

MINUTES OF THE OCTOBER 27, 2021 PLANNING & ZONING MEETING

- *3-d ZON21-00892 District 6.** Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Located at the southeast corner of Power Road and Warner Road. (40± acres). Modification of the Planned Area Development Overlay (PAD) and Site Plan Modification. This request will allow for commercial development. Sean Lake, Pew & Lake, PLC, applicant; Power 40, LLC, owner. **(Companion case to Preliminary Plat, “Cannon Beach”, associated with item *4-b).**

Planner: Sean Pesek

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 ZON21-00892 and associated Preliminary Plat “Cannon Beach” with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00892 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance No. 5587, except as modified by this request.
3. Compliance with all City development codes and regulations except modifications approved with Ordinance No. 5587, and those shown in the following table:

Development Standards - Areas A and B

Development Standard	Approved
Minimum Building Separation – <i>MZO Section 11-6-3</i> (Building height between 20 and 40 feet)	13.5 feet between buildings on Parcels 4, 5, 6, and 8

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

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