

MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-b Z16-057 District 5.** 3200 to 3300 block of Red Mountain Drive (west side). Located east of Power Road and north of Loop 202. (13 ± acres). Rezoning from RS-90 to RS-9-PAD; Site Plan Review. Paul Dugas, Blandford Homes, applicant; Desert Vista 100, owner. (Companion Case to Preliminary Plat "Sanctuary at Las Sendas") (Associated with Item 5-b.) (PLN2016-00572).

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 Sarkissian and seconded by Boardmember Astle to approve case Z16-057 with conditions:

That: The Board recommends the approval of the case Z16-057 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).
2. Compliance with all City development codes and regulations.
3. A grading permit is required prior to any grading of the site.
4. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
5. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
6. Dedicate any necessary 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee, including the Desert Uplands Development Standards.
9. Owner granting an Avigation Easement and Release to the City, pertaining to 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
10. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
11. **Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.**

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Vote: 6-0 (Boardmember Dahlke excused)

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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