

## MINUTES OF THE OCTOBER 28, 2020 PLANNING & ZONING MEETING

- \*4-a ZON20-00398 District 1.** Within the 3400 block of East University Drive (north side). Located west of Val Vista Drive on the north side of University Drive. (2.3 acres). Rezone from RM-3 to RM-3-BIZ; and Site Plan Review. This request will allow the development of a multiple residence on the site. Tim Boyle, Tim Boyle Design, applicant; AM Properties & Investments, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON20-00398 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00398 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Development must include the common amenities shown on the final site plan submitted, including: a swimming pool, ramada, playground, dog park, and a community amenity building.
3. Compliance with the requirements of Design Review.
4. 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.
5. 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.
  - e. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
6. Prior to issuance of a building permit, record a cross access agreement with the property owner to the west.
7. All roof access ladders shall be installed within the interior structure of the buildings.

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8. Prior to submitting a building permit, the applicant shall submit for review and approval by the Planning Director:
  - a. Plans showing screening of all service entry section (SES) equipment in the development.
  - b. All SES equipment within the development facing a street or public parking areas and are not recessed and/or separated from the street by intervening building(s) shall be screened. The screening devices shall incorporate elements of the building design, such as color, texture, and materials.
  - c. Revised wall elevations for all proposed private yards within the development. The private yard walls shall be no more than six feet in height and include a minimum of 2 feet of view fencing on top of the fence walls.
9. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

<b>MZO Development Standards</b>	<b>Approved</b>
<u>Minimum Setbacks - Section 11-5-5 and 11-33-3</u> (building/landscape) <i>4-lane arterial (University Drive)</i>	(building/landscape) <b>10'/10'</b>
<u>Minimum Setbacks - Section 11-5-5 and 11-33-3</u> (landscape) <i>Interior Side (West property line)</i>	(landscape) <b>5' Minimum, except the minimum setback is 0 feet on the section shown on the site plan as 0' (i.e. the section that is approximately 250 feet from the right-of-way on University Drive)</b>
<u>Building Separation – Section 11-5-5</u> <i>Minimum separation between buildings (2-story)</i>	<b>21' Minimum</b> <b>(as shown on the site plan)</b>
<u>Access, Circulation and Parking (attached garages)- Section 11-5-5</u> <i>Garage doors to be recessed from upper story living façade</i>	<b>No recess required</b>
<u>Required Open Space – Section 11-5-5</u> <i>Above ground private open space</i>	<b>60 SF minimum,</b> <b>Minimum depth is 3'</b>

Vote: 4-0 Approval with conditions (Chair Astle and Boardmember Crockett, absent; Boardmember Boyle, recused)  
 Upon tabulation of vote, it showed:  
 AYES –Sarkissian, Allen, Villanueva-Saucedo, and Ayers  
 NAYS

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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)**