

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

- \*4-c Z16-027 District 5.** 9000 block of East Brown Road (north side). Located west of Ellsworth Road on the north side of Brown Road. (9.5± acres). Rezoning from LC (6± acres) and RS-43 (3.5± acres) to RM-2-PAD, Site Plan Review, and a Special Use Permit. This request will allow development of a transitional senior living facility. Wendy Riddell, Esq., Berry Riddell LLC, applicant; Ben Fatto, LLC, owner. (PLN2016-00229).

**Staff Planner:** Kim Steadman

**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 Ikeda and seconded by Boardmember Astle to approve case Z16-027 with conditions:

**That: The Board recommends the approval of the case Z16-027 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision Technical Review Committee;
3. Recordation of cross-access easements between this site and the pharmacy to the east;
4. All street improvements to be installed with the first phase of development;
5. Compliance with all City development codes and regulations;
6. Compliance with all requirements of Design Review approval (DR16-013);
7. Execution of a Development Agreement limiting the uses on the property.

**Vote:** 4-0

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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)*