

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-006 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). Rezone from RS-9 AS to RSL-2.5 PAD. This request will allow the development of a single-residence subdivision.

Summary: Staff Member Lesley Davis gave a short presentation of the case.

Wayne Long, of 5835 E. Anaheim, Jim Doherty of 6158 East Beech Street, Donna Kunkel of 5452 East Boise Street, Thomas R. Heistad, of 5711 East Des Moines; Joyce Grafton of 5509 East Covina and Thelma Emmons of 5514 East Casper were in opposition to the case. Their concern was in regards to 55+ age related issue and the safety and appropriateness of mixing young families with an existing senior population. Their preference was to retain an exclusively 55+ population in the immediate area.

Pete Knutsen of 313 North 57th Place, Jackie Young of 320 North 55th Place and Rick Holly of 325 North 58th Street were all in attendance to speak in opposition to the case. They were concerned about additional traffic that would be created with the new development. Jackie Young also was concerned with Dreamland Villa losing the 55+ Overlay.

Carol Cooper of 318 North 61st Way and James Gilbert of 5851 East Anaheim, in opposition, expressed their concern over the zoning density increase.

William R. Bodzioch of 6224 East Billings Street, in opposition, felt that there was not proper notification given within the immediate area to announce the rezone.

Darrell Walklin, of 5918 East Colby was in opposition inquired if an environmental impact report had been done.

Sandra Eiker, of 5474 East Billings Street, stated that the differences between city and county land uses were incompatible. Ms. Eiker also expressed concerns with extra traffic, flooding and crime.

On behalf of the applicant, Ralph Pew addressed the traffic circulation issues, the potential flooding issues, how the public open space was being incorporated and how the proper notification radius had been met.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approves of zoning case Z14-006 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

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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. Provide textured/decorative sidewalk surfaces to each of the courtyards. Details to be approved by Planning Division staff.
6. Compliance with all City development codes and regulations.
7. 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.
8. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as 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 3 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. Design courtyards such that there is some variation in the type of courtyard sidewalk hardscape and landscape throughout the development to provide transition from the common sidewalk to each courtyard.
17. Provide decorative asphalt at each street entrance from Albany, which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
18. Provide dusk to dawn garage lights and porch lights within each cluster.
19. Utilize a speed table at the mid-point of each north-south street and relocate any designated parking spaces within the sight triangle associated with that speed table.

Vote: Passed (3-1-1) (Nay Boardmember Di Bella; abstain Vice Chair Coons; absent: Boardmembers Hudson & Johnson)

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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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