

- 4-b ZON22-01097. "Pi". (District 2).** Within the 4100 block of East Main Street. Located between Val Vista Drive and Greenfield Road on the north side of Main Street. (4± acres). Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Tim Boyle, Atmosphere Architects, Applicant; Dolly Varden LLC, Owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve Case ZON22-01097. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-01097 conditioned upon:

1. Compliance with the final site plan submitted.
2. 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.
3. 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 (6-lane, Arterial Steet – E. Main Street) - Interior Sides and Rear (3 or more units on lot)	14 feet, 9 1/2 inches Multiple Story: 5 feet per story (15 feet total)
<u>Required Landscape Yards</u> – <i>MZO Section 11-5-5(A)</i> - Front and Street Facing Side (6-lane Arterial Steet – Main Street)	14 feet, 9 1/2-inches
<u>Minimum Separation Between Buildings on Same Lot – MZO Section 11-5-5(A)</u> - Two-Story - Three-Story	13 feet, 8 1/4-inches 13 feet, 8 1/4-inches

