

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- 6-b Z17-038 District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Rezone from AG, LI, and PEP-PAD to RM-3-PAD, and Site Plan Review. This request will allow the development of a multi-residential development. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322). **(Companion Case to GPM17-001 and Preliminary Plat "Mark-Taylor Apartment", associated with Items 6-a and 6-c).**

**Planner: Kim Steadman**

**Staff Recommendation: Approval with conditions**

**Summary:** Discussion of case Z17-038 and preliminary plat "Mark Taylor Apartment" was combined with the General Plan Amendment GPM17-001.

It was moved by Vice Chair Dahlke and seconded by Boardmember Sarkissian to approve case Z17-038 with associated preliminary plat "Mark Taylor Apartments" with conditions:

**That: The Board recommends the approval of case Z17-038 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, building elevations, and preliminary plat (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedication of 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.
4. All street improvements to be installed with the first phase of development.
5. Design Review approval.
6. Compliance with all City development codes and regulations.

**Vote: 5-1 (Boardmember Allen, nay; Boardmember Astle, absent)**

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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)**