

MINUTES OF THE JANUARY 17, 2018 PLANNING & ZONING MEETING

- 6-a **ZON17-00320 District 5.** The 5800 through 5900 blocks of East Thomas Road (south side) and the 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker Road and Thomas Road. (27± acres). Rezoning from RS-90 to RSL-4.5-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner. **(Companion Case to ZON17-00572 and Preliminary Plat "Villas at Red Mountain", associated with Items 5-a and 7-a)**

**Planner: Lesley Davis**

**Staff Recommendation: Denial**

**Summary:** This case was discussed in conjunction with case ZON17-00320 and preliminary plat "Villas at Red Mountain".

It was moved by Boardmember Allen and seconded by Boardmember Sarkissian to approve case ZON17-00320 and associated preliminary plat "Village at Red Mountain" with conditions of approval:

**That: The Board recommends the approval of case ZON17-00320 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in the Zoning Ordinance.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field 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 1 mile(s) of Falcon Field Airport.
8. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Falcon Field Airport as specified in Section 11-19-5 of the Zoning Ordinance.
9. A building permit cannot be issued until a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation

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measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

10. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
11. **Provide a full access entrance to the subdivision along Thomas Road in compliance with Transportation Department requirements, including M-42.01 of the Mesa Standard Details.**
12. **Prior to submitting for a building permit for the homes, Planning Director approval is required for the design of the proposed homes. The design of the homes shall include the following:**
  - a. **Real building materials and finishes on the exterior of the homes (i.e., wood - or quality wood synthetic, shutters, stone, metal, etc.) to create interest through color, material and texture.**
  - b. **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 1, 7, 8, 15, 23, 30, 31, 40, 41, 50, 51, 55, 56, 60, 61, 70, 71, 80, 81, 88, 95, 96, 103, 104, and 110, each of which side on an interior street or landscape tract.**
  - c. **All elevations adjacent to the street or open space shall include additional architectural enhancements.**

**Vote: 5-2 (Vice Chair Dahlke and Boardmember Boyle, nay)**

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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)**