

MINUTES OF THE MAY 8, 2019 PLANNING & ZONING MEETING

- *4-a ZON19-00126 District 2.** Within the 4500 block of East Banner Gateway Drive (south side) and within the 1700 and 1800 blocks of Old Greenfield Road (east side). Located north of Baseline Road and east of Greenfield Road. (4± acres). Rezoning from AG to RM-4-PAD; Site Plan Review; and a Special Use Permit to allow for a nursing home in the RM-4 district. This request will allow for the development of an assisted living facility with a nursing home. Ralph Pew, Pew & Lake, PLC, applicant; Langley Banner Gateway, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00126 which the removal of condition #6 of the conditions of approval as presented at the Study Session. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON19-00126 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. All off-site improvements and street frontage landscaping shall be installed in the first phase of construction.

Vote: 4-0 Approved (Vice Chair Astle, and Boardmembers Boyle and Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian, Allen, Crockett, Villanueva-Saucedo

NAYS – None

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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*