

***3-b ZON22-01110. "Mesa Drive Apartments" (District 1).** Within the 400 to 600 blocks of North Mesa Drive (east side), the 500 block of North Lesueur (west side), and within the 400 block of East 4th Place (north side). Located east of Mesa Drive and north of University Drive. (6± acres). Rezone from Multiple-Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Syntetic Design, Applicant; AZ MED CAP LLC, Owner.

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON22-01110. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01110 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00249.
3. Prior to the issuance of any building permit, receive approval of and record a Final Plat for AZ MED CAP (a Replat of a Portion of Tract "B" of Leisure Manor) (Case No. SUB23-00382) or record a cross access agreement between parcels 137-11-109B and 137-11-109D.
4. Dedicate the right-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.
5. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Minimum Building Setbacks –</u> MZO Section 11-5-5(A) -Interior Side and Rear: 3 or More Units on Lot (north and east property lines)	2 feet per story (6 feet total)
<u>Minimum Landscape Yards –</u> <i>Section 11-33-3(B)(2)</i> -Front and Street Facing Adjacent to a 4-lane arterial (west property line) -Non-single residence uses adjacent to other non-single residence uses (north and east property lines)	15 feet wide 6 feet wide

<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence	1.43 spaces per unit (257 spaces total)
<u>Dwelling Unit Access –</u> <i>MZO Section 11-5-5(B)(3)(a)</i> -Above ground floor	Access to no more than 10 units per corridor
<u>Minimum Separation Between Buildings on the Same Lot – MZO Table 11-5-5</u> -Detached parking canopies	10 feet

Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

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