

MINUTES OF THE NOVEMBER 13, 2024 PLANNING & ZONING BOARD MEETING

- \*4-d ZON24-00015 - "5308 E. Main Modern"** 2.3± acres located approximately 600 feet east of the northeast corner of North Higley Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Bonus Intensity Zone Overlay (RM-4-BIZ) and Site Plan Review to allow for a multiple residence development. John Saliba, Saliba Hogan Investments LLC, owner; John Fox, applicant. **(District 2)**

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00015 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00029.
3. 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.
4. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this BIZ as shown in the following table:

<b>Development Standard</b>	<b>Approved</b>
<u>Minimum Building Setbacks for Side and Rear</u> – <i>MZO Table 11-5-5.A</i> -East	30 feet
-North	18 feet
-West	15 feet
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B</i> -Non-Single Residence Adjacent to Non-Single Residence, non-group C-O-I Development: East side	5 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5.A.1</i> -Exterior wall with a Public Entrance	12 feet

**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)