

MINUTES OF THE DECEMBER 16, 2015 PLANNING & ZONING MEETING

- *4-e Z15-045 District 6.** The 10000 to 11000 block of East Guadalupe Road (north side) Located west of Signal Butte Road on the north side of Guadalupe (17 ± acres). PAD Modification. This request will allow for the reduction of the required minimum garage width for Lots 140 - 143, 175 - 220 and 299 - 403 within Mulberry Parcels 2 and 3. Paul R. Dugas, Blandford Homes, applicant; Desert Vista 100, LLC, owner. (PLN2015-00496)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Summary: Staff member Lesley Davis presented the request to amend the PAD. Ms. Davis stated that staff would not typically be supportive of a reduction in garage width. However, the concerns that staff had have been elevated because of the quality of the development and it effects only 2 of the 4 plans.

Boardmember Allen clarified that the Ordinance was modified in 2011 to require garage sizes to be a minimum of 20x22. Planning Director John Wesley replied this to be correct and clarified that the requirement is to ensure garage sizes are sufficient for two cars. Ms. Allen stated her concern is of setting a precedence for future developments.

Mr. Wesley responded by stating that staff's initial response was that the developer designed the homes knowing the standards and why would staff support this exception. Mr. Wesley continued to explain that as staff worked on the request, they recognized it would effect only a few lots. He stated that the stipulations were worded so not to set precedence as it is a very good development and it was causing some problems with buyers.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle

That: The Board recommends approval of zoning case Z15-045 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.

Vote: 6-0 (Chair Johnson, absent)

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