

MINUTES OF THE JUNE 24, 2020 PLANNING & ZONING MEETING

- *4-b ZON20-00204 District 3.** 860 and 864 West Southern Avenue. Located east of Alma School Road on the north side of Southern Avenue. (2± acres). Rezone from NC and LC to LC-BIZ; and Site Plan Review. This request will allow for an office building and self-storage facility. Neil Feaser, RKAA Architects, Inc., applicant; Creation Funding, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON20-00204 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00204 conditioned upon:

1. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ as follows:
 - a. Medical Office Building
 - i. The minimum building setback along the west property line adjacent to the medical office building is 3 feet.
 - ii. The minimum landscape setback along the west property line adjacent to the medical office building is 3 feet.
 - b. Self-Storage Facility
 - i. The minimum landscape setback along the east and west property lines adjacent to the self-storage facility is 5 feet.
 - ii. The minimum foundation base for exterior walls with a public entrance is 8 feet.
 - iii. The minimum entry plaza depth is 5 feet and the minimum size of the entry plaza is 250 square feet.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS - None

* * * * *

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