

- 5-b ZON25-00025 "4062 E Main,"** 7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Rezone 3.3± acres from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and rezone 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review for a 137-unit attached single-residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Vice Chair Peterson made a motion to approve ZON25-00025. The motion was seconded by Boardmember Carpenter.

The Board recommends to approve case ZON25-00025 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Zoning Case Nos. ZON25-00366 & ZON25-00589.
3. Compliance with all requirements of Design Review Case No. DRB25-00023.
4. Compliance with all applicable City development codes and regulations.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with the Subdivision Regulations.
7. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD/BIZ Overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Lot Area (sq. ft.)</u> – <i>MZO Table 11-5-5</i>	800 sq. ft.
<u>Minimum Lot Width (ft.)</u> – <i>MZO Table 11-5-5</i> - Single-Residence Attached	20.75 ft.
<u>Minimum Lot Depth (ft.)</u> – <i>MZO Table 11-5-5</i> Single-Residence Attached	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – <i>MZO Table 11-5-5</i>	800 sq. ft.
<u>Maximum Lot Coverage (% of lot)</u> – <i>MZO Table 11-5-5</i>	86%

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MINUTES OF THE AUGUST 13, 2025, PLANNING & ZONING BOARD MEETING

Development Standards	Approved
<u>Minimum Yards (ft.) – MZO Table 11-5-5</u> Front and Street-Facing Side Rear: 1 or 2 units on lot	<p style="text-align: center;">Local Street: 0 ft.</p> <p style="text-align: center;">4.25 ft.</p>
<u>Yards for Attached single-residence structures – MZO Section 11-5-5(A)(1)(c)</u>	<p style="text-align: center;">Minimum interior side yard shall be 0 feet on the end units</p>
<u>Paving of Street-Facing Yards – MZO Section 11-5-5(A)(1)(d)</u>	<p style="text-align: center;">No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.</p>
<u>Standards for Private Open Space – MZO Section 11-5-5(A)(3)(e)(i)(1)</u>	<p style="text-align: center;">Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7 feet 11 inches.</p>
<u>Building Entrances; Projection or Recess – MZO Section 11-5-5(B)(3)(c)</u>	<p style="text-align: center;">Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.</p>
<u>Access, Circulation and Parking; Attached Garages – MZO Section 11-5-5(B)(4)(f)</u>	<p style="text-align: center;">When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.</p>
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants – MZO Section 11-33-3(B)(2)(c)</u>	<p style="text-align: center;">A minimum of zero (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.</p>
<u>Interior Parking Lot Landscaping; Landscape Islands- MZO Section 11-33-4(B)(2)</u>	<p style="text-align: center;">Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.</p>

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Development Standards	Approved
<u>Interior Parking Lot Landscaping:</u> <u>Plant Materials</u> – MZO Section 11-33-4(D)(1)	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.
<u>Lots and Subdivisions</u> – MZO Section 11-30-6(H)	Every lot shall have frontage on a private street

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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