

ZON21-00793 District 4. Within the 450 blocks of West Holmes Avenue (south side). Located west of Country Club Drive and north of the US 60 Superstition Freeway. (0.8± acres). Rezone from Limited Commercial (LC) 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. Brian Fracasse, Fracasse Architecture, LLC, applicant; RWI Properties LLC, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed separate individual item.

Boardmember Ayers motioned to approve the case ZON21-00793. The motion was seconded by Boardmember Peterson.

That: The Board recommends the approval of case ZON21-00793 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review case DRB22-00288.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	PAD Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5</i> - Interior side yard (east) - Rear yard (south)	Multiple Story: 8 feet per story (16 feet total) Multiple Story: 10 feet per story (20 feet total)
<u>Required Landscape Yards –</u> <i>MZO Section 11-5-5</i> -Front and street-facing sides (north) <i>MZO Section 11-33-3</i> -Non-single residence uses adjacent to other non-single residence (west)	10 feet 4 feet
<u>Parking Spaces Required –</u> <i>MZO Section 11-32-3(A)</i>	1.29 spaces per dwelling unit
<u>Minimum Lot Area per Dwelling Unit –</u> <i>MZO Section 11-5-5</i>	1,400 square feet per unit

<u>Private Open Space</u> – <i>MZO Section 11-5-5(A)(3)</i>	Private open space required for 12 out of 24 units
<u>Private Open Space Minimum Dimensions</u> – <i>MZO Section 11-5-5(A)(3)</i>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than eight (8) feet for width and six (6) feet for depth
<u>Location of Parking Areas</u> – <i>MZO Section 11-5-5(B)(4)(c)</i>	The total frontage of parking areas visible from the street, shall not exceed 56% of lot frontage

Vote: 5-0 (Chair Sarkissian and Boardmember Boyle, absent)

Upon tabulation of vote, it showed:

AYES – Villanueva-Saucedo, Allen, Crockett, Ayers, and Peterson

NAYS – None