

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON21-00788 WITHIN THE 3800 TO 4000 BLOCKS OF EAST UNIVERSITY DRIVE (SOUTH SIDE), LOCATED EAST OF VAL VISTA DRIVE ON THE SOUTH SIDE OF UNIVERSITY DRIVE. (1.04 ACRES). THIS REQUEST WILL ALLOW FOR A MULTIPLE RESIDENCE DEVELOPMENT.

WHEREAS, the City Zoning Ordinance establishes the process for site plan review, including establishing which site plans the Planning and Zoning Board has the authority to hear and take final action on, and which site plans are subject to recommendation by the Planning and Zoning Board and review and approval by City Council;

WHEREAS, pursuant to the City Zoning Ordinance, the subject site plan requires recommendation by the Planning and Zoning Board and review and approval by the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The final site plan for the development of a multiple residence project within the 3800 to 4000 blocks of E. University Drive (south side) is hereby approved subject to compliance with the following conditions:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Board of Adjustment's approval for a Development Incentive Permit (Case No. BOA21-00787).
3. Compliance with all City development codes and Regulations, except the modifications to the development standards approved by the Board of Adjustment (Case No. BOA21-00787).
4. 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. 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.
  - c. Provide written notice to future property owners that the project is within five mile(s) of Falcon Field.
  - d. 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.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 10th day of January, 2022.

APPROVED:

---

Mayor

ATTEST:

---

City Clerk