

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

- *4-a Z17-021 District 6.** The 8500 to 8800 blocks of East Guadalupe Road (north side). Located on the north side of Guadalupe Road west of the 202 San Tan Freeway (20± acres). Rezone from LC-PAD to RS-6-PAD and Site Plan Review. This request will allow the development of a single residence subdivision. Brennan Ray, Burch & Cracchiolo, P.A., applicant; Santan ShopDevCo I, LLC; Guadalupe 202, LLC; BroDen Santan, LLC, applicant. (PLN2017-00152). **(Companion Case to Preliminary Plat "Tavera North") (Associated with Item *5-a.)**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

Summary: Planning Director John Wesley presented the case to the Board. Mr. Wesley stated the site has been vacant for many years as commercial development and the applicant is requesting the property to emails from the surrounding property owners expressing concerns about two-story units and concerns of an increase in traffic off of Joslyn.

Applicant Brennan Ray, 702 E. Osborn, addressed concerns from the surrounding property owners. Mr. Ray discussed the outcome of the neighborhood meetings that were held. There were six neighbors in attendance to the first meeting. One concern was traffic and transportation staff will look at that. The other concern was the two-story homes backing up to existing homes. Mr. Ray outlined setback requirements for both single-story and two-story homes. He stated the applicant feels the market should dictate what home should be built on lots.

Resident Flora DeAngelo, 8705 E. Nopal Avenue, spoke of her concerns that her property will back up to two lots. Ms. DeAngelo is requesting the applicant build single-story homes on those two lots. She stated she is not opposed to the project and would appreciate an additional buffer.

Kelly Hyde, 8532 E. Naranja Avenue, spoke in opposition to the project. Mr. Hyde stated the project poses privacy issues and feels the development will drop property values. He stated his property will back up to three lots and is requesting one-story homes constructed on those lots.

Applicant Brennan Ray responded to the residents comments. Mr. Ray clarified rear setbacks will be reduced for single-story homes and will be closer to existing homes. Mr. