

- *4-b ZON22-01176. “Anton-Mesa Fiesta” (District 3).** Within the 1300 block of South Alma School Road (east side), within the 1000 to 1200 blocks of West Grove Avenue (south side), within the 1400 block of South Westwood, and within the 1000 to 1200 blocks of West Holmes Avenue (north side). Located east of Alma School Road and south of Southern Avenue. (16.5± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to LC-PAD, Council Use Permit (CUP), and Site Plan Review. This request will allow for a multiple residence development. HV & CANAL LLC, Owner; Benjamin Graff, Quarles & Brady, LLP, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve case ZON22-01176. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01176 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01232.
3. All perimeter landscaping must be installed with the first phase of development.
4. 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.
5. Prior to issuance of any building permit, apply for and receive approval of a Preliminary and Final Plat.
6. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3(A)</i>	62 feet
<u>Minimum Building Setbacks</u> – <i>MZO Section 11-6-3(A)</i> -Interior Side and Rear: Adjacent to Non-residential District (west of Building A) -Street-Facing Side (Community Collector - Holmes Avenue)	8 feet total 12 feet

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<u>Minimum Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-single residence uses adjacent to other non-single residence (west of Building A) -Street-Facing Side (Holmes Avenue)	8 feet 12 feet
<u>Standards for Required Open Space –</u> <i>MZO Table 11-6-3(A) and Section 11-5-5(3)</i> - Minimum private open space (2-bedroom unit) (3-bedroom unit)	90 square feet per unit 100 square feet per unit
<u>Required Parking Spaces –</u> <i>MZO Section 11-32-3(A)</i> - Multiple Residence	1.53 spaces per unit (843 total)
<u>Required Covered Parking –</u> <i>MZO Section 11-32-3(D)</i> -Multiple Residence	0.96 spaces per unit (528 spaces)
<u>Landscape Islands –</u> <i>MZO Section 11-33-4(B)(1)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 28 contiguous parking spaces
<u>Minimum Dimensions for Residential Enclosed Garages –</u> <i>MZO Section 11-32-4(F)(1)</i> -Single car garage	Minimum 10 feet wide by 21 feet, 2 inches

Vote: 6-0 (Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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