

MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *4-b Z16-009 District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD, Site Plan Review and Preliminary Plat. This request will allow a single residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581). Continued from February 17, 2016.

Staff Planner: Lesley Davis

**Staff Recommendation: Approval with Conditions as Contained in Staff Memo
Dated March 23, 2016**

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 Dahlke to approve case Z16-009 with conditions:

That: The Board recommends the approval of the case Z16-009 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 the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines. Residential product must be approved by the Planning Director, prior to submitting for Building Permits for the homes.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
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. Compliance with all City of Mesa Code requirements and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within two (2) miles of the Falcon Field Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Lots 1 through 8 are limited to single story homes.**
10. **Provide enhanced elevations for lots 7 and 8 that provide detailing along East Fountain Street in accordance with the attached exhibit titled "Plan 3177 – Enhanced Side Elevation (Lots 7 & 8)", dated March 15, 2016. Details shall include exposed rafter tails, use of stone, upgraded windows, view fencing and a direct walkway to the street separate from the driveway. The final elevations for lots 7 and 8 must differ from one another. Approval must be received by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.**

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Vote: 6-0 (Absent: Boardmember Astle)

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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