

## MINUTES OF THE MAY 21, 2014 PLANNING AND ZONING MEETING

**\*Item:**        **Z14-026 (District 3).** 610 West Jerome Avenue. Located west of Country Club Drive and north of Baseline Road (1.78± acres). Site Plan Modification and modification of the existing BIZ overlay within an LI zoning district. This request will allow the development of a healthcare facility. Richard Clutter, EMC2 Architects, applicant; Bill Timmons, Hacienda Healthcare, owner. (PLN2014-00120)

**Summary:**    This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Hudson.

**That:**    The Board recommends approval of the zoning case of Z14-026 conditioned upon:

1.    *Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.*
2.    *Allowed deviations from the required Development Standards are listed below:*
  - a.    *A reduced landscape setback adjacent to Jerome Avenue, 15' from the required 20'*
  - b.    *A reduced number of parking spaces, 51 spaces from the required 52 spaces*
  - c.    *Increase the distance for a landscape island required at one every eight contiguous spaces to one at the end of a double row of parking spaces with nine on one side and ten on the other in one area of the site as identified on the site plan.*
3.    *Compliance with all requirements of the Design Review approval, DR14-010.*
4.    *Compliance with all City development codes and regulations.*
5.    *Compliance with parking area screening as required in Section 11-30-9.H of the City of Mesa Zoning Code.*

**Vote: 5-0-1** (Absent: Boardmember Arnett, Abstains: Vice Chair Coons)

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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).*