

MINUTES OF THE JUNE 21, 2017 PLANNING & ZONING MEETING

- *4-e Z17-026 District 5.** The 6500 block of East Brown Road (north side). Located west of Power Road on the north side of Brown Road. (8.0 ± acres). Rezone from RS-9 and OC-PAD to RM-2-PAD; Site Plan Review; and Special Use Permit. This request will allow for the development of a transitional senior living facility. Tyler Wilson, Ryan Companies US, Inc., applicant; Brown Road Baptist Church, owner. (PLN2017-00182).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case Z17-026 to the Board. Mr. Alam stated it is a well designed site and the applicant has involved the neighbors with support of the surrounding residents. The applicant has been to the Design Review Board workshop twice and details are still being worked out for final design approval. Mr. Alam clarified the height of the three story building is 44' tall to the top of the ridgeline. It is located strategically on the west side next to the park and away from the residential homes.

Boardmember Boyle inquired if the Planning and Zoning Board has issues with the design of a project, is the Board limited to opposing or approving any project.

Planning Director John Wesley responded there is some overlap of the Design Review Board and Planning and Zoning Boards. Overall, the design is reviewed by the Design Review Board and and this Board can provide feedback. Mr. Wesley stated in terms of what the ordinance allows for, specifically in this case, it has the PAD element with it. The intent of the ordinance is to provide high quality development and the emphasize is to look at the overall design.

Boardmember Boyle feels the architecture of this specific project does not meet the high quality standards. John Wesley stated the Design Review Board is not completely satisfied with the design and is hoping the applicant makes a few more changes. He stated the applicant has responded to most of the comments. Boardmember Astle inquired what those elements are being reviewed to meet the PAD quality. Staffmember Alam responded that the site plan is one element which demonstrates the quality by providing a lot of open space and spreading the development out over the entire site.

Boardmember Boyle stated the landscape is quality and feels the elevations leave a lot to be desired. Vice Chair Dahlke agrees the applicant meets the idea behind the PAD mainly because of the landscape and site plan. Ms. Dahlke feels this outweighs the design and will leave the design up to the Design Review Board and staff to work out the details.

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Applicant Shaine Alleman, 2525 E. Camelback Road, spoke about the project. Mr. Alleman stated the developer is a very prominent construction company that has received many awards for other developments. He stated they had a great turnout of over 30 residents attending the neighborhood meeting. From that meeting, they were able to create additional elements to the elevations. The Design Review Board had a lot of comments at the first meeting and when they went back to the Board, there were some elements which were changed. Mr. Alleman discussed some of the elements that the Board was looking for. The Board wanted more detailing, more stone work, and they did not like the tower so that has been redesigned. Mr. Alleman stated they are continuing to work with staff and the Design Review Board to finalize the design.

Boardmember Boyle responded that this appears to look like a thirty year old building and does not feel this design is quality.

Resident Carol Griffin, 6603 E. Griffin is in favor of the project and did not wish to speak.

Resident Judy Ann Shy, 1325 N. 66th Street is in favor of the project and did not wish to speak.

Vice Chair Dahlke inquired what Boardmember Boyle would like to see changed specifically. Boardmember Boyle responded that a building of this size appears as a giant stucco building, with little articulation to it.

Tyler Wilson, 3900 E. Camelback Road, with Ryan Companies stated most of the senior living projects they have been developed are in upper Midwest. This would be their second project in the southwest, the other one is in Scottsdale. Mr. Wilsons stated they have a proposed project in Chandler which is similar to the project proposed in Mesa. He stated this project fits well in the neighborhood and has the feel of a home for the residents.

It was moved by Vice Chair Dahlke and seconded by Boardmember Duff to approve case Z17-026 with conditions:

That: The Board recommends the approval of the case Z17-026 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 except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision process;
3. All street improvements and perimeter landscaping to be installed with the first phase of development;
4. Compliance with all City development codes and regulations;
5. Compliance with all requirements of Design Review approval (DR17-027);

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6. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
 - a) Provide an alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
 - b) Provide parking lot screening along Brown Road, Tonto Street, 65th and 66th Streets.
 - c) Design screen walls and trash enclosure including above ground generator compatible with building architecture in material, color and texture.
 - d) Provide direct pedestrian connectivity with the main entrance of the memory care facility to the sidewalk along Tonto Street. Also provide direct pedestrian connection from the east wing of the assisted living facility to 66th Street.
 - e) Provide a minimum of 12 bike spaces distributed around the entire site, near the building entrances.
7. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
8. The three-story wing along 65th Street shall not be more than 44' top of ridge line (33' plate height and 38' mid-point of slope roof).

Vote: 4-1 (Boardmember Boyle, Nay; Boardmembers Sarkissian and Ikeda, 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