Items on the Consent Agenda

2   Approval of minutes from previous meetings.

*2-a   Minutes from the October 9, 2024 Planning and Zoning meeting.

3   Discuss and make a recommendation to the City Council on the following zoning cases:

*3-a   ZON23-00771 - "The Five Six" (District 2). Within 100 block of North 56th Street (east side) and the 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1± 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. Johnstar LLC, Property owner; Tim Boyle, Atmosphere Architects, applicant.

Planner: Charlotte Bridges
Staff Recommendation: Approval with conditions

The Board recommends to approve ZON23-00771conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00770.
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 modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standard	Approved
Minimum Yards – *MZO Table 11-5-5:* - Front and Street Facing Side: 56th Street (Collector):	8 feet
57th Street (Local):	14 feet, 8 inches
- Interior Sides and Rear (3 or more units on lot): North property line:	Multiple Story: 2 feet, 2.66 inches per story (minimum 6 feet, 8 inches total to 2nd floor balcony)
South property line:	Multiple Story: 2 feet, 2.66 inches per story (minimum 6 feet, 8 inches to 2nd floor balcony)

Required Landscape Yards – *MZO Table 11-5-5:*
- Front and Street Facing Side:
  56th Street (Collector):
 	
  57th Street (Local):
	8 feet
	
	14 feet, 8 inches

Minimum Separation Between Buildings on Same Lot – *MZO Table 11-5-5*: - Three-story buildings:	14 feet, minimum (Across the drive aisle, at third story)
Off-site Access – *MZO Section 11-5-5(B)(4)(b)*	Drive aisles leading to main entrances do not have walkways on the sides of the drive aisle
Attached Garages – *MZO Section 11-5-5(B)(4)(f)(iii):*	When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 8 garages doors with a 4-foot-wide, 1-foot-deep recessed niche between every pair of garage doors
Setback to Cross Drive Aisles – *MZO Section 11-32-4(A):*	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 11 ft from the property line abutting 56th Street and 17 feet, 4 inches from the property line abutting 57th Street

Required Landscape Yards – *MZO Section 11-33-3(B)(2)(a)(ii):*
- Non-Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts, Non-Group C-O-I:
 	
  North property line:
 	
  South property line:
	6 feet, 8 inches to 2nd floor balcony
	
	6 feet, 8 inches to 2nd floor balcony

<u>Interior Parking Lot Landscaping</u> – *MZO Section 11-33-4(B)(2):* - Landscape Islands width: *MZO Section 11-33-4(D)(1)(a):* -Plant Materials:	4 feet, minimum where adjacent to the building 0 shade trees and 4 shrubs for islands adjacent to the buildings

Vote (6 – 0; Chair Ayers, absent)
Upon tabulation of vote, it showed:
AYES – 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