

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING REGULAR MEETING

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

***4-a ZON22-00214 - "Venture on Country Club" (District 4).** Within the 1300 to 1500 blocks of South Country Club Drive (west side). Located south of Southern Avenue on the west side of Country Club Drive. (3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), Council Use Permit (CUP) and Site Plan Review. This request will allow for a multiple residence development. Venture on Country Club LLC, Owner; Lindsay Schube, Gammage & Burnham, PLC, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON22-00214 conditioned upon:

1. Compliance with the final site plan and final landscape plan submitted.
2. Compliance with all requirements of DRB24-00095.
3. Compliance with the submitted Plan of Operation.
4. Compliance with the submitted Good Neighbor Policy.
5. Prior to the issuance of a Certificate of Occupancy, remove the existing detached pole sign.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum Lot Coverage –</u> <i>MZO Table 11-6-3.A</i>	81.1%
<u>Minimum Setback along Property Lines to Building and Parking Areas –</u> <i>MZO Table 11-6-3(A) and</i> -Interior Side and Rear: Adjacent to Non-residential District (South property line) (West property line) (North property line)	3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING REGULAR MEETING

Development Standards	Approved
<p><u>Required Landscape Yards</u> – <i>Section 11-33-3(B)(2)(a)(ii)</i> -Non-Single Residential Uses Adjacent to Other Non-Single Residence</p> <p>(South property line)</p> <p>(West property line)</p> <p>(North property line)</p>	<p>3 feet, 11-inches (existing to parking)</p> <p>10 feet, 7-inches (existing to parking)</p> <p>4 feet, one-inch (existing to parking)</p>
<p><u>Minimum Outdoor Living Areas (sq. ft./unit)</u> – <i>MZO Table 11-6-2.A</i></p>	<p>0 sq. ft.</p>
<p><u>Screening – Parking Areas</u> – <i>MZO Section 11-30-9(H)</i> -Parking Areas</p>	<p>100% screening with large and medium shrubs</p>
<p><u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count</p>	<p>1.07 spaces per dwelling unit (128 spaces total)</p>
<p><u>Covered Parking Spaces</u> – <i>MZO Section 11-32-3(D)(2)</i> -Multiple Residence</p>	<p>0.14 covered parking spaces per unit (17 total)</p>
<p><u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Setback of Cross Drive Aisles</p>	<p>Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)</p>
<p><u>Perimeter Landscape – Required Plant Material</u> – <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i> -Country Club Drive (arterial street)</p> <p>-South property line</p>	<p>0 trees (existing) and 80 shrubs</p> <p>4 trees (existing) and 78 shrubs</p>

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING REGULAR MEETING

Development Standards	Approved
-North property line	0 trees (existing) and 76 shrubs
<u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)</i>	Elimination of the tree in the following landscape islands: <ol style="list-style-type: none"> 1. Adjacent to the east side of the northwest solid waste enclosure, 2. At the northeast corner of the building where the stairs are located, 3. Adjacent to the east and west sides of the cross-access drive along the south property line.
<u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)(2)</i>	Minimum 2 feet wide and 11 feet in length (existing)
<u>Parking Lot Landscape Island Plant Material</u> – <i>MZO Section 11-33-4(D)</i>	Elimination of 4 trees in 4 parking lot landscape islands (existing)
<u>Foundation Base along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Wall with Public Entrances (East Elevation) (South Elevation) (West Elevation) (North Elevation)	Minimum 11 feet, 4-inch-wide foundation base (existing) Minimum 5 feet, 9-inch-wide foundation base (existing) Minimum 5 feet, 3-inch-wide foundation base (existing) Minimum 5 feet, 4-inch-wide foundation base (existing)

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING REGULAR MEETING

Development Standards	Approved
<p>Plant Material within Foundation Base – Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances – <i>MZO Section 11-33-5(B)(3)</i> - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall</p> <p>South Elevation</p> <p>West Elevation</p> <p>North Elevation</p>	<p>60 feet (20% of 299 feet, 3-inches existing)</p> <p>0 feet (existing)</p> <p>0 feet (existing)</p>

Vote (6 – 0; Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

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

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