

City of Mesa
Planning and Zoning Board
Proposed Modifications to Z16-030
Sanctuary at Alta Mesa

Park Links at Alta Mesa
HOA Board of Directors
Jack Broughman – President
Norah Chidester – Secretary
Bill Kaiser – Treasurer

As representatives of the residents of Park Links, we wish to request that the Planning and Zoning Board consider certain modifications to the application submitted by SW Land Services for development of the property at East McKellips Road and Alta Mesa Drive.

While we look forward to having this empty space developed, we are at odds with certain aspects of the development plan. Primarily, we are concerned with the very shallow setback of these new homes from the wall that divides the two developments. The current proposal will place 28 to 30 foot tall homes only 15 feet from the property line. Not only that, but the ground elevation on which those homes will be built is significantly higher than the ground elevation for the adjacent Park Links homes.

The essence of our proposed modification is to move the planned street on the West portion of the development. By moving this street to the West boundary and repositioning those building lots to the East side of that street, the setback from the property line will be increased by at least 30 feet. This can be done without decreasing the number of home lots in the Sanctuary development. Additionally, this will allow space for a row of trees to be planted between the repositioned street and the boundary wall. Both of these changes will significantly enhance each of the communities.

Attached please find:

- A] Our proposed modified plot layout.
- B-C] Ground elevation drawings highlighting the visual effect of moving the street.
- D] Notes regarding certain statements in the Staff Report.

BUILDING SETBACK TYPICAL

REPLACE CLAMP RETURN
WITH NEW ADA COMPLIANT PUMP

BASIS OF BEAR

SITE DATA
PARCEL NUMBERS: 141-44-0-0
GROSS AREA: 162820 S.F.
4.4989 AC.

