*4-f   ZON17-00581 District 2   The 4700 through 4800 blocks of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). PAD Modification. This request will allow for modifications to an approved PAD for a multi-residence development in the RM-3-PAD zoning district. Stephen C. Earl, Curley & Legarde, applicant; Baseline Gateway Apartments, LLC, owner.

Planner: Kim Steadman
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 ZON17-00581 with conditions:

That: The Board recommends the approval of case ZON17-00581 conditioned upon:
1. Compliance with the basic development as described in the project narrative.
2. Compliance with the conditions of approval of Z17-038 except as herein modified.
3. Design Review approval and Administrative Site Plan Modification through case DRB18-00051.
4. Compliance with the range of separations documented in Table 1 and Table 2.
5. Compliance with all City development codes and regulations.
6. Owner granting an Avigation Easement and Release to the City, pertaining to 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).
7. Written notice be provided to future residents, and acknowledgment received that the project is within 5 mile(s) of Mesa Gateway Airport.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

Vote: 6-0 (Boardmember Boyle, 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