

- *3-c Z16-022 District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Rezoning from RS-6 to RSL-2.5-BIZ. This request will allow for the development a single residence development. Mark Funk, Funk Family Enterprises, applicant; Robert C. Horne, Elaine Farms, LLC, owner. (PLN2016-00113)

Staff Planner: Lesley Davis

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 Astle to approve case Z16-022 with conditions:

That: The Board recommends the approval of the case Z16-022 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 requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. **Building product must include real building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscots, window detailing and enhanced covered patios as shown in the elevations submitted.**

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