

ZON22-00260 District 5. Within the 9100 block of East University Drive (south side) and the 300 block of North Ellsworth Road (west side). Located south of University Drive and west of Ellsworth Road. (4± acres). Rezone from Multiple Residence 4 (RM-4) to Limited Commercial (LC) and Site Plan Review. This request will allow for the development of a restaurant with drive-thru. Benjamin Tate, Withey Morris, applicant; Valencia Heights LLC, owner.

Planner: Robert Mansolillo

Staff Recommendation: Approval with conditions

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

Boardmember Ayers motioned to approve the case ZON22-00260. The motion was seconded by Boardmember Allen.

That: The Board recommends to approve case ZON22-00260 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with the landscape plan submitted.
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. Site Plan Review through the public hearing process for future development plans.
5. Recordation of a cross-access and parking agreement when and if the subject site is subdivided.
6. Compliance with all requirements of Design Review Case No. DRB22-00261.
7. Compliance with all City development codes and regulations.

Vote: 5-0 (Chair Sarkissian and Vice Chair Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

AYES – Boyle, Allen, Crockett, Ayers, and Peterson

NAYS – None