

## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

\*Item E.1. **Z15-010 (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion Preliminary Plat**

**Summary:** Staff member Wilson presented the case.

Mr. Reese Anderson, 1744 South Val Vista Drive, #217, Mesa, is the applicant for the project. Mr. Anderson presented a history of a previous zoning request. Mr. Anderson addressed the citizen concerns and presented the drainage plan.

Boardmember Ikeda stated that his concern is to preserve as much of the property as possible. Mr. Ikeda does not see a need for four lots.

Mr. Donald Bahling of 7119 East Indigo Street, Mesa, spoke in opposition of the rezoning. Mr. Bahling stated he purchased his property because of his desire to live in a community with one acre lots.

Mr. Jay Borer of 7125 East Indigo Street, Mesa, spoke in opposition of the rezoning. Mr. Borer referred to the past rezoning case in which the Board denied the rezoning. Mr. Borer was asked by Chair DiBella if he was opposed to the two story homes. Mr. Borer responded that he feels a property should be developed according to the zoning and would not be opposed to two story homes.

Mr. Craig Vossler of 1451 North 71<sup>st</sup> Street, Mesa, spoke in opposition. Mr. Vossler would prefer that 3, 2 story homes are on the property as opposed to the requested 4 homes. He stated his disappointment of the lack of notification of the neighborhood meeting. Mr. Vossler also has concerns how the drainage will effect the other properities in the area.

Vice Chair Johnson verified if some of the properties are in Maricopa County and Staff member Wilson stated that they were annexed in 1988. The properties were developed at the time in Maricopa County.

Mr. David Levitt, 7131 East Indigo Street, Mesa spoke in opposition. Mr. Levitt prefers to maintain the property with 3 large lots, rather than running the risk of possible changes in owners.

Ms. Donna Edwards of 1543 North 72<sup>nd</sup> Street, Mesa stated that her concern is about the drainage and would prefer to maintain the one acre zoning.

Mr. Reese Anderson stated that the property owners desire is to improve the area and welcome the opportunity to work in conjunction with the neighbors to make this development a project that enhances the community.

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It was moved by Boardmember Allen to approve rezoning of case Z15-010 and preliminary plat of "Sunset Cove Estates" and seconded by Vice Chair Johnson

- That:** The Board recommends approval of zoning case Z15-010 conditioned upon:
1. Compliance with the basic development as described in the project narrative and as shown on the site plan and amended preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
  2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
  3. Compliance with all requirements of the Subdivision Technical Review Committee.
  4. 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.
  5. Compliance with all City of Mesa Code requirements and regulations.
  6. Compliance with the development agreement that is approved by Council for this property.
  7. Development to be in general conformance with the site plan dated March 12, 2015 with a maximum of four lots with a minimum lot size being 30,182 square feet.
  8. The structures on the lots shall be limited to one-story in height.
  9. The subdivision wall shall be integral color and not painted.
  10. The applicant shall preserve the saguaros on site.

**Vote: 4-1-0 (Boardmember Ikeda voting nay, Boardmembers Clement and Hudson, absent)**

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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](http://www.mesaaz.gov).*

## MINUTES OF THE MARCH 25, 2015 PLANNING & ZONING MEETING

**\*Item G.1. “Sunset Cove Estates” (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion case to Z15-010.**

**Summary:** This case was discussed concurrently with zoning case Z15-010.

It was moved by Boardmember Allen and seconded by Vice-Chair Johnson

**That:** The Board approved the Preliminary Plat of “Sunset Cove Estates”

**Vote: 4-1-0 (Boardmember Ikeda voting nay, Boardmembers Clement and Hudson, absent)**

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