

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00470 District 5.** The 200 block of North Signal Butte Road (east side) and the 10800 block of East Mercury Drive (south side). Located south of University Drive on the east side of Signal Butte Road. (5± acres). Rezoning from RS-9 to RSL-2.5-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Mark Funk, Funk Family Enterprises, applicant; Funk Family Enterprises, owner. **(Companion case to preliminary plat "Montelucia", associated with item *5-c).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat "Montelucia" and therefore was not discussed on an individual basis.

It was moved by Vice Chair Astle and seconded by Boardmember Boyle to approve case ZON18-00470 with associated preliminary plat "Montelucia" with conditions:

That: The Board recommends the approval of case ZON18-00470 conditioned upon:

1. Compliance with the basic development as shown on the site plan, elevations and floor plans (without guarantee of lot yield, building count, lot coverage except as modified below:
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Dedicate the right-of-way and easements 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. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Regulations.
6. The side wall return shall be set back a minimum of 15' from the front of the livable portion of the house and 15' from the front of the garage for lots that side on an interior or landscape tract.
7. Prior to submittal of a permit application for a masterplan, or any modifications to an approved masterplan, submit for review and acceptance by the Planning Director elevations and floor plans that demonstrate:
 - a. Compliance with the Building Form Standards outlined in Chapter 5 of the Mesa Zoning Ordinance and the Residential Development Guidelines;
 - b. Use of architectural enhancements, such as windows, recesses, shutters, or metal accents applied to elevations that are located adjacent to the street or an open space; and,
 - c. Use of a variety of real building materials and finishes on the exterior of the homes, such as wood - or quality wood synthetic, shutters, stone, and/or metal to create interest through color, material and texture.

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Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo

NAYS – None

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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