

***Discuss and make a recommendation to the City Council on the following zoning cases:***

- \*4-a Z17-001 District 5.** The 1600 through 2000 blocks of North Ellsworth Road (east side) and the 9200 block of East McKellips Road (south side). Located on the east side of Ellsworth Road south of McKellips Road (30.46± acres) Rezone from RS-35-PAD to RS-15-PAD PAD; and Site Plan Review. This request will allow the development of a single residence subdivision. Paul R. Dugas, Pinnacle Ridge Holdings, applicant; Phoenix Land Division, LLC, owner. **(Companion Case to Preliminary Plat "Canyon Preserve") (Associated with Item 5-a.) (PLN2016-00882).**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

**Summary:** Lesley Davis explained case Z17-001 to the Board.

Applicant Paul Dugas, 3321 E. Baseline Road, Gilbert, stated Canyon Preserve is a part of the Mountain Bridge Master Plan. Mr. Dugas stated the homes will be single-story and will tier up to the slope to preserve the mountain views and open space.

Jerry Clingman, 1744 N. 93<sup>rd</sup> Street, spoke in opposition to the case. Mr. Clingman stated he feels the property size and amount of homes are not consistent with the surrounding area. Mr. Clingman would like the lot sizes to be increased to 2.5 acres. Mr. Clingman stated he did not receive notification of the request for the development.

Kay Reardon, 1744 N. 93<sup>rd</sup> Street, opposes the development and feels it will prevent the wildlife from roaming the open space. Mr. Dugas replied that with the exception of the lots, the remaining area will be left as open space.

Chair Clement inquired if the objection Mr. Clingman has to the development is the amount of lots proposed. Mr. Clingman responded this is correct and his preference is to have larger lot sizes.

Lesley Davis clarified how the open space was calculated for this development. She continued to explain the lots are smaller to allow greater open space.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to approve case Z17-001 and to include an additional mailing within 500' to notify the residents of the April 3, 2017 City Council meeting with conditions:

**That: The Board recommends the approval of the case Z17-001 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).

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2. Compliance with all City development codes and regulations.
3. A grading permit is required prior to any grading of the site.
4. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
5. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
6. Dedicate any necessary 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee, including the Desert Uplands Development Standards.
9. Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.

**Vote: 7-0**

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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)***