

ZON21-00966 District 2. Within the 6100 block of East Main Street (south side). Located east of Recker Road on the south side of Main Street. (4.5± acres). Rezone from Limited Commercial (LC) to Multiple Residence 3 with a 'U' designation and a Planned Area Development overlay (RM-3U-PAD) and Site Plan Review. This request will allow for a multiple residence development. David Bohn, The BFH Group, applicant; BFH HOLDINGS 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 Pitcher motioned to approve case ZON21-00966. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends approve the case ZON21-00966 conditioned upon:

1. Compliance with the final site plan, landscape plan, elevations, and construction documents submitted.
2. Prior to issuance of any building permit, the applicant must record a lot line adjustment with Maricopa County to accommodate the proposed development.
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 modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5(A)</i> - Front and Street Facing Side (Collector Street – S. 70 th Street) - East property line (adjacent to RS-6) - Interior Sides (3 or more units on lot)	20 feet 10 feet Single Story 7 feet
<u>Required Landscape Yards – MZO Section 11-5-5(A) and 11-33-3(B)(2)</u> - Street Side (Collector Street – S. 70 th Street) - Non-single Residence uses next to Single Residence (East) - Non-single Residence uses next to Non-single Residence (East)	10 feet 10 feet 7 feet
<u>Minimum Separation Between Buildings and Parking Canopies –</u>	

<i>MZO Section 11-5-5(A)</i>	6 feet
<u>Minimum Separation Between Buildings on the Same Lot –</u> <i>MZO Section 11-5-5(A)</i>	15 feet (one story)
<u>Maximum Building Projection into Setbacks –</u> <i>MZO Section 11-5-5(A)(2)(c)</i>	5 feet
<u>Minimum Sidewalk Width –</u> <i>MZO Section 11-30-8(D)</i>	4 feet
<u>Minimum Size for Covered Entries –</u> <i>MZO Section 11-5-5(B)</i>	20 square feet
<u>Foundation Base Width –</u> <i>MZO Section 11-33-5</i> - Exterior walls with a public entrance - Exterior walls without a public entrance (adjacent to parking)	6 feet 6 feet

Vote: 5-0 (Allen, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Peterson, Pitcher

NAYS – None