

- *3-a Z16-020 District 2.** 1700 block of South Recker Road. District 2. Located north of Baseline Road on the east side of Recker Road. (3.1± acres). Rezone from AG to RS-43-BIZ and Site Plan Review. This request will allow development of a single-residential lot. (PLN2016-00159)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

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 Hudson to approve case Z16-020 with conditions:

That: The Board recommends the approval of the case Z16-020 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City of Mesa Code requirements and regulations.
4. **Future site plan modifications will be reviewed through the building permit process.**
5. **Compliance with requirements of the land split approval.**

Vote: 7-0

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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