

MINUTES OF THE MARCH 26, 2014 PLANNING AND ZONING MEETING

Item: **Z14-016 (District 5).** The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (76.6± acres). Rezone from AG to RSL4.5-PAD on 43.65 acres and rezone from AG to RSL2.0 on 33 acres. This request will allow the development of a single-residential subdivision. (PLN2014-00008)

Summary: This item was discussed in conjunction with GP Minor14-005 and the Preliminary Plat of Higley & Brown. Staff member Angelica Guevara gave a short presentation of the case. Ms. Guevara stated that the proposed Minor General Plan Amendment was supported by staff.

Sean Lake, speaking for the applicant, is concerned with three conditions of approval, which are numbers 17, 18 and 25. Mr. Lake stated that he does agree with the revised condition number 17, which states,

Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.

For condition number 18, Mr. Lake suggested that the street connections to Princess Drive and Gary Street be removed. Mr. Lake was concerned that the project will not be able to maintain the stipulation of 3.0 parking spaces per dwelling unit after Subdivision Technical Review. He suggested that condition number 25, that the number of parking spaces be changed to “approximately 3.0 parking spaces/dwelling except as changed by Subdivision Technical Review”. He stated that the parking spaces/dwelling unit in Chandler and Gilbert are 2.5-2.7 spaces/dwelling units.

Chair Carter asked if the number of parking spaces/dwelling unit should be changed to 2.7 or 2.8 on condition of approval number 25. Boardmember Coons verified that McLellan Road does not go through to Higley Road. Chair Carter verified the types of improvements that are proposed for McLellan Road. Boardmember Arnett verified that the closest fire station is at Greenfield and McLellan Roads. Boardmember Clement verified that there were not any existing pedestrian connections to the west. Boardmember Johnson verified the location of recessed retention basin at the western edge of the project.

Citizens present in opposition to cases GPMInor14-005, Z14-016 and the Preliminary Plat of Higley & Brown:

Ron Akers – 1235 North Rosemont, Mesa
Patty King – 4938 East Gary Street, Mesa
Grace Gibson – 5230 East Brown Road, Mesa
Stephanie Janke – 4949 East Gary Street, Mesa
Clara Ziervogal – 715 North Balboa Circle, Mesa
James Duvall – 4441 East Gary Street, Mesa
Eva Kilbourn – 4812 East Gary Street, Mesa
Margaret Richey – 4824 East Halifax Street, Mesa

Sandra Oblesky – 4937 East Grandview Street, Mesa
Lisa McCarville – 4841 East McLellan Road, Mesa
Chuck Johnson – 4817 East McLellan Road, Mesa

Summary of comments in opposition to cases GP Minor14-005, Z14-016 and Preliminary Plat of Higley & Brown:

- Request that the Board protect the interior subdivision of Mira Mesa.
- Concerned that there will be speeding on McLellan once Princess Drive and Gary Street are connected.
- The streets of the Mira Mesa subdivision do not have speed bumps installed
- Request that the density of the project be decreased.
- If Princess Drive and Gary Street are connected 1000 cars will be pushed west from Higley Road.
- The increased density of young families is very dangerous.
- Additional 431 homes will not be good for children walking or riding their bicycles to Barbara Bush Elementary School.
- Suggest that the light at Adobe Road be changed to mitigate traffic using Higley Road.
- Concerned with the safety of children in the Mira Mesa subdivision.
- Concerned that three exists for the proposed subdivision may not be enough.
- Concerned that the residents will utilize Rosemont to get to the Walmart Shopping Center located north & west of the new development site.

It was moved by Boardmember Johnson, seconded by Boardmember Coons.

That: The Board recommends approval of zoning case Z14-016 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
4. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way 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 of dedication whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
8. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
11. Compliance with all requirements of the current City of Mesa Engineering and Design Standards

Manual.

12. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
13. Written notice be provided to future residents, and acknowledgment received that the project is within a mile(s) of Falcon Field Airport.
14. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
15. View fences shall comply with the City of Mesa pool fence barrier regulations.
16. Provide decorative asphalt at each street entrance from McLellan Rd., which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
17. Provide an enhanced pedestrian connection to the intersection of Higley and Brown Roads. It shall include design features that facilitate pedestrian walkability to the commercial uses across the street by providing a safe, attractive, and comfortable area for the residents. Final grading and drainage, landscape plan and design for Tract C shall be Administratively Approved by the Planning Director.
18. Provide pedestrian connections to Princess Drive and Gary Street.
19. Utilize a speed table at the mid-point of the north-south street just west of Higley Road and relocate any designated parking spaces within the sight triangle associated with that speed table. Details to be approved by the Transportation Department.
20. Provide dusk to dawn garage lights and porch lights within each cluster.
21. Provide two additional house plans for the lots fronting the public street within the clusters to add more variety to the street facing housing product. Details to be reviewed by the Design Review Board with final approval by the Planning Director.
22. Patios have been included in the open space calculation for the private yards and therefore may not be enclosed.
23. The sum of the walls for the homes within 10-feet of the rear property line shall not exceed 55% of the outside length of the cluster.
24. Designated Solid Waste barrel pick-up locations for cluster lots shall be within 150-feet of the unit.
25. Provide a parking ratio of approximately three (3) parking spaces per dwelling unit for the cluster units with general conformance with the site plan submitted, except as modified by the Subdivision Technical Review Committee.

Vote: Passed (7-0)

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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*