

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a Z16-040 District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Rezoning from RS-43 to RSL-3.0 PAD; and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean Lake, Pew & Lake, PLC, applicant; Leon Ricks, Ricks Investments, owner. (PLN2016-00377). (Continued from August 17, 2016)

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 Ikeda and seconded by Boardmember Astle to approve case Z16-040 with conditions:

That: The Board recommends the approval of the case Z16-040 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 a variety of 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 wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 6-0 (Boardmember Dahlke Absent)

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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