

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON21-01072. “Villas on Baseline” (District 4).** Within the 1800 block of East Baseline Road (north side). Located north of Baseline Road and west of Gilbert Road. (2± acres) Rezone from Agricultural (AG) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a townhouse development.

Planner: Josh Grandlienard

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve case ZON22-01072. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01072 conditioned upon:

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
3. Prior to the issuance of a building permit, record with Maricopa County a cross-access easement with the adjacent property to the west.
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>Foundation Base along Exterior Walls –</u> <u>MZO Section 11-33-5(A)(2)(b)</u> -Exterior walls without a public entrance	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (east and west property lines) (north property line)	10 feet 15 feet
<u>Minimum Separation Between Buildings</u> <u>on Same Lot – MZO Table 11-5-5</u> -Two story buildings	20 feet
<u>Standards for Required Open Space</u> <u>– MZO Section 11-5-5(A)(3)(e)(i)(1)</u> -Private open space located at ground level	Shall have no dimensions less than 7 feet
<u>Foundation Base along Exterior Walls –</u> <u>MZO Section 11-33-5(A)(2)(b)</u> -Exterior walls without a public entrance	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle

Vote: 6-0 (Chair Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov