

MINUTES OF THE JUNE 9, 2021 PLANNING & ZONING MEETING

- *4-b ZON21-00069 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (overall 41± acres). Modification to an approved Planned Area Development Overlay (PAD); rezoning 1± acre of the 41± acres from Agriculture (AG) to Limited Commercial (LC) PAD; and Site Plan Review on the 41± acre property. This request will allow the development of a mixed-use development. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC, owner. **(Companion case to preliminary plat “Gallery Park Replat 2”, associated with item *5-a).**

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.

Boardmember Crockett motioned to approve case ZON21-00069 and associated preliminary plat “Gallery Park Replat 2” with conditions of approval. The motion was seconded by Vice Chair Sarkissian.

That: The Board recommends the approval of case ZON21-00069 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval for Case No. ZON18-00775, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON18-00775.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the Gallery Park PAD (Case No. ZON18-00775) with the addition of the modifications as shown in the following table:

Development Standard	Approved
<u>Minimum setback along property lines or building and parking areas –</u> Front and street facing side adjacent to freeways (ft.) - <i>MZO Section 11-6-3</i>	20 feet for buildings and 15 feet for parking structures
<u>Compact parking -</u> <i>MZO Section 11-32-2.D</i>	For the parking for multiple residence building identified as Building 20 on the site plan, up to 20 percent of the total required parking spaces may be compact spaces And the other compact parking standards of MZO Section 11-32-2.D do not apply to the parking for Building 20.

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Vote: 6-0 Approval with conditions (Boardmember Boyle, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, 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