

MINUTES OF THE AUGUST 28, 2024 PLANNING & ZONING BOARD MEETING

7-b ZON23-00580 - "Country Club Apartments" (District 4). Within 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road. (2.5± acres). Rezone from Multiple Residence 4 (RM-4) 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. Enzo and Jax LLC, owner; David Bohn, applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

It was moved by Boardmember Peterson, seconded by Boardmember Montes that case ZON23-00580 be approved.

That: The Board recommends adoption of case ZON23-00580 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00094.
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 as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Minimum Building Setback – MZO</u> <i>Table 11-5-5</i> -Front and Street-Facing Side adjacent to a 6-lane arterial (Country Club Road) - Front and Street-Facing Side adjacent to a 4-lane arterial (Brown Road)	 10 feet 10 feet
<u>Minimum Parking Required - MZO</u> <i>Table 11-32-3.A</i>	2.01 Stalls per unit (113 spaces required)

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

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