

MINUTES OF THE MARCH 22, 2017 PLANNING & ZONING MEETING

Items not on Consent

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

- 4-a Z16-056 District 6.** The 11500 through 11600 blocks of East Warner Road (south side). Located at the southwest corner of Warner Road and Meridian Road. (8 ± acres) Rezone from LC to RSL-3.0; and Site Plan Review. This request will allow the development of a single residence subdivision. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. **(Companion Case to Preliminary Plat "Warner Enclave") (Associated with Item 5-a.)** (PLN2015-00450). **Continued from February 15, 2017**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lesley Davis updated the Board on case Z16-056. Ms. Davis stated the developer has reduced the number of lots from 41 to 38 and committed to providing two single-story homes backing up to Warner and Meridian. Another commitment is to provide additional 50' wide lots along the two street frontages. Ms. Davis stated she has received a letter from the HOA president to the south in support of the project that includes agreement for providing additional amenities.

Jeff Giles, Clouse Engineering, 5010 E. Shea Blvd., provided an update to the Board. Mr. Giles stated they met with the neighbors to work out compromises. After meeting with the neighbors to the north, Mr. Giles stated the developer has removed 3 lots, created more 50' wide lots and guaranteed there will be 2 lots on the north and east side which will be built with one-story homes.

Mr. Giles stated they discussed concerns of the HOA to the west and south. One of those concerns was the community using their recreational facilities. Some of the things they worked out were a commitment to upgrade the amenities and provide the neighboring community access through a pedestrian connection. Through these compromises, they hope to have access to the sewer connection.

Vice Chair Dahlke read names of residents in the audience that are opposed to the project and did not wish to speak:

Carolina Griffith, 11515 E. Roscoe Avenue
Jonelle Lively, 11461 E. Roscoe Avenue
Carma Lively, 11503 E. Roscoe Avenue

Tawnya Holland, 11504 E. Rutledge, spoke. Ms. Holland stated she feels they have come to a positive compromise. She is asking that the developer be required to attempt to sell two more lots as single story homes. If they

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are unable to sell after several months, then they would be allowed to sell them as two story homes. Ms. Holland stated it was wonderful to be able to work together. Boardmember Boyle confirmed that Ms. Holland is requesting more single story homes which could counter her request for more expensive homes to be built. Mr. Boyle stated typically a single story residence would have a lower price than two story homes. Ms. Holland responded that the majority of the consensus in the neighborhood is that they are more concerned about the curb appeal. Boardmember Ikeda confirmed that the request is for the developer to provide more two story homes. Ms. Holland confirmed that is the request.

Mr. Giles responded to the comments made by Ms. Holland. Mr. Giles stated they had discussed this at length during the neighborhood meetings. He stated if a two story home is built on a single story width, the setbacks would be increased. He continued to explain that the market will determine what is built.

Vice Chair Dahlke stated the applicant has done a good job working with the neighbors and addressing their concerns and still have a good project. Boardmember Sarkissian feels the request from the neighbors would be difficult to enforce and happy there is compromise. Ms. Sarkissian stated market conditions will determine which home is built on the lots. Boardmember Astle stated this is a good example of neighborhood outreach.

It was moved by Boardmember Astle and seconded by Boardmember Sarkissian to approve case Z16-056 and the associated Plat with revised conditions and the final site plan in Legistar:

That: The Board recommends the approval of case Z16-056 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. **Prior to submission for building permit review, submit residential product for review and approval by the Planning Director to include:**
 - a. **Compliance with Building Form Standards established in Chapter 5 of the City of Mesa Zoning Ordinance;**
 - b. **Use of real building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.); and,**
 - c. **Side and rear elevations must be enhanced with appropriate transitions of wainscots, window detailing and enhanced covered patios as shown in the elevations submitted.**
 - d. **A single-story plan option.**

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6. Provide a minimum of two single-story homes along Warner Road and two single-story homes along Meridian Road.
7. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

Vote: 5-0 (Chair Clement and Boardmember Duff, absent)

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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