

## MINUTES OF THE MAY 17, 2017 PLANNING & ZONING MEETING

- \*4-c      Z17-017 District 5.** The 1100 block of North Ellsworth Road (west side). Located on the west side of Ellsworth Road south of Brown Road (4.84 ± acres). Rezone from RS-43 to LC-BIZ and Site Plan Review. This request will allow a self-storage facility. Adam Baugh, Withey Morris, PLC, applicant; Magic Gifts, LLC, owner. (PLN2017-00121).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Wahid Alam presented case Z17-017 to the Board. Mr. Alam detailed the challenges presented by the location and shape of the parcel.

Applicant Adam Baugh, 2525 E Arizona Biltmore, stated the shape of the site is a triangle with limited access due to a median along the Ellsworth Rd frontage making it difficult to develop. He understood the importance of working with the Community and met with the adjacent HOA to discuss what is important to them. Mr. Baugh stated things that they identified as important were lighting, current drainage problems and building heights. Mr. Baugh stated that these concerns were addressed by maintaining heights on the southern edge of the site that were similar to single family residence heights and by providing the required amount of underground retention. Another concern expressed by neighboring property owners was to maintain the views of the mountains in the area. Mr. Baugh explained that this issue was addressed by planting saguaro cactus in lieu of trees with large canopies along the canal.

Bob Miklos, 1054 N. 91<sup>st</sup> Place, spoke in opposition of the self-storage facility. Mr. Miklos stated his concerns are the density, drainage and proposed building height. He lives 30 feet from the development and has mountain views. This proposal will block these views. When he purchased his home, the property was zoned for single family homes. Mr. Miklos is proposing a smaller development and that the water runoff stay on the property.

Mr. Baugh responded to the concerns that Mr. Miklos presented. Mr. Baugh showed an exhibit of the view corridor which shows the line of site does not disrupt the view. He stated they have been responsive to the neighborhood concerns by lowering building heights and internalizing the drainage.

Boardmember Sarkissian confirmed the top of the parapet to be 19'4" and Mr. Baugh replied the parapet will be 21'. There are 2 separate buildings because they wanted to respect the desert uplands area by breaking up the footprint of the buildings on the site.

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Boardmember Ikeda stated he is familiar with this property and when the flood control canal came through it changed the footprint of the area. He feels there has been a lot of work done with this project and this is a good development for this property.

It was moved by Boardmember Ikeda and seconded by Boardmember Boyle to approve case Z17-017 with conditions:

**That: The Board recommends the approval of the case Z17-017 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review approval case DR17-024.
3. Compliance with all City development codes and regulations.
4. *Signs (detached and attached) require separate approval and permit for locations, size, and quantity.*
5. ***Prior to submission for building permit review, receive approval to vacate that portion of Ellsworth Road needed to straighten the Right-of-Way line as shown on the site plan, or amend the site plan as needed to show the correct Right-of-Way line and provide a minimum five-foot landscape strip between the Right-of-Way line and the drive aisle.***

**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)