

- *4-c ZON23-00645 - "1756 E University" (District 1).** Within the 1700 block of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road and north of University Drive. (1.5± acres). Rezone from Neighborhood Commercial (NC) to Multiple Residential 4 with a Planned Area Development overlay (RM-4-PAD), and Site Plan Review. This request will allow for a multiple residence development. Trevally LLC, Owner; Tim Boyle, Atmosphere Architects; Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions.

The Board recommends to approve case ZON23-00645 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00680.
3. 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.
4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Yards –</u> MZO Section 11-5-5(A) -Front and Street-Facing Side: adjacent to a 4-lane arterial (University Drive) -Interior Side and Rear: 3 or more units on lot (north property line) (east property line)	9 feet -6 inches 9 feet-8 inches per story (29 feet wide total) 5 feet per story (15 feet wide total)
<u>Minimum Separation Between Buildings on Same Lot –</u> MZO Section 11-5-5(A) -Three-story building	8 feet
<u>Off-site Access –</u> MZO Section 11-5-5(B)(4)(b)	No walkways along entrance drive aisle
<u>Attached Garages –</u> MZO Section 11-5-5(B)(4)(f)(iii)	4 garage doors adjacent to one another
<u>Building Materials –</u> MZO Section 11-5-5(B)(5)(b)	Siding covers ≥14% of the exterior walls of the building
<u>Parking Area Design -</u> MZO Section 11-32-4(A) -Setback o Cross Drive Aisles	14 feet from University Drive

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<u>Bicycle and Motorcycle Parking – MZO Section 11-32-8(A)(1)</u> -Spaces required	At least 1 bicycle space per 15 on-site vehicle parking spaces (5 spaces)
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)</u> -Non-Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts	2 feet-2 inches (north property line)
<u>Interior Parking Lot Landscaping – MZO Section 11-33-4(B)(2)</u> -Landscape Island Width MZO Section 11-33-4(D)(1)(a) -Plant Materials	2 feet-11 inches 0 shade trees and 4 shrubs for every 15-foot parking island
<u>Foundation Base – MZO Section 11-33-5(A)(2)(a)</u> -Width along exterior walls without a public entrance adjacent to parking stalls -Width along exterior walls without a public entrance adjacent to drive aisles	1 feet-6 inches 4 feet-1 inches

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, 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