

ZON21-00921 District 5. Within the 10000 block of East Southern Avenue (north side) and within the 1000 to 1200 blocks of South Crismon Road (east side). Located north of Southern Avenue and east of Crismon Road. (8.5± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to Multiple Residence 3 with a Planned Area Development overlay (RM-3-PAD), and Site Plan Review. This request will allow for a multiple residence development. Ralph Pew, Pew and Lake, PLC, applicant; PROS INVESTMENTS LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve the case ZON21-00921. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON21-00921 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review case DRB21-00922.
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. Prior to issuance of any building permit, the applicant must submit, receive approval of, and record a replat to combine Lots 1, 2, and 3.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay and shown in the following table:

Development Standards	Approved
<u>Minimum Separation Between Buildings on Same Lot</u> – MZO Table 11-5-5 - Detached Covered Parking Canopies	8 feet to 11 feet, 6 inches as shown on the final site plan

<u>Encroachments</u> – MZO Section 11-5-5(B)(2)(a)(v)(3) - Awning, eaves, overhangs, or basement wells	Carport canopy eaves adjacent to the north property line may overhang 5 feet, 2-inches into the required yard
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a) - Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence (West) (South)	11 feet, 7-inches 10 feet, 8-inches to 14-feet, 10-inches wide as shown on the final site plan
<u>Foundation Base</u> – MZO Section 11-33-5(A) - Exterior Walls with Public Entrance	8 feet to 12-feet, 10-inches wide as shown on the final site plan

Vote: 6-0 (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None