

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

***4-a ZON25-00942. “Rio Salado 25”** 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of an approximately 54,725± square foot hotel and 36-unit multiple residence building. **(District 3)**

Planner: Josh Grandlienard

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00942 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Compliance with all conditions of DRB25-00936.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
6. Prior to the submittal of any building permit, record a lot combination or a lot line adjustment to combine APNs 135-38-001N and 135-38-001M.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

Development Standards	BIZ Approved
<u>Maximum Building Height</u> – MZO Table 11-6-3.A	65 feet
<u>Minimum Setbacks to Building and Parking Areas</u> – MZO Table 11-6-3.A	
Front and Street Facing Side (adjacent to Rio Salado Parkway)	11 feet
Side and Rear adjacent to non-residential district, per story	7 feet (north side) 2.5 feet (east side) 2.5 feet (west side)

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)(ii)</i> Non-Single Residence Adjacent to other Non-Single Residence Districts	0 Feet
<u>Perimeter Landscaping –</u> <i>MZO Table 11-33-3.A.4</i> <i>Arterial Streets</i> <i>Local Streets</i>	0 Trees and Shrubs required within the proposed landscape yards
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Multiple Residence	1.29 spaces per unit (56 spaces)
<u>Required Parking Spaces by Use –</u> <i>MZO Section 11-32-3(D)</i> - Covered Parking	11 covered parking spaces on site
<u>Minimum Private Open Space –</u> <i>MZO Section 11-5-5(A)(3)(a)</i> – Sizing - Two and Three Bedroom Units	60 square feet of private open space per unit
<u>Minimum Private Open Space Above Ground Level –</u> <i>MZO Section 11-5-5(A)(3)(e)(i)(2)</i> – Minimum Width	5 feet wide

Vote (6-0; Boardmember Carpenter, excused)

Upon tabulation of vote, it showed:

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

NAYS – None

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