

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

- *4-a ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners. **(Continued from February 21, 2018)**

Planner: Veronica Gonzalez

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 Allen and seconded by Vice Chair Dahlke to approve case ZON17-00324 with conditions:

That: The Board recommends the approval of case ZON17-00324 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan (identifying Lot 1, Lot 2 and Lot 3) submitted.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City development codes and regulations, except as modified below:
 - a. Minimum lot widths, as measured at Recker Road, are as follows:
 - i. Lot 1 – 120' minimum
 - ii. Lot 2 – 20' minimum
 - iii. Lot 3 – 5' minimum
 - b. Setbacks defined in terms of north, south, east and west with dimensions as follows:
 - i. North – 10' minimum (30' aggregate with South setback)
 - ii. South – 10' minimum (30' aggregate with North setback)
 - iii. East – 30'
 - iv. West – 22' (30' for garages and carports)
4. 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.
5. Compliance with all conditions of approval for a land split.
6. Prior to approval of a land split, recordation of an ingress-egress easement between Lots 1, 2, and 3 for the shared driveway and access road between the properties.
7. Prior to approval of a land split, recordation of a non-exclusive access easement granting the City emergency vehicular ingress and egress to Lots 1, 2, and 3.
8. Recordation of a Development Agreement addressing deferment of sewer extension and connection requirements.

Vote: 5-0 (Boardmember Astle and Boardmember Duff, absent)

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