

#### Items not on the Consent Agenda

- 4-d ZON23-00982 - "Dave Downing Associates Warehouse" (District 4).** Within the 200 block of South Hibbert (west side). Located north of Broadway Road and west of Mesa Drive (2± acres). Rezone from Downtown Business 2 (DB-2) and Downtown Residence 2 (DR-2) to Downtown Business 2 with a Bonus Intensity Zone overlay (DB-2-BIZ), Council Use Permit, and Major Site Plan Modification. This request will allow for a warehouse development. JD Filter Properties LLC, Owner; Kenzi Architects, Applicant.

**Planner: Emily Johnson**

**Staff Recommendation: Approval with conditions**

#### **Summary:**

**Staff Planner Emily Johnson presented case ZON23-00982. See attached presentation.**

Micheal Wilson, a Mesa resident expressed some concerns with the proposed site plan.

Staff was able to address the concerns and explained that they would be resolved with the cross access agreement.

It was moved by Boardmember Crockett, seconded by Boardmember Blakeman, that case ZON23-00982 be approved.

**That: The Board recommends to approve case ZON23-00982 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case. No. DRB23-00981.
3. Prior to the issuance of any building permit, record a shared-access agreement with Assessor Parcel Number 138-48-027B, located directly south of the Project Site.
4. 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:

Development Standards	Approved	
Minimum Setback – <u>MZO Section 11-8-5</u> - Front	0 feet (existing)	
<u>Required Landscape Yards</u> – <u>MZO Section 11-33-3(B)(1) &amp; MZO Section 11-33-3(B)(2)</u>  - Non-single residential uses adjacent to single residential uses or districts (northwest and north property line)	4 feet 9 inches	

# MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

-Non-single residential uses adjacent to other non-residential (southwest and south property line)	0 feet	
<u>Required Landscape Material –</u> <i>MZO Section 11-33-(B)(2)(c)</i> -A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided (southwest property line)  (south property line)	0 trees and 0 shrubs  0 trees and 0 shrubs	
<u>Required Foundation Base –</u> <i>MZO Section 11-33-5(2)(a)</i> -Exterior wall adjacent to parking stalls	5 feet 6 inches	

## Vote (5 – 1; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Crockett, Peterson, Montes, Blakeman,

NAYS – Carpenter

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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)**