

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

***4-a ZON22-00610 "Business Depot Suites" (District 2).** Within the 4200 to 4400 blocks of East Southern Avenue (north side) and within the 1100 block of South Oakland (east side). Located west of Greenfield Road on the north side of Southern Avenue. (1.4± acres). Rezone from Neighborhood Commercial with a Planned Area Development overlay (NC-PAD) to Limited Commercial with a Planned Area Development and Bonus Intensity Zone overlay (LC-PAD-BIZ) and Site Plan Review. This request will allow for commercial development. Sean Lake, Pew & Lake PLC, Applicant; Ten Mountain Investments, LLC, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Vice Chair Pitcher motioned to approve ZON22-00610. The motion was seconded by Boardmember Crockett.

That: The Board recommends to approve case ZON22-00610 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Case No. Z00-075.
3. Compliance with all requirements of Design Review Case No. DRB22-00637.
4. Execute and comply with development agreement (DA23-00004).
5. Prior to the issuance of any building permit, record with Maricopa County a cross-access easement with the adjacent property to the west (APN 140-48-133).
6. 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 Standard	Approved
<u>Minimum Building Setback –</u> <i>MZO Table 11-6-3.A</i> -Street Facing Side (Commercial Collector)	15 feet
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3.B</i> -Non-Single Residence Adjacent to Non-Single Residence (North Property Line)	8 feet
-Non-Single Residence Adjacent to Non-Single Residence (East Property Line)	10 feet
<u>Trash and Refuse Collection Location –</u> <i>MZO Section 11-30-12(B)</i>	Permitted in the east landscaped yard

<p><u>Setback of Cross Access Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i></p>	<p>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 15 feet, 5 inches from the property line abutting the street</p>
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Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes

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