

MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- *4-a ZON17-00309 District 2.** The 5200 block of East Inverness Avenue (south side). Located east of Higley Road south of the US60 Freeway. (1.9 ± acres). Rezoning from RM-3-PAD to LC; and Site Plan Review. This request will allow for the development of a commercial building. John Schoenauer, HD Management, applicant; Sevilla, LLC, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00309 with conditions:

That: The Board recommends the approval of case ZON17-00309 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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.
5. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
6. Recordation of a cross-access easement with the property owner adjacent to the southwest corner of the property.
7. Recordation of a cross-access easement with the property owner adjacent to the northwest corner of the property.
8. Prior to issuance of a building permit, a site plan shall be submitted for acceptance by the Planning Director that provides a pedestrian connection from the proposed building to the development to west.

Vote: 7-0

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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*