

- *4-b Z16-034 District 6.** 3117 South Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood. Located south of Guadalupe Road and east of Signal Butte Road. (15 ± acres). Rezoning from RS-6-PAD to RM-2-PAD-PAD and Site Plan Review. This request will allow development of a multi-residential project. (PLN2015-00306).

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 Dahlke and seconded by Boardmember Astle to approve case Z16-034 with conditions:

That: The Board recommends the approval of the case Z16-034 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield);
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee;
5. 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.
6. All street improvements are to be installed with the first phase of development;
7. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
9. **Eliminate the guest parking spaces located outside of the western entry gate adjacent to Signal Butte Road and adjust or remove the guest parking spaces between units 527 and 546 so that spaces are not located within the central open space corridor.**
10. **Shift the buildings for units 535/536 and 537/538 as well as 523/524 and 525/526 to create more space between buildings to improve access and create more visibility into the central open space corridor. The Subdivision Technical Review process shall be used to work out the details of this modification.**

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*