

**\*4-b ZON22-01340. “Residences at Dobson and Cub’s Way” (District 3).**  
 Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway and west of Dobson Road. (6.6± acres). Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development. LHM JVR MSA LLC, Owner; Sean Lake, Pew & Lake, PLC., Applicant.

**Planner: Sean Pesek**  
**Staff Recommendation: Approval with conditions**

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

Boardmember Sarkissian motioned to approve case ZON22-01340. The motion was seconded by Vice Chair Ayers.

**That: The Board recommends to approve case ZON22-01340 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01341.
3. 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.
4. Prior to the issuance of any building permit, submit a drainage report for review, and receive approval of the drainage report from the City Engineer or their designee.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Density</u> – MZO Table 11-5-5	62 dwelling units per acre
<u>Maximum Height</u> – MZO Table 11-5-5	61 feet
<u>Maximum Lot Coverage (% of lot)</u> – MZO Table 11-5-5	71%
<u>Minimum Building Setback</u> – MZO Section 11-5-5.A	
-Front and Street-Facing Side (Dobson Road)	15 feet
-Front and Street-Facing Side (Cubs Way)	22 feet
-Front and Street-Facing Side (Riverview Auto Drive)	15 feet
-Side and Rear (north property line)	15 feet total
-Side and Rear (east property line)	15 feet total

<u>Required Parking Spaces – MZO Section 11-32-3 (multiple residence)</u>	1.5 spaces per unit (624 spaces)
<u>Minimum Landscape Yards – MZO Section 11-5-5(3)</u> - Front and Street-Facing side (Dobson Road) -Front and Street-Facing side (Cubs Way) -Front and Street-Facing Side (Auto Riverview Drive)	8 feet  8 feet  8 feet
<u>Minimum Building Separation – MZO Table 11-5-5</u> -Three-story buildings	19 feet for buildings three-stories and above
<u>Minimum Lot Area Per Dwelling Unit – MZO Table 11-5-5</u>	869 square feet per dwelling unit (361,695 square feet total)
<u>Maximum Fence/Wall Height in Front Yard – MZO Section 11-30-4(A)(b)</u>	6 feet

**Vote: 5-0 (Boardmember Peterson and Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, 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](http://www.mesaaz.gov)**