

- *4-c Z16-030 District 5.** 5500 block of East McKellips Road (south side). Located east of Higley Road and south of McKellips Road. (4.5± acres). Rezoning from RM-2-BIZ-PAD to RSL-2.5-PAD-PAD; Site Plan Review. This request will allow the development of a single-residential subdivision. Sandra Welty, SW Land Services, LLC, applicant; AMM Investments, owner. (PLN2016-00282)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

Summary: Staff member Ellsworth explained case Z16-030 to the Board.

The applicant Darren Lane, Mint Homes, further explained the case to the Board.

Mr. Lane explained to Boardmember Dahlke that there would be challenges with building to a reduced 63' lot depth, with a 20' driveway, and a 15' set back in rear. He stated that these dimensions would leave a 13' kitchen section behind the garages, and with a 32' wide product, this would create hallways, and not livable space in the homes.

Mr. Lane confirmed for Boardmember Ikeda that the original plan called for 37 lots, but the final site plan shows 31.

Norah Chidester, 5445 E. McKellips Rd, Unit 50, did not speak, but was in favor of the project with conditions.

Todd and Maria Garber, did not wish to speak, but were in favor of the project with conditions.

Jack Broughman, 5445 E. McKellips Rd., #26, did not wish to speak, but was in favor of the project with conditions.

Ann Beljan, general manager of Alta Mesa Golf Club, spoke in favor of the project. Ms. Beljan wanted to publicly state that there is a well in the easement on the Northwest corner of the property, which may create a possible noise pollution situation from the pumps that run at night. She added that Lots 18 and 19 could be most significantly affected, and that the pumps are accessed from the public street, and are inspected roughly 2 times daily.

Bill Kaiser, 5445 E. McKellips, in Park Links, the community located immediately adjacent to the west, spoke on behalf of himself and a few other Board members from the community. He explained the hand-drawn revised site plan that he had intended to submit to the Board a few hours before the Meeting. Mr. Kaiser stated that the main issue is with the setback and the positioning of the road along the western side of the new development. Mr. Kaiser was appreciative of Mint Homes agreeing to move the setback back 8', agreeing to raise the western common wall, and agreeing to the planting of trees in the backyards of the lots immediately adjacent to the existing community. Mr. Kaiser explained to the Board that he was hoping to have the street moved adjacent to the boundary wall, adding an additional 35' of buffer space. He explained that with 27' tall homes that are positioned 21' off of the back yard, he would prefer more of a buffer. He added that

in the plan, two of the lots would be only 70' deep instead of 75', and suggested a potentially smaller product, as seen in other Mint homes subdivisions, measuring 1800 sq. ft. instead of the roughly 2100 sq. ft. product shown here. Mr. Kaiser also proposed to split the planned park amenity on the south side of the subdivision and reposition it closer to the western side to create an additional buffer. Mr. Kaiser closed in saying that he is not against the development, just the proximity of the houses along the western border of the property.

Jarom Homer, 3514 N. Power Road, Suite 107, spoke in support of project.

The applicant explained that he appreciated the neighbors' concerns and has done many of the things that they have asked for to foster an equally beneficial transition. He explained that one of the plans submitted proposed to split the park amenity in half, but Staff suggested the combination to create a more impactful amenity. Mr. Lane explained that there would be an economic impact on 5 lots if the lot depth were to be reduced, and stated that the project started with 37 lots and then were reduced to 31, but the development has gained value, overall. The applicant confirmed for Mr. Ikeda that there is on street parking, but a "no-parking" zone on the north side of the furthest north road. Mr. Lane closed in saying that with the usable driveways planned in the development, there will be less of a demand for on-street parking.

Mr. Lane confirmed for Boardmember Boyle that the houses in the community to the west, have a 10' setback to the patio, 20' setback to the livable, and that the new development is showing 16' setback to patio and 21' setback to livable. Mr. Lane added that with the backyards next to each other, the back walls of adjacent homes will be 41' at a minimum, but closer to 50' on average.

The applicant confirmed for Boardmember Duff that the wall along the western property line measures from 4'8"-5' 2", in height, currently, but a course of block will be added to raise the wall to 5'10-6' for privacy concerns.

Boardmember Sarkissian, stated that she understands the neighbor-submitted alternative plan, but said that she could see lots of people parking along a wall, raising a security issue, so she is in favor of the current plan.

It was moved by Boardmember Ikeda and seconded by Boardmember Sarkissian to approve case Z16-030 (with revised plan) with conditions:

That: The Board recommends the approval of the case Z16-030 conditioned upon:

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 all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. Owner shall grant an Avigation Easement and Release to the City, pertaining to 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).
6. Written notice be provided to future residents, and acknowledgment received that the project is within a mile of Falcon Field Airport.
7. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
8. **Building product must include a variety of building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 7-0

* * * * *

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