

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00056 District 2.** The 4300 through 4400 blocks of East Florian Avenue (north side). (1.2± acres). Located north of Southern Avenue and west of Greenfield Road. Modification of an existing PAD; and Site Plan Review. This request will allow for the development of an office building. Michael A. Hall, Michael A. Hall Architect, LLC; Steven Frost, Red Mountain Gaming, LLC, owner.

Planner: Wahid Alam

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 Vice Chair Dahlke to approve case ZON18-00056 with conditions:

That: The Board recommends the approval of case ZON18-00056 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of Design Review (DRB18-00073) approval.
3. Compliance with all City development codes and regulations.
4. Prior to submission of building permit application, modify the site plan and elevations for acceptance by the Planning Director to include the following items:
 - a) A maximum of 57 parking spaces per Section 11-32-3C.
 - b) Cover the parking spaces per zoning code Section 11-32-3D.
 - c) Screen the exterior wall mounted equipment including Service Entry Section (SES) per zoning code Section 11-30-9A 3.

Vote: 6-0 (Boardmember Astle, absent)

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