

MINUTES OF THE MARCH 20, 2019 PLANNING & ZONING MEETING

- *4-c ZON18-00933 District 6.** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of Mountain Road (west side) the 6000 to 6500 blocks of South Mountain Road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road. (203± acres). Rezone to modify an existing PAD; and Site Plan Review. This request will allow for the modification of the PAD for single residential development. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON18-00933 with conditions of approval. The motion was seconded by Vice Chair Astle:

That: The Board recommends the approval of case ZON18-00933 conditioned upon:

1. Compliance with the final site plan and preliminary plat submitted.
2. Compliance with all City development codes and regulations, except as modified in Table 1.
3. Compliance with conditions of approval for cases ZON18-00247 and ZON18-00142; except as modified by this request.
4. Compliance with all requirements of the Subdivision Regulations.
5. Compliance with the Building Form Standards outlined in Chapter 5 of the Mesa Zoning Ordinance, as well as the City's Residential Development Guidelines.
6. Prior to submitting for a building permit for the homes, Administrative Review and approval shall be required for the design of the proposed homes. The design of the homes shall include the following:
 - a. Additional detailing and real building materials and finishes on the exterior of the homes (i.e., wood, shutters, stone, metal, etc.) to create interest through color, material and texture.
 - b. Fence returns and/or the 6-foot wall for lots which side on an interior street or landscape tract shall be set back a minimum of 15 feet from the livable portion of the house or the front edge of the garage.
 - c. Elevations adjacent to the street or open space shall include additional architectural enhancements.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

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*