

**To:** Planning and Zoning Board members  
**Through:** John Wesley, Planning Director  
**From:** Lesley Davis, Planner II  
**Date:** March 23, 2016  
**Subject:** Case: Z16-009 (PLN2015-00581)  
Redesign of Elevations for lots 7 and 8 "The Estates at Valencia South" located south of the southeast corner of Greenfield Road and Brown Road

At the February 17, 2016 Planning and Zoning Board Hearing, staff recommended a condition of approval for case Z16-009 that would require the applicant to introduce housing product or a custom home design for lots 7 and 8 that provided a front door and appropriate detailing for the front of a home along East Fountain Street with details to be approved by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.

The applicant was not in agreement with the condition of approval and the case was discussed with the Board. The applicant proposed to modify their existing home plans to provide additional interest on the south elevation without having to provide a front door along East Fountain Street. The Board indicated that they agreed with staff's concern about providing upgraded elevations along East Fountain Street that minimized the blank walls and garages, but also agreed with the applicant that a front door along East Fountain Street was not necessary. The Board also suggested that limiting lots 7 and 8 to single story homes, would enhance the streetscape. The applicant stated that they had already committed to limit lots 1 through 6 to single story at the request of the neighbors to the south, but they would agree to also limit lots 7 and 8 to single story. **(Condition 9.)**

The case was continued to the March 23, 2016 hearing, to allow staff and the applicant to work together on a solution for the home designs along East Fountain Street.

The applicant has provided a revised elevation as an exhibit to show the level of additional detailing, such as upgraded windows, exposed rafter tails, stone and view fencing that would be added to the south elevation of any home constructed on lots 7 or 8. Staff has created a condition of approval that requires this detailing. **(Condition 10)**

Staff recommends approval of case Z16-009 with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and 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. Residential product must be approved by the Planning Director, prior to submitting for Building Permits for the homes.
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. Owner granting an Avigation Easement and Release to the City, pertaining to the Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
7. Written notice be provided to future residents, and acknowledgment received that the project is within two (2) miles of the Falcon Field Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Lots 1 through 8 are limited to single story homes.**
10. **Provide enhanced elevations for lots 7 and 8 that provide detailing along East Fountain Street in accordance with the attached exhibit titled "Plan 3177 – Enhanced Side Elevation (Lots 7 & 8)", dated March 15, 2016. Details shall include exposed rafter tails, use of stone, upgraded windows, view fencing and a direct walkway to the street separate from the driveway. The final elevations for lots 7 and 8 must differ from one another. Approval must be received by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.**

ld

G:\P&Z Case folders\Z16\Z16-009- 1000 block of North Greenfield Road Blandford Homes\PACKET\Z16-009 PZ Board Memo.docx