

***4-a ZON22-01024. “Lemon Lane”.** District 2. Within the 3700 to 3800 blocks of East McLellan Road (south side). Located south of McLellan Road and east of Val Vista Drive. (10± acres). Rezone from Single Residence-35 with a Planned Area Development overlay (RS-35 PAD) to Single Residence-35 with a Planned Area Development overlay (RS-35 PAD). This request will allow for a single residence development. Jared Cox, applicant; Forever 7 LLC, owner. **(Companion case to Preliminary Plat “Lemon Lane,” associated with item *5-a)**

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Pitcher motioned to approve Case ZON22-01024 motion was seconded by Boardmember Allen.

That: The Board recommends to approve Case ZON22-01024 conditioned upon:

1. Compliance with the Preliminary Plat 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. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Prior to submitting for a building permit for any of the homes, Administrative Review and approval is required for the design of all of the proposed homes.
6. Prior to commencing any construction of the perimeter wall, submit for review and receive approval from the Building Division for the perimeter wall.
7. Prior to the application for any building permit, compliance with the Development Agreement of the Terms and Conditions for the Sale of Utility Service Within Mesa’s Corporate Limits dated May 14, 1997, as recorded in the Official Records of Maricopa County as Document No. 97- 0320857, including the requirements related to an In Lieu Payment.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Maximum Fence Height</u> – <i>MZO Section 11-30-4</i>	8 feet

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None