

MINUTES OF THE AUGUST 25, 2021 PLANNING & ZONING MEETING

- *4-a ZON21-00164 District 5.** Within the 5900 block of East Adobe Road (north side) and within the 800 block of North Recker Road (west side). Located at the northwest corner of Adobe and Recker Roads. (2.1± acres). Rezone from Single Residence 7 (RS-7) to Multiple Residence 3 (RM-3) with a Planned Area Development Overlay (PAD) and Site Plan Review. This request will allow for a multiple residence development. Reese Anderson, Pew and Lake, PLC, applicant; City of Mesa, owner. **(Companion case to Preliminary Plat, “Adobe Luxury Villas, A Condominium”. associated with item *5-b).**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Chair Villanueva-Saucedo read the comment sent in by Jerry Kearsing, 6135 E. El Paso who is opposed to the project and stated “The current zoning is appropriate for the subject parcel. To claim that the proposed project is a condominium project is a total lie. It is an apartment complex! This is smack dab in the middle of senior housing, so multi-family dwellings will be nothing more than an eyesore for the community. Just because the City wants to sell the property is not an adequate reason to rezone this parcel.”

Boardmember Crockett motioned to approve case ZON21-00164 and associated Preliminary Plat “**Adobe Luxury Villas, A Condominium**”, with conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON21-00164 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with the final building elevations submitted.
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 the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Maximum Density</u> <i>MZO Section 11-5-5</i> <u>(dwelling units/net acre)</u>	18.16 dwelling units/acre

Vote: 5-0 Approval with conditions (Chair Sarkissian and Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

AYES – Villanueva-Saucedo, Allen, Boyle, Crockett, 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