

MINUTES OF THE MARCH 22, 2017 PLANNING & ZONING MEETING

- *3-b** **Z17-007 District 1.** The 2300 block of East McKellips Road (north side). Located east of Gilbert Road on the north side of McKellips Road. (1.3± acres). Rezone from AG to RM-2-BIZ; and Site Plan Review. This request will allow for a multi-residential development. Porter Kyle, LLC, applicant; Parry Investments, LLC, owner. (PLN2016-00951).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case Z17-007 to the Board. Mr. Alam stated the request is to rezone from AG to RM-2-BIZ. The request for the BIZ overlay allows for a waiver from the development standard. The request for the BIZ Overlay allows the following changes from city standards; 1) change setback requirements; 2) reduction of private openspace; and 3) reduction of minimum dimension for enclosed garage. Mr. Alam stated staff has been contacted by one resident concerned that the development was presented as townhomes and voiced concerns with increased traffic on McKellips Road.

Stephen Stark, 2039 N. Almond Grove, spoke in opposition. Mr. Stark stated he opposes the building setback at the corner which will encroach on the neighbors property and feels this encroachment will negatively effect property values. He stated there had been a neighborhood meeting which the applicant did not attend. Mr. Stark has concerns that the development will increase traffic on McKellips Road.

Applicant Sean Lake, 1744 S. Val Vista, #217, spoke about the project. Mr. Lake stated he is excited about the project and feels it will be a wonderful addition. Mr. Lake lives in the neighborhood and the property has been vacant for sometime. Mr. Lake responded to the concern of Mr. Starks regarding the deviation of the north end of the property. Mr. Lake confirmed the unit requiring the deviation has been removed from the site plan and now meets the required 30' setback, removing the need for a variance. He stated they have had considerable outreach, meeting with neighbors in their homes. He stated the missed neighborhood meeting Mr. Stark referred to was a miscommunication and apologized for not attending. Mr. Lake stated they have met the neighbor directly to the north of the project and addressed any concerns they may have had.

Boardmember Ikeda inquired if the units will be rented or sold individually. Mr. Lake responded at this time the developer prefers them to be rentals. However, if the developer chooses to sell the units, a plat would be required prior to any individual sales.

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Boardmember Sarkissian inquired about the meeting with the neighbor at the north west corner triangle and Mr. Lake responded there was discussion of the deviation of the setbacks as well as use of the property. Mr. Lake stated the neighbor was pleased with the removal of the top unit which meets the required 30' setbacks.

It was moved by Boardmember Ikeda and seconded by Boardmember Sarkissian to approve case Z17-007 with a BIZ overlay and revised conditions of approval:

That: The Board recommends the approval of the case Z17-007 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City requirements except as modified by this BIZ.
3. Compliance with all requirements of Design Review case # DR17-009 for architectural and landscaping design.
4. Modifying the proposed site plan for acceptance by the Planning Director to include the following items:
 - a. Provide an eight-foot wide pedestrian zone along the front of all units that is distinguished from the center drive aisle through a roll curb; and
 - b. Incorporating all the requirements of the Design Review Board (DR17-009) to include, but not limited to, the redesign of the ground plane and facades along the front of the units.
5. All retention basins shall be designed per Section 11-33-6 of the Mesa Zoning Code:
 - a) Retention basin design shall provide consolidated basins. Multiple, small retention areas are not acceptable unless basins are interconnected and designed per City of Mesa Engineering Manual; and,
 - b) Landscaping shall be provided in all areas of the retention basin including side slopes, the perimeter edge around the basin and along the bottom of the basin.
6. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: 4-0-1 (Chair Clement and Boardmember Duff, absent; Boardmember Boyle, recused due to conflict of interest)

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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