

## MINUTES OF THE NOVEMBER 17, 2021 PLANNING & ZONING MEETING

- \*4-a ZON21-00291 District 1.** Within the 1800 block of East McKellips Road (north side). Located west of Gilbert Road on the north side of McKellips Road. (5.2± acres). Rezone from Agricultural (AG) and Limited Commercial (LC) to Small Lot Single Residence 3.0 with a Planned Area Development overlay (RSL-3.0-PAD). This request will allow for a small-lot single residence development. Sean Lake, Pew & Lake, PLC, applicant; Orange Tree Marketplace II, LLC, owner. **(Companion case to Preliminary Plat, “Gilbert & McKellips” (ZON21-00502), associated with item \*5-b).**

**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 ZON21-00291 with conditions of approval. The motion was seconded by Boardmember Allen.

**That: The Board recommends the approval of case ZON20-00291 conditioned upon:**

1. Compliance with the final site plan, site details, elevations, and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
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. Floor Plan Four (4) & Floor Plan Four X (4X) shall apply only to Lots 1, 3, 19, 23, 24, 28, 29, 33, 34 and 38.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>MZO Development Standards</b>	<b>Approved</b>
Minimum Average Lot Area – MZO Table 11-5-3(A)(2)	3,000 sq. ft.
Minimum Lot Depth – MZO Table 11-5-3(A)(2)	70 ft.
Minimum Yards – MZO Table 11-5-3(A)(2) - Front, Building Wall - Front, Porch - Side, Interior  - Rear	9.5 ft. 9.5 ft. 0 ft. (Lots 1, 3, 19, 23, 24, 28, 29, 33, 34 and 38) 10 ft. (Lots 19-38); 15 ft. (Lots 1-18)
Rear Yard Encroachments – MZO Section 11-5-3(B)(2)(iii) -Attached open porches and open patios	5 ft. (Lots 19-38); 10 ft. (Lots 1-18)

## MINUTES OF THE NOVEMBER 17, 2021 PLANNING & ZONING MEETING

Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F) - Double-car Garage	20 ft. x 20 ft.
Front Loaded Garages – MZO Section 11-5-3(B)(4)	Garage doors shall not exceed 53% of the aggregate width of the front building elevation
Driveways – Maximum Width for lots less than 75 feet – MZO Section 11-5-3(B)(5)	The combined paved areas shall not exceed 53% of the front yard area

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

Upon tabulation of vote, it showed:

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

NAYS – None

\* \* \* \* \*

**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](http://www.mesaaz.gov)