NET AREA: 187608 SF.
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-2.5

TOTAL NUMBER OF LOTS: 36

DENSITY: 6.46 DU/ACRE

12

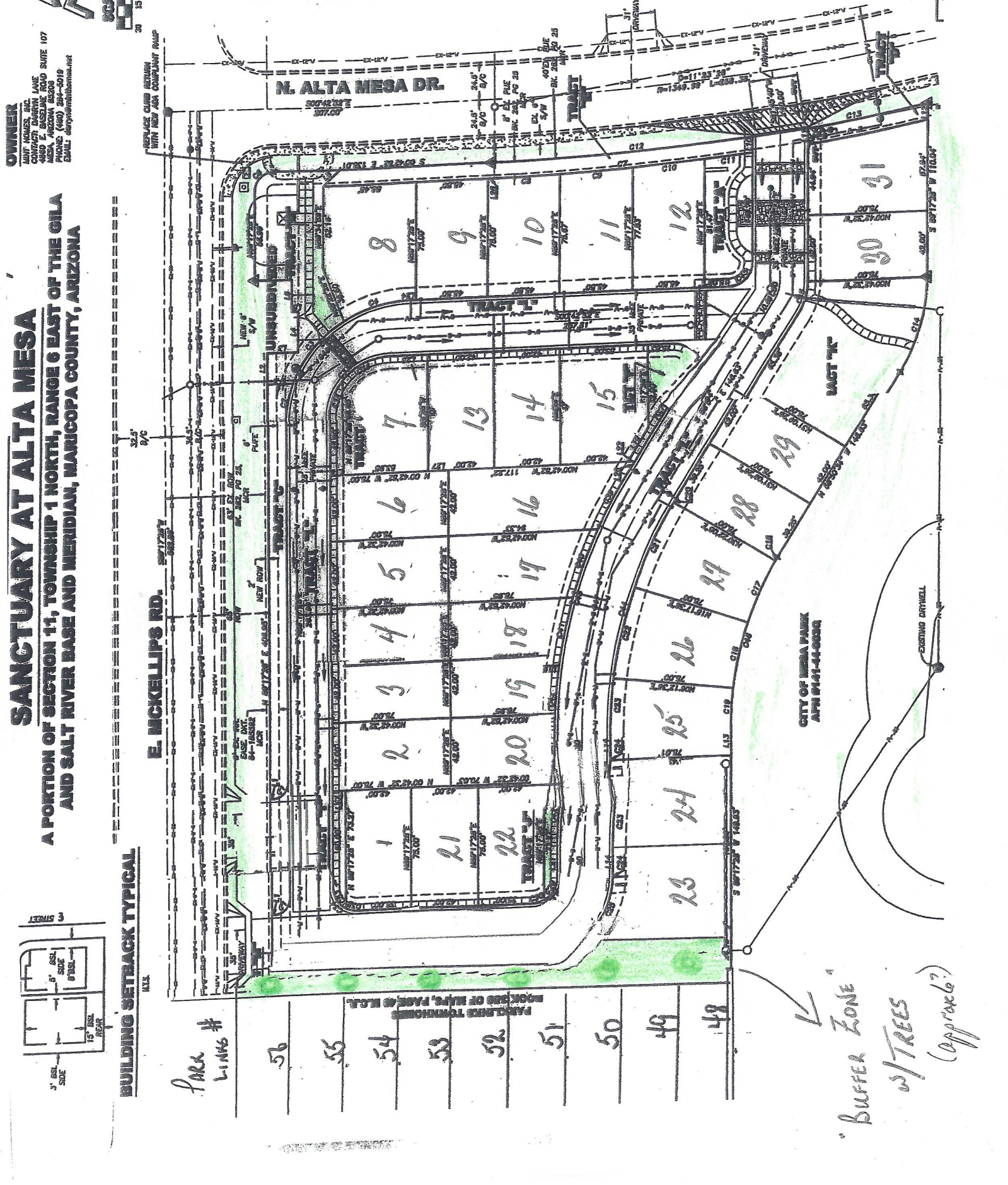
SIDE

BUILDING

