

PLANNING AND ZONING BOARD MEETING FEBRUARY 24, 2021

- \*3-c ZON20-00628 District 5.** Within the 3600 to 3800 blocks of East McLellan Road (south side). Located north of Brown Road and East of Val Vista Drive. (9.4± acres). Rezoning from Agriculture (AG) to RS-35-PAD. This request will allow for the development of 2 single-residence subdivisions. Jared Cox, Vista Design Group, LLC, applicant; Heritage Group LP, owner. **(Companion case to Preliminary Plat “Heritage Grove” and “Mariposa Estates Unit 2”, associated with item \*4-a)**

**Planner:** Ryan McCann

**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 ZON20-00628 and associated preliminary plat “Heritage Grove” and “Mariposa Estates Unit 2” with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00628 conditioned upon:**

1. Compliance with the landscape plan submitted.
2. Compliance with the preliminary plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
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. 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.
  - c. 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.
  - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
Minimum lot width – interior lot (ft.) <i>MZO Section 11-5-3(A)(1)</i>	128' Only for lots 3 &4 of Heritage Grove
Lots and subdivision (street frontage)	Construct a

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<i>MZO Section 11-30-6(H)</i>	<b>private street within the development (Heritage Grove and Mariposa Estates Unit 2) and have the lots front along the private street.</b>
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Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES –Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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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)