

MINUTES OF THE JULY 9, 2025, PLANNING & ZONING BOARD MEETING

- 3-b** ZON25-00265 "Sienna Ridge PAD Amendment," 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. (District 5)

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Joshua Grandlienard clarified the parking reduction request.

Chair Ayers recommended modifying Condition 3 in the staff report to clarify the parking garage minimum dimensions for Floor Plan 1 and Floor Plan 2 to be 19 feet 2 inches wide by 20 feet long and the minimum garage dimensions for Floor Plan 3 and Floor Plan 4 to be 25 feet wide by 20 feet long.

It was moved by Boardmember Peterson, seconded by Boardmember Farnsworth, that case ZON25-00265 be approved with the recommended modification to condition three.

**That: The Board recommends to approve case ZON25-00265 conditioned upon:**

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	<b>0 feet</b>
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	<b>10 Feet</b>
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u> -Double Car Garage	20 Feet wide and 22 Feet Long	<b>Floor Plans 1 and 2: 19 feet 2 inches wide by 20 feet long</b>  <b>Floor Plans 3 and 4: 25 feet wide by 20 feet long</b>

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**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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