
MEMORANDUM

To: Mayor and City Council
Through: Kari Kent, Deputy City Manager
From: John Wesley, Planning Director
Date: May 19, 2014
Subject: Z14-006, 5656 East Albany Street, proposed “Farnsworth” subdivision
Rezone from RS-9 AS to RSL-2.5 PAD

Attached for your review are the minutes, staff report and related exhibits for the proposed rezoning case for the Dreamland Villa Golf Course property at 5656 East Albany Street, which is located East of North 56th Street and North of East Main Street. The proposed rezoning is from RS-9 AS to RSL-2.5 PAD to allow the development of a single residence subdivision with 228 lots.

This zoning case generated a significant amount of interest from the adjacent neighborhoods. There were many neighbors in attendance at the Planning and Zoning Board Hearing on February 19, 2014. The primary concerns identified by the speakers at the meeting and on the comment cards, for those that chose not to speak, related to their concern that the proposed subdivision will not limit the age of the residents to 55 and older, traffic, two-story homes, environmental impacts, drainage and crime.

The project type proposed is typically referred to as “Cluster”, “Garden Court” or “Motor Court” development. The proposed subdivision features six homes that front onto a shared courtyard with a shared driveway in the rear. There has been a recent resurgence of this product type proposed around the valley, with this project being the first in many years to proceed through the development process within the City of Mesa. This product type generates some concern at a planning level. The items of concern for this subdivision have been listed below and are explained in more detail within the body of the Staff Report.

- Distance and access to open space from the homes.
- Architectural Diversity and quality.
- Entries and front porches with definition of private front yard spaces.
- Upgrades and diversity in design of entrances to the clusters from the public street.
- The number of parking spaces within the development and the distance from the guest parking spaces to the units.
- Traffic calming along the public street
- Reduced garage dimensions from Zoning Ordinance minimum standard.
- Compliance with the City of Mesa Terms and Conditions for the Sale of Utilities.

The Planning and Zoning Board heard the staff presentation and the concerns from the neighbors. They did not raise any additional concerns and recommended approval with the staff stipulations. **Vote: Passed (3-1-1) (Nay Boardmember DiBella; abstain Vice Chair Coons; absent; Boardmembers Hudson and Johnson)**