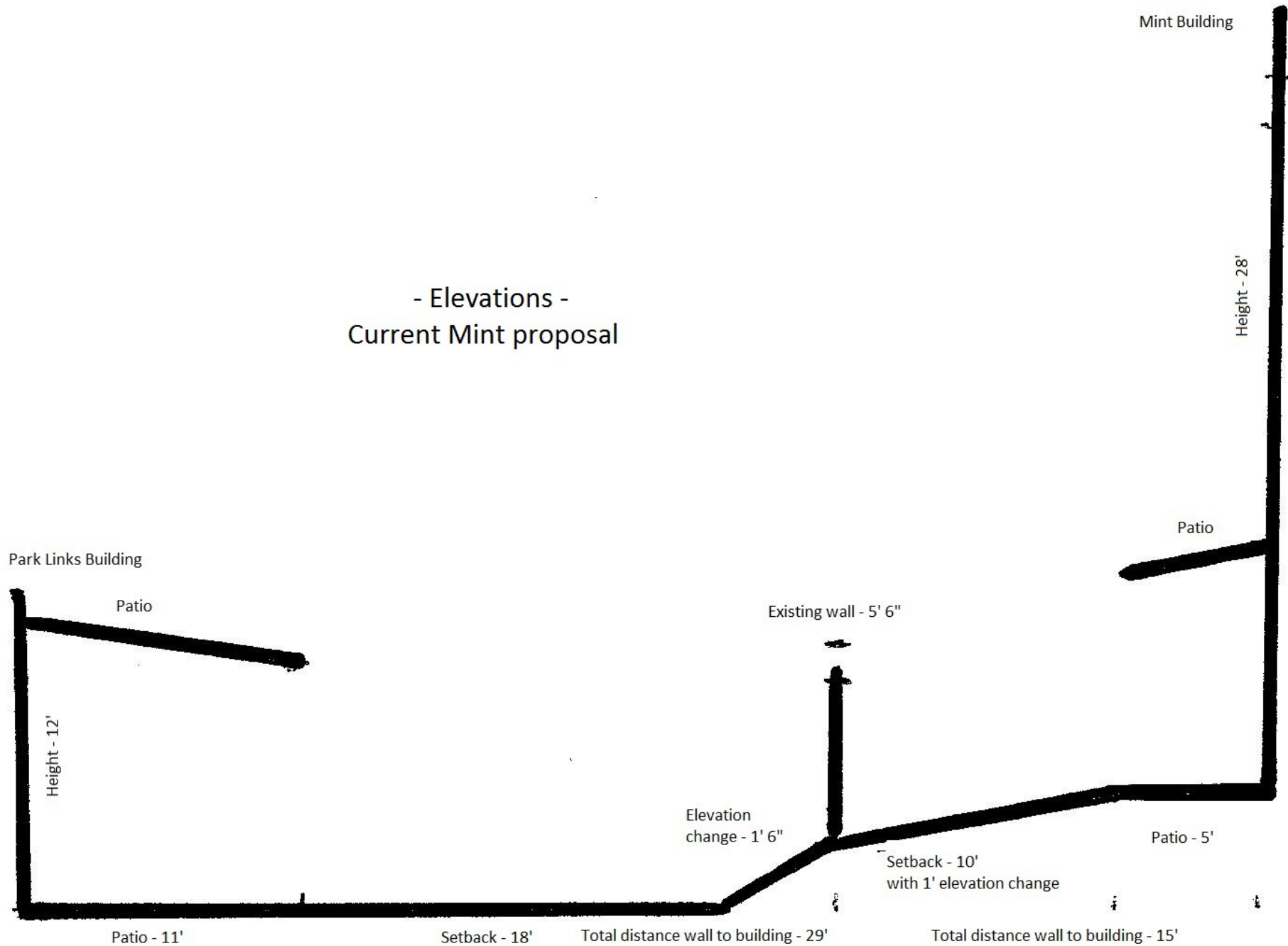


10766
GREGORY L.
ALLEN

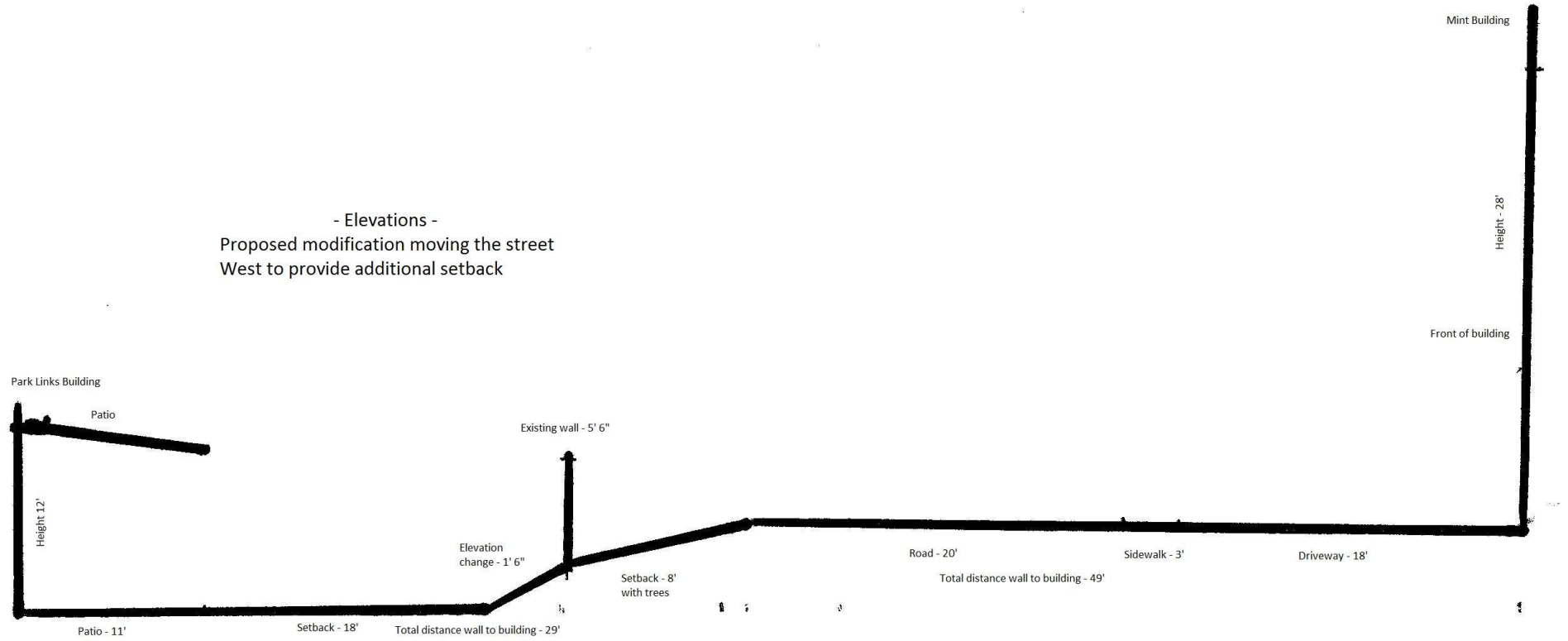
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- Elevations -
Current Mint proposal



