

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

- \*4-a ZON22-01168. "Edge on Main Apartments" (District 4).** Within the 100 block of South Morris (east side) and the 200 block of West Mahoney Avenue (north side). Located east of Country Club Drive and south of Main Street. (0.5± acres). Rezone from T4NF to T5MS within the Form Based Code Regulating Plan. OZ16 QOZB LLC, Owner; Scott Harwood, OZ Development, Applicant.

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

**Summary:**

**Staff Planner Charlotte Bridges presented case ZON22-01168. See attached presentation.**

Chair Crockett invited the applicant to speak.

Applicant Scott Harwood added to staff presentation.

Boardmember Pitcher asked what surrounding properties the applicant also owned.

Applicant Scott Harwood responded the hard corner on Country Club and Main we own that property and the two vacant properties just south of that as well. In addition to the parcels on the east side of Morris and the vacant properties on Mahoney.

Chair Crockett asked what the vision for the height of the buildings would be.

Applicant Scott Harwood answered between 5 and 8 stories.

Boardmember Peterson asked what the height would be for the site in question today.

Applicant Scott Harwood answered that would have 3 levels of podium parking and then 5 additional stories on top of that.

Nicole Walters, 244 W Mahoney Ave spoke, and expressed concern about the public outreach that has been conducted, the noise that will come with construction, overflow parking and local infrastructure.

Chair Crockett asked if more people in the neighborhood might benefit her business.

Nicole Walters responded that she is an appointment only business and does not accept walk-ins.

Chair Crockett asked staff to address the public outreach concern.

Assistant Planning Director Rachel Nettles responded that the applicant completed the public notice in accordance with code requirements, there was an ad in the paper, the site was physically posted and the property owner was notified. Owner information is readily available from the County Assessors website however it is more difficult to obtain renter information.

Boardmember Peterson asked if there will be some form of good neighbor policy or communication with stakeholders in the area or what are the options here.

Assistant Planning Director Rachel Nettles responded on some of the conceptual site plans they have indicated possibly vacating a portion of Morris. That would be done through the City Real Estate Department for City Council action, and that there is some outreach requirements but she was just unsure of what those were.

Chair Crockett asked the applicant how he planned on managing the construction impact on local businesses and residents and what he vision was for adequate parking.

Scott Harwood responded that during construction they will have fencing up that will have contact information posted if there are any concerns. For the parking component all of our conceptual plans we have been able to meet code and do not anticipate any on street parking.

**Boardmember Allen motioned to approve ZON22-01168. The motion was seconded by boardmember Pitcher.**

**That: The Board recommends to approve ZON22-01168 conditioned upon:**

1. Compliance with all City development codes and regulations.

**Vote: 6-0 (Boardmember Sarkissian, absent)**

Upon tabulation of vote, it showed:

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

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)**