

MINUTES OF THE APRIL 28, 2021 PLANNING & ZONING MEETING

- *4-b ZON20-00786 District 6.** Within the 9700 block of East Southern Avenue (south side). Located west of Crismon Road on the south side of Southern Avenue. (8.1± acres). Rezone from Planned Employment Park (PEP) to Multiple Residence 5 (RM-5) with a Planned Area development Overlay (PAD); and Site Plan Review.. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Sunny Acres/Montgomery 320 LLC, owner. **(Continued from April 14, 2021)**

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 Sarkissian motioned to approve case ZON20-00786 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00786 conditioned upon:

1. Compliance with the final site plan submitted.
2. Development of the site must include, at a minimum, all of the common amenities shown on the final site plan (i.e., a swimming pool, the 2 story cowork space and area, a fitness area, seating plazas and grilling areas).
3. Compliance with the requirements of Design Review.
4. 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.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay and shown in the following table:

MZO Development Standards	Proposed
<u>Minimum Yard Setbacks –</u> <i>MZO Sections 11-5-5 & 11-33-3</i> <i>-Interior Side (east & west property lines)</i> <i>-Rear (south property line)</i>	(building/landscape) 10'8' 10'8'
<u>Minimum Canopy Separation –</u> <i>MZO Section 11-33-4</i>	No landscape island required between parking canopies
<u>Minimum Private Open Space Standards –</u> <i>MZO Section 11-5-5</i>	Studio & 1 bedroom: 42 SF
	2 bedrooms: 42 SF
	Minimum dimensions: 3.5' x 12'
	Access: Private open space may be accessed by multiple units

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<u>Minimum Parking Requirements</u> – <i>MZO Section 11-32-3</i>	1.38 spaces/per unit
<u>Minimum Covered Parking –</u> <i>MZO Section 11-32-3</i>	Total covered parking spaces: 220 spaces

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Astle, 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