

Items not on the Consent Agenda

- 3-b ZON23-00859 - “Fiesta Redefined” (District 3)** Within the 1300 to 1600 blocks of South Longmore (east side), within the 1300 block of West Southern Avenue (south side), and within the 1200 to 1600 blocks of South Alma School Road (west side). Located south of Southern Avenue and west of Alma School Road. (80± acres). Rezone from Limited Commercial (LC) to Infill Development District-2 (ID-2). This request will allow for a mixed-use development. Verde Fiesta I, LLC and MMCP, LLC, owner; Wendy Riddell, Berry Riddell, LLC, applicant.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**Summary:**

It was moved by Boardmember Peterson, seconded by Boardmember Farnsworth, that case ZON23-00859 be approved.

**The Board recommends to approve case ZON23-00859 conditioned upon:**

1. Compliance with the Infill Incentive Plan submitted.
2. 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.
3. Compliance with all City development codes and regulations except as identified within the Fiesta Redefined IIP.
4. Compliance with the final approved Traffic Impact Study.

**Vote (5 – 0; Chair Ayers, absent; Boardmember Blakeman, recused)**

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

**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)