

MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

***4-a ZON23-00940 - "Larry H. Miller Ford" (District 4).** Within the 1600 to 1900 blocks of South Mesa Drive (east side) and within the 400 to 600 blocks of East Auto Center Drive (both sides). Located north of Baseline Road on the east side of Mesa Drive (26± acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships. LHM MFD LLC., Owner; Andrew Valestin, Kimley-Horn and Associates, Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00940 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted with this request.
2. Compliance with all requirements of Design Review (Case Nos. DRB23-00865 and DRB23-00900).
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	Approved
<p><u>Required Building and Landscape Setback</u> – <i>MZO Section 11-7-3</i> - Required building and landscape setback adjacent to arterial and local streets, and Freeways (Arterial Street) (Local Street) (Freeway)</p>	<p>10 feet at the west property line for the auto dealership on the north side of Auto Center Drive</p> <p>10 feet at the south property line for the auto dealership at the north side of Auto Center Drive</p> <p>10 feet at the east side of the north property line for the auto dealership on the south side of Auto Center Drive</p> <p>0 feet at the north property line for the auto dealership on the north side of Auto Center Drive</p>

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<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> - Landscaping for Non-Single Residences adjacent to other Non-Single Residences (width)</p>	<p>0 feet at the east side of the south property line for the auto dealership on the south side of Auto Center Drive</p> <p>0 feet at the east property line for the auto dealership on the south side of Auto Center Drive</p> <p>10 feet at the west side of the south property line for the auto dealership on the south side of Auto Center Drive</p>
<p><u>Perimeter Landscaping –</u> <i>MZO Section 11-33-3(B)(2)</i> -Landscaping for Non-Single Residences adjacent to other Non-Single Residences (Number of plants)</p>	<p>Zero trees on the south property line for the auto dealership on the south side of Auto Center Drive</p>
<p><u>Screening of parking areas –</u> <i>MZO Section 11-30-9(H)</i> – Screen walls</p>	<p>Parking areas and drive aisles are not required to be screened from streets with masonry wall, berm or combination of walls/berms and densely planted landscaping.</p>
<p><u>Required Parking Spaces by Use –</u> <i>MZO Section 11-32-3(A)</i> -General offices, retail, and services</p>	<p>79 total spaces for the auto dealership on the north side of Auto Center Drive</p> <p>35 total spaces for the auto dealership on the south side of Auto Center Drive</p>
<p><u>Setback of Cross Drive Aisles and Parking Spaces –</u> <i>MZO Section 11-32-4(A)</i></p>	<p>22 feet at the auto dealership on the south side of Auto Center Drive</p>

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES –Pitcher, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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