

**5 Review, discuss, and make a recommendation to the City Council regarding the following:**

- 5-a ZON25-00210. "The Lincoln,"** 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development. **(District 5)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with Conditions

**Summary:**

Vice Chair Peterson motioned to approve case ZON25-00210. The motion was seconded by Boardmember Carpenter.

**The Board recommends to approve case ZON25-00210 conditioned upon:**

1. Compliance with the final site plan, landscape plan and elevations as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with the Plan of Operation submitted.
5. Prior to the submittal of any building permit, submit for and obtain approval of both a Preliminary Plat and a Final Plat.
6. Prior to the issuance of any building permit, submit to the Planning Department revised elevations that reflect the changes in Exhibit 9.
7. 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	PAD Approved
<u>Minimum Lot Area</u> – MZO Table 11-5-5	<b>Front-Loaded Lots: 1,534 sq. ft Rear-Loaded Lots: 1,333 sq. ft.</b>
<u>Minimum Lot Width</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	<b>Front-Loaded Lots: 26 feet Rear-Loaded Lots: 21 feet</b>

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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)

MINUTES OF THE JANUARY 14, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	PAD Approved
<u>Minimum Lot Depth</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	<b>Front-Loaded Lots:                      59 feet                      Rear-Loaded Lots:                      62 feet</b>
<u>Maximum Density</u> – MZO Table 11-5-5	<b>13.2 dwelling units per                      acre</b>
<u>Minimum Lot Area per Dwelling                      Unit</u> – MZO Table 11-5-5	<b>1,333 sq. ft.</b>
<u>Maximum Building Coverage</u> – MZO Table 11-5-5	<b>70%</b>
<u>Minimum Yards</u> – MZO Table 11-5-5 - <i>Front Setback</i>  - <i>Side Setback (End Units)</i>  - <i>Rear Setback</i>  - <i>Freeway Setback</i>	<b>Front-Loaded Lots:                      3 feet for garages, 0 feet                      for livable                      Rear-Loaded Lots:                      13 feet for livable, 9 feet                      for patio                       0 feet                       Front-Loaded Lots:                      11 feet for livable, 6 feet                      for patio                      Rear-Loaded Lots:                      3 feet for garages, 0 feet                      for livable                       15 feet for livable, 10 feet                      for patio</b>
<u>Maximum Fence Height</u> – MZO Section 11-30-4 - <i>Rear Yard, adjacent to                      freeway</i>	<b>8 feet</b>

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

Upon tabulation of vote, it showed:

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

NAYS – None

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