- Elevations -
Proposed modification moving the street
West to provide additional setback



Staff Report

MODIFICATIONS

The applicant proposes a rear patio setback at 10' instead of the required 15'. Staff is supportive of this request as the setback to the livable area of the home is met at 15' and the proposed patio setback matches the patio setback for the adjacent patio homes to the west, as well as similar type developments in Mesa.

- > Sanctuary setback will be 10' plus a 5' patio = 15' total.
- > Park Links setback is 18' plus an 11' patio = 29' total.
- > This is hardly matching.

NEIGHBORHOOD PARTICIPATION

The applicant has included the minutes of these meetings in the Citizen Participation report. Some neighbors to the east expressed concern with privacy issue with two story homes adjacent to the west property line. The applicant has reported that the HOA President for the adjacent neighborhood was pleased to understand that the rear setbacks will match the Park Link setback. He would report back to the other members of the Park Links HOA. Overall he was pleased with the project and looking forward to the development.

- > See setback matching comments above.
- > While Mr. Broughman is pleased that this vacant area will be developed, he is not pleased with the two story buildings on such a very short setback.

Additional comments:

At the Neighborhood meeting there was discussion about raising the property line wall to increase privacy for the homeowners in both developments. The response at that meeting was "we will consider it". Raising the height of that wall is still not noted in the plans. If the original proposal is ultimately accepted, we request that this wall height increase be stipulated at 16 inches and be specifically included in the planning documents. If the modified proposal with the street moved is the approved plan, increasing the wall height will not be required.

At the Neighborhood meeting there was discussion about planting trees immediately to the East of the property line wall to act as an additional privacy buffer. The response was that the developer had no ability or authority to plant trees in the back yards of these private residences. While that may (or may not) be true, if the developer were to make these trees a standard part of their plan, I find it hard to believe that many homeowners would find it objectionable and ask that they be excluded. If the modified proposal with the street moved is the approved plan, these trees will be on community property and is no longer an individual homeowner concern.

One item that was not discussed at the Neighborhood meeting and is also not discussed in the plan documents is the privacy wall at Park Links unit #48. This unit has a view of the City Park and has a half high wall topped by a three foot wrought iron fence. If the original proposal is ultimately accepted, the view through this wrought iron fence will be of a 30 foot tall building 15 feet away. At least the North half of this wall must be rebuilt as a solid wall. If the modified proposal with the street moved is the approved plan, the view will be of treed landscape and quite acceptable.