

MINUTES OF THE SEPTEMBER 22, 2021 PLANNING & ZONING MEETING

- *4-b ZON21-00449 District 6.** Within the 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2.4± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Kevin Zenk, Sustainability Engineering Group, LLC, applicant; GS TRUST/5427 S POWER LLC, owner.

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 ZON21-00449 with conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON21-00449 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of DRB21-00447.
3. Prior to issuance of a building permit, record a cross-access easement with the adjacent property to the north and/or the adjacent property to the south;
 - a. If a cross-access easement is not recorded to the north, then the required perimeter landscape setback(s) shall be a minimum of 15-feet along the northern perimeter.
 - b. If a cross-access easement is not recorded to the south, then the required perimeter landscape setback(s) shall be a minimum of 15-feet along the southern perimeter.
4. Compliance with all City development codes and regulations.

Vote: 5-0 Approval with conditions (Boardmember Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers 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