

## MINUTES OF THE OCTOBER 27, 2021 PLANNING & ZONING MEETING

- \*3-b ZON21-00566 District 5.** Within the 6400 block of East McDowell Road (north side) and within the 2800 block of North Ramada (west side). Located west of Power Road on the north side of McDowell Road. (4.1± acres). Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision. Grant Taylor, applicant; DeMichele Family, LLC, owner. **(Companion case to Preliminary Plat, “Villas at McDowell”, associated with item \*4-a).**

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve case ZON21-00566 and associated Preliminary Plat “Villas at McDowell” with conditions of approval. The motion was seconded by Boardmember Boyle.

**That: The Board recommends the approval of case ZON21-00566 conditioned upon:**

1. Compliance with the Preliminary Plat as submitted.
2. Compliance with the submitted landscape plan.
3. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
4. Compliance with all requirements of the Subdivision Regulations.
5. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
6. 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 5 mile(s) of Falcon Field Airport.
  - d. 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
  - e. All final subdivision plats 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.”
7. 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

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table:

<b>MZO Development Standards</b>	<b>PAD Approved</b>
Minimum Lot Width – <i>MZO Section 11-5-3</i> <i>-Interior Lot</i>	73 feet  <i>(Lot 1 only)</i>
Building Setbacks – <i>MZO Section 11-5-3</i>  - Front, livable area - Front, garage - Side, interior - Side, aggregate - Rear	10 feet 20 feet 5 feet 15 feet 20 feet  <i>(Lots 4, 5, and 10 only)</i>
Maximum Building Coverage – <i>MZO Section 11-5-3</i>	55% for Lots 4, 5, and 10; 50% for all other lots
Lot frontage on a dedicated public street – <i>MZO Section 11-30-6</i>	Each lot will have frontage on a private street

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

\* \* \* \* \*

**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)