

**ZON22-00436 District 5.** Within the 10500 block of East Hampton Avenue (north side) and within the 1300 block of South 105th Place (west side). Located west of Signal Butte Road and south of Southern Avenue (2+ 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-PAD) and Site Plan Review. This request will allow for a multiple residence development. Shaine T. Alleman, Tiffany & Bosco, P.A., applicant; Signal Butte BFC, LLC., owner. (Companion case to Preliminary Plat "Hampton Townhomes," associated with item \*5-b)

**Planner: Sean Pesek**

**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 ZON2-00436. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends approve the case ZON22-00436 conditioned upon:**

1. Compliance with all conditions of approval for Case No. ZON19-00872 (Ordinance No. 5580), except compliance with the final landscape plan submitted with this request and not the landscape plan submitted with Case No. ZON19-00872 (Ordinance No. 5580).
2. Compliance with the Mountain Vista Marketplace Development Agreement No. 3156 (Recorders No. 2020-0649703) and approved master reports.
3. Compliance with the final site plan submitted.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with all requirements of the Subdivision Regulations.
6. 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.
7. Prior to issuance of any building permit, the applicant must submit, receive approval of, and record a Final Subdivision Plat.
8. Compliance with all City development codes and regulations, except the modifications to the development standards approved with the PAD in Case No. ZON19-00872 (Ordinance No. 5580) and the modifications to the development standards approved with the PAD overlay 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 – E. Hampton Avenue)	18 feet
- Front and Street Facing Side (Local Street S. 105 <sup>th</sup> Place)	17 feet
-Rear (1 or 2 units on lot)	0 feet

<u>Required Landscape Yards – MZO Section 11-5-5(A) and 11-33-3(B)(2)</u> - Street Side (Collector Street – E. Hampton Avenue) - Street Side (Local Street – S. 109 <sup>th</sup> Place) - Non-single Residence uses next to Single Residence (west)	3 feet  0 feet 0 feet
<u>Retention Basins – MZO Section 11-33-6(D)</u>	Retaining walls shall not exceed 75% of basin perimeter
<u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 17 feet and 4 inches from the property line abutting the street, as shown on the final site plan
<u>Setback for Attached Single Residences – MZO Section 11-5-5(A)(1)(c)</u>	The minimum interior side yard shall be 4 feet and 6 inches on the end units
<u>Attached Garages – MZO Section 11-5-5(B)(4)</u>	Garage doors located below upper-story living space shall be recessed at least one (1) foot from the upper story facade.
<u>Open Space Coverage – MZO Section 11-5-5(A)(3)</u>	Private open space shall be at least 15% covered

Vote: 5-0 (Allen, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Peterson, Pitcher

NAYS – None