

## MINUTES OF THE JUNE 21, 2017 PLANNING & ZONING MEETING

- \*4-f **Z17-027 District 5.** 1402 North Recker Road. Located on the west side of Recker Road north of Brown Road (1.1± acres). Rezone from RS-7 to RM-2-BIZ. This request will allow for development of a second detached residence. Chad Townley, applicant; Wayne and Jill Townely, owner. (PLN2017-00240).

**Planner: Kim Steadman**

**Staff Recommendation: Approval with conditions**

**Summary:** Boardmember Boyle stated as this is a similar case about design and the Board would like to turn the design over to staff to review, he does not feel the need to discuss further.

It was moved by Vice Chair Dahlke and seconded by Boardmember Duff to approve case Z17-027 with conditions:

**That: The Board recommends the approval of the case Z17-027 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and building plans;
2. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first;
3. Compliance with all City of Mesa Code requirements and regulations;
4. All construction on the property must meet the requirements of the adopted building and fire codes;
5. **Modifying the proposed site plan for acceptance by the Planning Director to include the following items:**
  - a. Delete the dashed BSL lines that represent setbacks for the RS-7 zoning district;
  - b. Provide BSL lines that represent the setbacks being established for the RM-2-BIZ zoning district.

**Vote: 4-1(Boardmember Boyle, Nay; Boardmembers Sarkissian and Ikeda, 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](http://www.mesaaz.gov)***