z15-030-6350 E. Main Street-Revised conditions of approval

CONDITIONS OF APPROVAL:

1. Compliance with the Infill Incentive Plan and site plans except as modified by the following stipulations.
2. Compliance with all City development codes and regulations.
3. **Compliance with the development agreement approved by City Council modifying the permitted land uses.**
4. **Within 30 days after City Council approval of the re-zoning, a revised Infill Incentive Plan with all conditions of approval incorporated shall be submitted and accepted by the Planning Director. All phases of development shall comply with the approved Infill Incentive Plan approved by Council.**
5. The IIP plan shall be revised as follows:
6. **Modify the language within the Development Standards section of the IIP to include the following language: "The development standards and design guidelines for Phase II shall be generally consistent with the T4 Main Street Building Form Standards, the Mixed Use Main Street Building Type Standards, the Private Frontage Standards and the Thoroughfare Standards of the Mesa City Code, Zoning Ordinance Chapters 58-61. The Planning Director may approve minor deviations from these standards to meet existing site constraints and development conditions."**
7. **All landscape shall comply with Mesa Zoning Ordinance Section 11-33.**
8. **Phase I shall require:**
 - a. **Within 60 days of approval of the rezoning a final Phase 1 site plan consistent with the requirements established in the conceptual site plan incorporating needed revisions shall be submitted to the Planning Director for administrative approval. (page 13 under phasing)**
 - b. **The final site plan shall be revised to include removal of 2 parking spaces adjacent to 64th street at the southeast corner of the site to allow for adequate planting area and site visibility. (page 13 under phasing)**
 - c. **The landscape plan shall include three shrubs and ground cover along with the proposed tree at the southeast corner of the site. (page 13 under phasing)**
 - d. **Within 180 days of approval of this rezoning all proposed site plan improvements approved through the Planning Director shall be completed. (page 13 under phasing)**
 - e. **Installation of all street improvements as required by all City development codes and regulations. (page 11 under off-site improvements)**
9. **Phase II shall require:**
 - a. **Compliance with all conditions of Design Review approval.**