

**\*4-b ZON23-00140 "Sienna Ridge" (District 5).** Within the 100 block of South 90th Street (west side). Located south of Main Street and west of Ellsworth Road (4± acres) Rezone from Single Residence-43 (RS-43) 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. Jason Sanks, Iplan Consulting, Applicant; 5228 S Blackstone LLC, Owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary: This case was on the consent agenda and was not discussed individually.**

Boardmember Crockett motioned to approve case ZON23-00140. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to approve case ZON23-00140 conditioned upon:**

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
3. 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:

<b>Development Standard</b>	<b>Approved</b>
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	10 feet

**Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

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](http://www.mesaaz.gov)**