

MINUTES OF THE JULY 16, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Summary: Staff member Lisa Davis introduced GPMInor14-10 and Z14-37 and Preliminary Plat "Crescent Ridge" to the Board. Ms. Davis stated that Staff was still working with the applicant on the residential site plan. Ms. Davis stated that the applicant has requested that Condition of approval #14 be stricken. Ms. Davis also stated that condition #16 can be stricken because the applicant's revised plan meets this lot depth. Boardmember Michael Clement verified that 116 lots of Parcel 2 were affected by condition #14.

Applicants Paul Dugas and Jeff Blandford gave a presentation on the case. They stated that they were not in agreement with stipulations #14 and #18. They stated that the proposed lot coverage was from 50% to 55%, with two single stories at 55% and 51%. They stated that the length of the lots is proposed at 120' instead of the zoning district's minimum of 90'. Boardmember Steve Ikeda verified that there would be enough parking that would include on-street parking. Boardmember Clement commented that the homes facing the western wall create privacy which can be a premium. Boardmember Ikeda suggested that a gate be installed at the western wall to allow people to access the school site. He stated that otherwise the children will jump the wall.

Mr. Blandford described the variety of conceptual products and the various communities in which they have visited in California. Boardmember Clement stated that his product design is only a concept, it is not a concrete design that is guaranteed to be built. Mr. Clement questioned what would be lost or gained if the case should be continued. Mr. Blandford responded that marketing the subdivision would be a problem with any delay. Boardmember Shelly Allen stated that she was not comfortable with the case going forward. Boardmember Allen stated that there is not enough information yet and many of the details are not finalized.

Mike Allred, president of the Santa Rita Ranch Homeowners Association (HOA), stated that the HOA supported the proposed project. Mr. Allred stated that their

only concern was the drainage of the proposed subdivision. He wanted to make sure the drainage design would not impact their subdivision to the south. Mr. Allred stated that at this time dirt and silt builds up from the current drainage on the site.

Planning Director, John Wesley, stated that Staff is comfortable striking condition #14. Mr. Wesley stated that Staff was concerned with condition #18. Mr. Wesley stated that Staff would be more comfortable taking this to Council if the applicant provides a site plan addressing condition #18 prior to placing the case on the Council Agenda. Vice Chair Suzanne Johnson stated that she was comfortable with Blandford Homes producing a quality product. Boardmember Clement stated he was comfortable with the case. Boardmember Allen stated that she was not comfortable because no new site plan was provided and the project was still in constant change. Ms. Allen stated that the applicant provided Staff with more changes one hour prior to the start of this meeting. Boardmember Ikeda was comfortable with the high quality product yet was still not comfortable with on street parking. Mr. Wesley replied that the proposed parking was consistent with subdivisions in Mesa.

Boardmember Michelle Dahlke stated that she was leaning for continuance. Based on Mr. Wesley's comments, Boardmember Dahlke stated that she felt comfortable with Staff reviewing the changes, however, as long as the City Council can track all of the changes to the proposal she could vote in favor. Boardmember Lisa Hudson asked if the Board had the option to add or change a stipulation to get a more concrete site plan prior to the case going to the City Council. Mr. Wesley stated that Staff will make sure that a new site plan is received prior to the case going to Council. Staff member Davis stated that we need to add stipulation #27 to coordinate with the commercial development the alignment of the driveway at the north side of the commercial site and the street connection from the residential development.

It was moved by Boardmember Clement, seconded by Boardmember Hudson

That: The Board recommends adoption of case GPMinor14-010.

Vote: 5-1 (Nay: Boardmember Allen; Absent: Chair DiBella)

* * * * *

Note: *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review.*