

MINUTES OF THE OCTOBER 13, 2021 PLANNING & ZONING MEETING

- *4-a ZON20-00840 District 1.** Within the 1000 block of East McKellips Road (south side). Located west of Stapley Drive on the south side of McKellips Road. (4.5± acres). Rezone from Single Residence 9 (RS-9) and Multiple Residence 4 (RM-4) to Multiple Residence 2 (RM-2) with a Planned Area Development Overlay (PAD); and Site Plan Review. This request will allow for a multiple residence development. Victoria Snively, United Realty MTA, applicant; Thomas Adhoot, owner. **(Continued from September 22, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON20-00840 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00840 conditioned upon:

1. Compliance with the final site plan submitted.
2. Development of the site must, at a minimum, shall include all the common amenities shown on the final site plan including: a swimming pool, fitness building, a playground, and outdoor seating area.
3. Compliance with the requirements of Design Review.
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. Prior to submittal of a building permit, record a lot combination for the subject parcels.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Building Separation –</u> <i>MZO Section 11-5-5</i> <i>-Minimum separation between 3-story buildings</i>	30 feet
<u>Access, Circulation and Parking (Attached Garages) –</u> <i>MZO Section 11-5-5.B.4.f</i> <i>-Allowed maximum number of garage doors for multiple garage doors to be located adjacent to one another in one building</i>	4 garage doors
<u>Landscape Yard –</u> <i>MZO Section 11-33-2.A</i> <i>-Required interior landscape yard (east property line)</i>	The three guest parking spaces, as shown on the final site plan, are allowed to encroach into the required landscape yard

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Vote: 6-0 Approval with conditions (Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, Crockett, Ayers and Peterson

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