

## MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- \*4-b ZON19-00706 District 5.** Within the 2400 block of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (5 ± acres). Rezoning from RS-35 to RS-35 PAD. This request will allow for the development of a single-residence subdivision. Joe Burke, Allen Consulting Engineers, applicant; NuSash Investments, owner. **(Companion case to preliminary plat “Deroche Estates”, associated with item \*5-d).**

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed with preliminary plat “Deroche Estates” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00706 with conditions of approval. The motion was seconded by Boardmember Boyle.

**That: The Board recommends the approval of case ZON19-00706 conditioned upon:**

1. Compliance with the landscape plan submitted, with the addition of providing one row of large foliage trees along the rear and side perimeter of the three lots to meet the intent of section 4-1, recommendation 4 of the Citrus Sub-Area Plan.
2. Compliance with the preliminary plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
5. 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.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
  - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
  - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.

Vote: 7-0 Approval 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)