

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

**\*4-b ZON23-00970 - "Legacy Square"** 2.2± acres located at the northwest corner of South Pomeroy and East 2nd Avenue approximately 250 feet west of South Mesa Drive. Rezone from Downtown Residence-2 (DR-2) and Downtown Residence-3 (DR-3) to Downtown Core (DC), Site Plan Review, and a Special Use Permit to allow for a multiple residence development. Legacy Square Opzone LLC, owner; Travis Taylor, Westates Companies, applicant **(District 4)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON23-00970 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00971.
3. Prior to the issuance of any building permit, submit for and receive approval of an encroachment permit for the bench(es) in the right-of-way.
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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all City development codes and regulations.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Blakeman, Farnsworth

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)