

## MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- \*4-d Z16-012 District 4.** 60 South Country Club Drive. Located on the west side of Country Club Drive and south of Main Street. (0.66 acres). Rezoning from DB-1 to DB-2, Site Plan Review and Special Use Permit. This request will allow development of an automobile/vehicle sales and leasing facility. Sean Lake, Pew & Lake, PLC, applicant. Carmen C. Coury Trust/Recker C Leonille, owner. (PLN2015-00051)

**Staff Planner: Andrew Spurgin**

**Staff Recommendation: Approval with Conditions**

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

It was moved by Boardmember Allen and seconded by Boardmember Ikeda to approve case Z16-012 with conditions:

**That: The Board recommends the approval of the case Z16-012 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan dated February 29, 2016.
2. Compliance with all City development codes and regulations.
3. **Vehicle access to the property shall be limited to one driveway on to each street frontage.**
4. **Implementation of the following prior to occupancy of the building:**
  - a. **Removal of barbed wire from the fence along the West First Avenue frontage and within the side street yard of the building and provide a kneel wall of 18 inches height along the remainder of the frontage not used for the driveway or landscape area as indicated on the site plan.**
  - b. **Removal of the existing non-conforming pole sign and any additional prohibited signs. A new illuminated sign shall require a permit and shall not to exceed 5 feet in height and 32 square feet in message area on a monument type fixture separated from parking, vehicle display and drive aisles by raised curbing approved to City of Mesa engineering design standards.**
  - c. **Provide and maintain a minimum of 1,131 square-feet of landscape area consisting of right of way landscaping, foundation base landscaping and a new landscape bed around the new sign (#6 above) as shown on the site plan; replace any dead or dying existing landscape materials. An irrigation plan shall be approved by the City.**
  - d. **Execute an encroachment agreement to maintain existing landscaping within the public right of way.**
  - e. **Provision of 9 parking spaces for the use of customers and employees.**
  - f. **Install pedestrian connections from both the Country Club Drive and First Avenue sidewalks to the primary building entrance as shown on the site plan. At the time of future redevelopment upgrade existing sidewalks, pedestrian connections and ramps for ADA compliance as necessary.**

## MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- g. Unscreened equipment and building systems shall be painted to match the building.**
- 5. Solid Waste collection shall be provided in accordance with City of Mesa specifications.**
- 6. The use of outdoor speakers, amplification and paging systems shall be prohibited.**
- 7. The use of vehicle display platforms is prohibited.**
- 8. All vehicle loading/unloading shall occur on site.**
- 9. At the time the property owner chooses to redevelop the property, the property owner shall file a site plan application with the City of Mesa and approved by the Planning & Zoning Board for the property to facilitate the building form, type and frontage standards established by Chapters 58, 59 and 60 of the Zoning Ordinance for the T-4NF transect as adopted on June 12, 2012 as part of the Downtown Neighborhoods Regulating Plan.**

**Vote: 6-0 (Absent:Boardmember Astle)**

**\* \* \* \* \***

***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)***