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

Additional Standards for Private Open Space –	
MZO Section 11-5-5(A)(3)(e)	
- Dimensions, ground level	Two-Story Buildings: No dimension less than 15 feet, 1 inch wide by 9 feet, 2 inches deep
	Three-Story Buildings: No dimension less than 4 feet, 9 inches wide by 6 feet, 7 inches deep
- Area and Dimensions, above-ground	Three-Story Buildings: Minimum 53 square feet and shall not be less than 7 feet, 7 1/2-inches wide or less than 6 feet, 11 1/2-inches deep (applies only to the 2 nd and 3 rd floor balconies)
Interior Parking Lot Landscaping – MZO Section	
11-33-4(B)	
- Landscape Islands	Parking lot landscape islands are not required to be installed at each end of a row of stalls for parking spaces located in between buildings.
	Landscape islands shall be a minimum of 8 feet wide and 2 feet in length for single row (applies only to the first set of parking stalls located on the east and west sides of the property as shown on the site plan)
Foundation Base Width –	
MZO Section 11-33-5	
- Exterior walls without a public entrance (adjacent to parking stalls)	0 feet wide for the walls adjacent to parking stalls located in between buildings
	Minimum 4 feet wide
- Exterior walls adjacent to drive aisles	

Vote: 4-0 (Vice Chair Ayers, Boardmember Allen and Peterson, absent) Upon tabulation of vote, it showed: AYES - Crockett, Sarkissian, Pitcher, Montes

NAYS - None

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