

MINUTES OF THE APRIL 28, 2021 PLANNING & ZONING MEETING

- *4-e ZON21-00089 District 1.** Within the 2600 to 2800 blocks of East Lehi Road (west side). Located north of McDowell Road and east of the 202 Red Mountain Freeway. (41.8± acres). Rezone from Single Residence 43 (RS-43) to Single Residence 15 (RS-15) with a Planned Area Development Overlay (PAD). This request will allow the development of a single-residence subdivision. Sean Lake, Pew and Lake, PLC, applicant; Cemex USA Construction Materials, Inc., owner. **(Companion case to Preliminary Plat “The Grove at Lehi”, associated with item *5-c)**

Planner: Evan Balmer

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 Sarkissian motioned to approve case ZON21-00089 and associated preliminary plat “The Grove at Lehi” with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON21-00089 conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the final building product types submitted with application, including elevations and materials.
3. 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.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved RS-15-PAD
Minimum Lot Area (sq. ft.) <i>MZO Section 11-5-3(A)(1)</i>	9,100 sf
Minimum lot width – interior lot (ft.) <i>MZO Section 11-5-3(A)(1)</i>	65'
Minimum lot depth – interior depth <i>MZO Section 11-5-3(A)(1)</i>	140'
Minimum yard – front garage (ft.) <i>MZO Section 11-5-3(A)(1)</i>	20' (front facing) 15' (side facing)
Minimum yard – front (enclosed livable areas, porches and porte cocheres) (ft.) <i>MZO Section 11-5-3(A)(1)</i>	15'
Minimum yard – interior side, aggregate of two sides (ft.) <i>MZO Section 11-5-3(A)(1)</i>	15'
Minimum yard – interior side, street side (ft.) <i>MZO Section 11-5-3(A)(1)</i>	7'

MINUTES OF THE APRIL 28, 2021 PLANNING & ZONING MEETING

Minimum yard – rear (ft.) <i>MZO Section 11-5-3(A)(1)</i>	25'
Maximum building coverage (% of lot) <i>MZO Section 11-5-3(A)(1)</i>	50% for lots with floorplan numbers 2568 and 3177 and 40% for lots with other floorplans.
Garage frontage and location <i>MZO Section 11-5-3(B)(4)(b)</i>	Garages with three (3) or more doors, or designed to accommodate three (3) or more non-tandem parked cars, are permitted only on lots 65 feet wide or greater
Maximum wall height in the RS district <i>MZO Section 11-30-4(A)(1)(b)</i>	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 8'.
Lots and subdivision (street frontage) <i>MZO Section 11-30-6(H)</i>	Every lot must have frontage along a private street.
Minimum dimensions for residential enclosed garages <i>MZO Section 11-32-4(2)</i>	The minimum dimensions for a double-car garage on lots with floorplan numbers 2342, 2568 and 3177 is 20' wide and 19' long. All other double-car garages must be at least 20' wide and 22' long.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

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