

**ZON22-00340 District 2.** Within the 7000 block of East Main Street (south side), within the 100 block of South 70th Street (east side). Located east of Power Road on the south side of Main Street (4+ acres). Rezone from Limited Commercial (LC) and Single Residence-6 (RS-6) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Benjamin Graff, Quarles & Brady, LLP, applicant; POWER & MAIN DECVOL, LLC, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

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

Boardmember Allen motioned to approve case ZON22-00340. The motion was seconded by Boardmember Villanueva- Saucedo.

**That: The Board recommends approve the case ZON22-00340 conditioned upon:**

1. Compliance with the final site plan, landscape plan, elevations, and construction documents submitted.
2. Prior to issuance of any building permit, the applicant must record a lot line adjustment with Maricopa County to accommodate the proposed development.
3. 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.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

| Development Standard   | Approved                                      |
|--|---|
| <u>Minimum Yards –</u><br><i>MZO Section 11-5-5(A)</i><br>- Front and Street Facing Side (Collector Street – S. 70 <sup>th</sup> Street)<br>- East property line (adjacent to RS-6)<br>- Interior Sides (3 or more units on lot)   | 20 feet<br><br>10 feet<br>Single Story 7 feet |
| <u>Required Landscape Yards – MZO Section 11-5-5(A) and 11-33-3(B)(2)</u><br>- Street Side (Collector Street – S. 70 <sup>th</sup> Street)<br>- Non-single Residence uses next to Single Residence (East)<br>- Non-single Residence uses next to Non-single Residence (East) | 10 feet<br><br>10 feet<br>7 feet              |

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|---|---------------------|
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| <u>Minimum Separation Between Buildings and Parking Canopies –</u><br><i>MZO Section 11-5-5(A)</i>  | 6 feet              |
| <u>Minimum Separation Between Buildings on the Same Lot –</u><br><i>MZO Section 11-5-5(A)</i>   | 15 feet (one story) |
| <u>Maximum Building Projection into Setbacks –</u><br><i>MZO Section 11-5-5(A)(2)(c)</i>  | 5 feet              |
| <u>Minimum Sidewalk Width –</u> <i>MZO Section 11-30-8(D)</i>   | 4 feet              |
| <u>Minimum Size for Covered Entries –</u><br><i>MZO Section 11-5-5(B)</i>   | 20 square feet      |
| <u>Foundation Base Width –</u><br><i>MZO Section 11-33-5</i><br>- Exterior walls with a public entrance<br>- Exterior walls without a public entrance (adjacent to parking) | 6 feet<br>6 feet    |

Vote: 5-0 (Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None