

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-b ZON20-00700 District 5.** Within the 8100 block of East Brown Road (south side). Located west of the 202 Red Mountain Freeway on the south side of Brown Road. (3.21± acres). Rezoning from RS-9 to RM-2-PAD; and Site Plan Review. This request will allow for the development of attached single residences. Zach Collins, applicant; Thrive Development, LLC, owner. **(Companion case to Preliminary Plat “Brown & 202 Townhomes”, associated with item *5-c).**

Planner: Jennifer Gniffke

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 ZON20-00700 and associated Preliminary Plat “**Brown & 202 Townhomes**”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00700 conditioned upon:

1. Compliance with the site plan, site details, elevation drawings and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. 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 Standards	Approved
<u>Building Setbacks</u> 6-lane arterial (Brown Road) Interior Side: 3 or more units (East property line) Interior Side: 3 or more units (West property line)	20 feet 5 feet per story (10 feet total) 10 feet per story (20 feet total)
<u>Landscape Yard Width</u> Non-single residential uses adjacent to other non-single residence uses (East property line)	10 feet
<u>Building Separation</u> Minimum separation between buildings (2-story)	10 feet
<u>Private Open Space Requirements</u> Percent of private open space covered	0%
<u>Access, Circulation and Parking</u> Maximum number of garage doors adjacent to one another in one building	4
<u>Building Entrances</u> Building entrance depth of projection or recess (feet)	3 feet
<u>Building Materials</u> Minimum usage of primary materials per exterior building wall (percentage)	As shown on elevations

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

Upon tabulation of vote, it showed:

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

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