

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **Z14-36 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from RS-35 to RS-15 PAD. This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Summary: Staff member Lesley Davis gave a brief presentation on the case.

John Dawson, 10246 East Brown Road, stated that he was opposed to the project because it is inconsistent with the rest of the area. Mr. Dawson stated that the homes in the area are 2 to 3 acres per lot with a minimum of one acre per lot. He felt that it was unjust to change the rules on a life investment. Mr. Dawson stated that a wall will go through a wash on the proposed project. He questioned why the developer wanted to annex the property. He stated that they can use septic if they did not annex the property. Mr. Dawson stated that two-story homes would look down on his property.

David Laureanti, of 10246 East Brown Road, stated that he supported the project. Mr. Laureanti stated that he was impressed with the desert landscaping proposed on the project.

Chair Carter verified that the washes will be taken care of by ensuring they are protected.

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

That: The Board recommended approval of zoning case Z14-036 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations.
3. 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 for dedication whichever comes first.
4. 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.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Desert Uplands Development Standards as identified in section 9-6-5 of the City Code.
7. Review and approval by the Planning Director establishing Design Guidelines for the Hendrix Point subdivision prior to approval of the residential product and prior to Subdivision Technical Review. Details to include design standards such as those identified in the staff report (Z14-036).
8. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in the Zoning Ordinance.

9. All housing product will be reviewed under a separate Administrative Design Review application and approval process. Applicant will revise and resubmit the narrative, specifically amending the minimum net lot size listed on the Development Standards Table (page 9) from 13,500 square-feet to 14,500 square-feet.
10. All front yard landscaping shall be designed and planted using the Desert Upland Plant List for Native Plants as provided for in the subdivision regulations. In addition, developer and/or homeowner will use salvage plant material from site to the greatest extent possible.

Vote: 5-0 (Absent: Boardmember Arnett and 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