

- *4-b ZON17-00158 District 5.** The 3700 block of East McKellips Road (south side). Located east of Val Vista on the south side of McKellips Road. (11.48+/- acres). Rezone from RS-35 to RS-35-PAD; and Site Plan Review for the development of an 11-lot single residence subdivision. Paul Dugas, Blandford Homes, applicant; Paul Dugas, Blandford Homes, owner. (**"Preliminary Plat "Armistead Citrus", associated with Item *5-a.)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Cassidy Welch presented case ZON17-0158 to the Board. Ms. Welch stated this subdivision will have a private entry gate and roads.

Resident Ivars Miculs, 465 S. 30th Street, requested for the applicant to provide the surrounding property owners with access to the irrigation valves which are located at the rear of the proposed development and along McKellips Road.

Applicant Paul Dugas, 3321 E. Baseline, stated he has spoken with the resident and has agreed that access to the valves will be provided. Mr. Dugas explained the neighboring residents will be provided with codes to the gates and be able to enter into the subdivision when needed.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00158 and preliminary plat and to provide neighboring property owners access to the irrigation valves which will be stated on the Final Plat through the Subdivision Technical Review process:

That: The Board recommends the approval of case ZON17-00158 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 Chapter 5 of 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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
8. 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).

9. 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.
10. A building permit cannot be issued until 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 of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
11. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
12. Written notice to be provided to all future property owners and acknowledgment received that the project is within 1 mile(s) of Falcon Field Airport.
13. The developer shall prepare CC&R's for the homeowners' association that includes the preservation, maintenance, replacement, and flood irrigation of the citrus trees. This shall be noted on the final plat.
14. **The Final Plat shall include a note that the surrounding property owners will have access to the irrigation valves located on the west side of the proposed development.**

Vote: 6-0 (Vice Chair Dahlke, 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