

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

Items Removed from Consent Agenda

- 3-e ZON21-00874 - "Cottages on Sossaman" (District 2).** Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road. (2.8± acres). Rezone from Limited Commercial (LC) 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. CBJ LAND LLC, Owner; Alex Hayes, Whitney Morris Baugh, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Sean Pesek presented case ZON21-00874. See attached presentation.

Applicant Alex Hayes made a presentation to the Board. See attached presentation.

The following citizens offered a series of comments in opposition to ZON21-00874.

- Brian Paul, a Maricopa County resident.
- Colleen Melton, a Maricopa County resident.

Discussion ensued amongst the boardmembers.

It was moved by Boardmember Crockett, seconded by Vice Chair Pitcher, that case ZON23-00874 be approved.

The Board recommends to approve case ZON21-00874 conditioned upon:

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Dedicate the rights-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.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	6 feet total (North Property line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	12 feet

<u>Materials</u> – <i>MZO Section 11-5-5(B)(5)(b)</i>	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(1)</i> -Non-Single residence adjacent to non-single residence	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material</u> – <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	5 non-deciduous trees and 64 shrubs

Vote (5 – 0; Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, 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