

MINUTES OF THE NOVEMBER 13, 2024 PLANNING & ZONING BOARD MEETING

***4-g ZON24-00711 - "Lot 7 at Thomas Road"** 1+ acre located at the northeast corner of East Thomas Road and North 55th Place approximately 2,600 feet west of North Recker Road. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development. Resident Plumber, LLC; owner; Marian McKersie, RKAA Architects, applicant. **(District 5)**

Planner: Tulili Tuiteleleapaga-Howard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00711 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Ordinance 5402.
3. Compliance with all requirements of Design Review Case No. DRB24-00522.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ.

Development Standard	Approved
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)(ii)</i> - Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts – Width, Non-Group C-O-I Development	North: 4 feet East: 3 feet South: 0 feet
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	30 feet

Vote (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Blakeman, Farnsworth

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