

MINUTES OF THE MARCH 13, 2024 PLANNING & ZONING REGULAR MEETING

4 Discuss and make a recommendation to the City Council on the following zoning cases:

***4-a ZON23-00378 - "Montorres" (District 4).** Within the 300 block of North Alma School Road (east side). Located south of University Drive and east of Alma School Road. (1± acre). Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Site Plan Review, and Council Use Permit. This request will allow for a mixed-use development. Yesica Montoya Moreno, Owner; Tim Boyle, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON22-01102 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00377.
3. Compliance with the operations plan submitted.
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. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this BIZ as shown in the following table:

Development Standards	Approved
<p><u>Minimum Building Setbacks - MZO Section 11-6-3(A)</u> -Interior Side and Rear: Adjacent to Single Residential District (eastern and southern property lines)</p> <p>-Street-Facing Side adjacent to a 6-lane arterial (Alma School Road)</p> <p>- Interior Side and Rear: Adjacent to Non-Residential</p>	<p>Two Story – 15 feet Three Story – 15 feet</p> <p>10 feet</p> <p>1 foot</p>
<p><u>Minimum Landscape Yards - MZO Section 11-33-3(B)(2)</u> -Non-single residence uses adjacent to other non-single residence (North Side)</p> <p>-Street-Facing Side (Alma School Road)</p>	<p>1 foot</p> <p>10 feet</p>

MINUTES OF THE MARCH 13, 2024 PLANNING & ZONING REGULAR MEETING

<p><u>Minimum Separation between Buildings on the Same Lot -</u> <i>MZO Table 11-6-3</i> -Buildings between 20 and 40 ft.</p>	<p>15 feet</p>
<p><u>Required Parking Spaces –</u> <i>MZO Section 11-32-3(A)</i> - Multiple Residence -Personal Services</p>	<p>2 Spaces per dwelling unit (30 spaces) 1 space per 650 square feet (8 spaces)</p>
<p><u>Landscape Islands –</u> <i>MZO Section 11-33-4(B)(2)</i></p>	<p>Landscape islands shall be a minimum of one (1) foot wide and 15 feet in length for a single-row of parking</p>

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

* * * * *

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