

- *4-a ZON22-00429 “Merwin Rezoning” (District 2).** Within the 1400 block of North Val Vista Road (east side) and within the 3600 block of East Huber Street (north side). Located east of Val Vista Drive and north of Huber Street. (5+ acres). Rezone from Agricultural (AG) to Single Residence-35 (RS-35). This request will allow for a single residence development. Meredith Thomson, Architect, Candelaria Design Associates, LLC., applicant; Merwin Family Trust, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to approve Case ZON22-00429. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00429 conditioned upon:

1. Compliance with all City development codes and regulations.
2. 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.
3. Provide a minimum of two rows of citrus trees along Val Vista Drive, one row of citrus trees along Huber Street, one row of citrus trees along the north and east property lines, and maintain at least four citrus trees within the front yard between the house and the front property line along Val Vista Drive.
4. Prior to the issuance of any building permit record a lot combination to combine parcels 141-31-004C and 141-31-004F.
5. Prior to the issuance of any building permit, approval of Administrative Review application requesting alternative compliance to allow a combined driveway width of 34 feet along Val Vista Drive and 20 feet along Huber Street.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one, and a half mile of Falcon Field Airport

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None