

MINUTES OF THE MAY 21, 2014 PLANNING AND ZONING MEETING

Item: **Z14-029 (District 1).** 1008, 1058, 1060 and 1102 West McLellan Road. Located south of the Loop 202 Freeway and east of Alma School Road (12.8± acres). Rezone from RS-43 to RSL-4.5 PAD and Site Plan Review. This request will allow the development of a single-residence small-lot subdivision. Dennis Newcombe, Beus Gilbert PLLC, applicant. (PLN2014-00052)

1. Summary: Staff member Lisa Davis gave a short presentation of the case.

The applicant, Paul Gilbert, stated that they have met with the neighbors twice and they are in support of the proposed project. Mr. Gilbert stated that the shape of this infill property makes it difficult to develop. Mr. Gilbert stated he agrees with Staff on all but one 'Condition of Approval', which is number 4 and reads "***Lots 13 through 18, indicated as 90' in depth shall be increased a minimum of 5' to make the lots 50' wide to accommodate for the reduced rear yard setbacks***". Mr. Gilbert said that the stipulation will reduce the number of lots by an additional two and that the project was reduced by five lots earlier in the planning process with Staff.

Boardmember Vince DiBella verified that the larger lots would not result in larger homes. Boardmember DiBella stated that he did not disagree with Staff on this issue. However, he felt that the give and take on the developer's part was significant to remove that one stipulation.

It was moved by Boardmember DiBella, seconded by Boardmember Hudson.

That: The Board recommends approval of the zoning case of Z14-029 conditioned upon:

4. *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). ~~Project narrative to be revised and resubmitted to reflect the conditions listed below.~~*
2. *Minimum lot size shall be 45' x 90' for all lots.*
3. *Minimum rear yard setback shall be 20'. A patio cover may encroach into the rear yard setback up to 10' from the property line except as modified below.*
4. ~~*Lots 13 through 18, indicated as 90' in depth shall be increased a minimum of 5' to make the lots 50' wide to accommodate for the reduced rear yard setbacks.*~~
5. *Lots 13 through 18 are allowed a reduced rear yard setback of 15' for two-story and 10' for single story. Any attached open patio for houses on these lots shall maintain a setback minimum of 7' from the rear property line.*
6. *Two covered parking spaces shall be provided on each lot to meet minimum code requirements. Parking on the driveway will not be considered meeting parking space requirements.*

7. Lots 16, 17, 21, 22, 26 and 27 indicated on the site plan are limited to single-story homes. No two-story products shall be built on these lots.
8. There is a 96" Water Transmission Main in a 25' PUE along the north property line that is jointly owned by City of Mesa and City of Phoenix. No encroachments into this PUE will be allowed, this includes retention basins and walls. The 25' PUE must remain clear and have all-weather access per the City of Mesa Engineering Design Standards. Any landscaping proposed must comply with the City of Mesa Engineering Design Standards. Per the City of Mesa Design Standards Manual, trees cannot be located within 5' of the water main as measured from the base of the tree to the outside of the water line.
9. Trash barrel pad locations shall be no more than 75' from the unit utilizing the pad, particularly dead end streets. Designate area for trash cans to be placed for pick up days for lots 3 & 4.
10. A minimum of two shade structures shall be added to the open space design. One over the proposed tot lot and one adjacent to the picnic and BBQ area to provide shaded seating areas. Shade trees shall be placed in areas to create additional shade areas within the overall open space design.
11. No two identical elevations are permitted on adjacent lots or on lots across from each other.
12. Provide additional detailing to the elevations to increase the quality of the development. Residential product shall be reviewed and approved Administrative Product Approval by the Planning Director.
13. Compliance with all City development codes and regulations.
14. 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 whoever comes first.
15. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
16. Compliance with all requirements of the Subdivision Technical Review Committee.
17. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
18. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: 5-0-1 (Absent: Boardmember Arnett, Abstains: Vice Chair Coons)

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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.