

## RESOLUTION NO. 12138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN AND COUNCIL USE PERMIT FOR CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON23-00139. WITHIN THE 4300 BLOCK OF EAST UNIVERSITY DRIVE (NORTH SIDE). LOCATED WEST OF GREENFIELD ROAD ON THE NORTH SIDE OF UNIVERSITY DRIVE. (4± ACRES). THIS REQUEST WILL ALLOW A MINI-STORAGE FACILITY, MULTI-TENANT BUILDING WITH A DRIVE-THRU FACILITY, AND RESTAURANT WITH A DRIVE-THRU FACILITY.

WHEREAS, the City Zoning Ordinance establishes the process for site plan review, including establishing which site plans the Planning and Zoning Board has the authority to hear and take final action on, and which site plans are subject to recommendation by the Planning and Zoning Board and review and approval by City Council;

WHEREAS, pursuant to the City Zoning Ordinance, the subject site plan requires recommendation by the Planning and Zoning Board and review and approval by the City Council;

WHEREAS, a Council Use Permit is issued by the City Council after review and recommendation by the Planning and Zoning Board; and

WHEREAS, the City Council determines that the project conforms to all of the review criteria for a Council Use Permit in the City Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The final site plan and Council Use Permit for the development of a commercial development, consisting of a Mini-Storage Facility, multi-tenant retail building with a drive-thru facility, and restaurant with drive-thru facility, within the 4300 block of East University Drive (north side), located west of Greenfield Road on the north side of University Drive, is hereby approved subject to compliance with the following conditions:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00138.
3. The access point labeled "emergency access only" on the final site plan submitted shall remain an emergency only access point unless other access is approved through a Site Plan Modification in conformance with Chapter 69 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 11th day of December, 2023.

APPROVED:

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Mayor

ATTEST:

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City Clerk