

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON17-00170 THE 1300 BLOCK OF SOUTH POWER ROAD (EAST SIDE). LOCATED SOUTH OF SOUTHERN AVENUE ON THE EAST SIDE OF POWER ROAD. (1.33+/- ACRES). THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A RETAIL PAD BUILDING WITH A DRIVE-THRU IN THE LC-PAD DISTRICT AND PROVIDE PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, the City Zoning Ordinance grants the Planning and Zoning Board the authority to hear and take final action on site plan reviews unless there is a condition for review and approval by City Council; and

WHEREAS, a condition of the zoning on this property requires all future site plan reviews go through the Planning and Zoning Board and the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The site plan for a retail pad building with a drive-thru located at the 1300 block of South Power Road attached hereto and made a part hereof and incorporated by reference, is approved subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of Design Review case DRB17-00157, which includes properly screening the SES and approval of the increased height of the architectural embellishment.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations for a land split application.
5. Recordation of cross-access agreements with adjacent property owners at the north and south driveways on Power Road.
6. Recordation of reciprocal parking easements for the shared parking area east of the site.
7. Prior to issuance of a building permit, a modified site plan shall be submitted for acceptance by the Planning Director that includes the following items:
 - a. Internal pedestrian connections to the existing development to the south.
 - b. Parking lot landscape islands to meet the minimum size requirements as outlined in the Mesa Zoning Ordinance.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

Section 3: PENALTY. Mesa Zoning Ordinance 11-79-1 to 11-79-6 shall apply for any violation of this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 11th day of December, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk