

- \*4-a ZON19-00514 District 1.** Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road. (9.3± acres). Rezone from AG to RS-15-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Rob Stephan, Excolo Development, applicant; PBL, LLC and ALO Investments, LLC, owner. **(Companion case to preliminary plat “Overlook at Forest Knoll”, associated with item \*5-a). Continued from October 23, 2019.**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** Staffmember Lesley Davis presented case ZON19-00514 and associated preliminary plat.

Resident Rosalind Kappes, 1611 E. Mallory informed the Board that the surrounding neighbors to the site have been using a path on the property to access the canal to the north of the site and inquired if the developer could continue to grant the neighbors access to the canal. The applicant, Rob Stephan, responded and informed the Board that the current access is on a private property and due to safety concerns will not be able to provide access through the development for the neighbors to continue to use the path. However, there is still a public access that the neighbors can use to access the canal. Board member Dane responded to the inquiry and said he understand that due to possible liability the developer may not want to grant public access through the development.

Boardmember Crockett motioned to approve case ZON19-00514 and associated preliminary plat “Overlook at Forest Knoll” with conditions of approval. The motion was seconded by Boardmember Allen.

**That: The Board recommends the approval of case ZON19-00514 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. 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.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and 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](http://www.mesaaz.gov)