

***3-a ZON21-00404. “Reed Park Residences” (District 4).** Within the 500 block of South Williams (east side). Located west of Gilbert Road and south of Broadway Road. (3.5± acres). Rezone from Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to RM-4 with a new PAD overlay (RM-4-PAD) and Major Site Plan Modification. This request will replace the existing PAD with a new PAD, which will establish unique development standards and allow for the development of a multiple residence development. Reese Anderson, Pew & Lake, PLC, applicant; Ridgeway Investments LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to approve case ZON21-00404. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON21-00404 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Case No. DRB22-00376.
3. Prior to the issuance of a building permit, record a lot combination with Maricopa County combining lots 139-54-043, 139-54-044, and 139-54-045.
4. 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.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Required Landscape Yards –MZO Section 11-33-3(B)</u> -Non-single residential uses on sites 2.5 acres or more, adjacent to single-residence (East property line) -Non-single residential uses adjacent to other non-single residence uses (North property line) (South property line)	20 feet wide 4 feet wide 8 feet wide

Required Open Space – MZO Section 11-5-5(A)(3)	
-Proportion of private and common open space (2-bedroom units)	73 square feet (2 nd and 3 rd floors only)
(3 or more bedrooms)	67 square feet (2 nd and 3 rd floors only)
-Additional standards for private open space (Ground level minimum dimension)	10-foot width; 4-foot 10-inches in depth
(Above ground minimum dimension)	8-foot width; 5-foot in depth
-Openness	Open space shall be at least 50% covered and shall have at least one 1 exterior side that is open and unobstructed between 4 feet and 8 feet above its floor level

Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher

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