

**\*3-b ZON23-00139. "4312 E. University" (District 2).** Within the 4300 block of East University Drive (north side). Located west of Greenfield Road on the north side of University Drive. (4± acres). Site Plan Review, Council Use Permit (CUP); and Special Use Permit (SUP). This request will allow for a Mini-Storage Facility, restaurant with a drive-thru facility, and a multi-tenant building with a drive-thru facility. Sean Lake, Pew & Lake, PLC, Applicant; Mark Hanneken, Owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**That: The Board recommends to approve case ZON23-00139 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00138.
3. The access point labeled "emergency access only" on the final site plan submitted shall remain an emergency only access point unless other access is approved through a Site Plan Modification in conformance with Chapter 69 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations.

**Vote (6 – 0; Vice Chair Pitcher, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, 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](http://www.mesaaz.gov)**