

MINUTES OF THE JANUARY 27, 2021 PLANNING & ZONING MEETING

- *4-e ZON20-00815 District 3.** Within the 100 block of South Dobson Road (west side). Located south of Main Street on the west side of Dobson Road. (2.5± acres). Rezone from GC to GC-BIZ; and Site Plan Review. This request will allow for a commercial development. Rick Daughtery, 3rd Story Architecture, applicant; WJC, 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.

Boardmember Villanueva-Saucedo motioned to approve case ZON20-00815 with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of case ZON20-00815 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Dedicate the right-of-way and easements 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.
4. Prior to issuance of a building permit, record a cross access agreement with the property owner to the north.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

| Development Standard | Approved |
|--|--------------------------------------|
| <u>Minimum Yard Setbacks</u> – <i>MZO Section 11-6-3 & 11-33-3</i> <i>-Interior Side adj. to Non-Residential</i> | (building/landscape) 5'/5' |

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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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