

**4 Discuss and make recommendations to the City Council on the following cases:**

- \*4-a ZON24-00998 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00998 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00996.
3. Within the central amenity area, provide seating for at least two people, plus barbecue(s), table(s), shade structure(s) and/or another amenity.
4. Shift the perimeter landscape planters away from the buildings to the property lines, to provide more space for the tree roots and mature tree canopy.
5. Provide climbing/vining shrubs adjacent to the east and west elevations of Buildings 2 & 3, and to the north and south elevations of Building 1.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

<b>Development Standard</b>	<b>Approved</b>
<u>Maximum Lot Coverage</u> (% of lot) – <i>MZO Table 11-5-5</i>	<b>79%</b>
<u>Minimum Yards</u> – <i>MZO Table 11-5-5</i> - Front and Street Facing Side - (6-lane arterial – S. Mesa Dr.) - Interior Sides and Rear: 3 or more units on lot	<b>15'-10"</b>  <b>0' to shade structure; 3 feet per story for buildings (9 feet total)</b>
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Table 11-5-5</i> - Three-Story building	<b>17-feet</b>

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MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

Development Standard	Approved
<u>Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)</u>	<b>When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.</b>
<u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u>	<b>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 20 ft from the property line abutting the street.</b>
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts – MZO Section 11-33-3(B)(2)(a)(ii)</u>	<b>Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</b>
<u>Plant Material within Foundation Base – MZO Section 11-33-5(B)(4)</u>	<b>Trees shall be in planters that are at least 4-1/2 feet wide. Other plant material shall be in planters that are at least 3 feet wide.</b>

**Vote (5-0; Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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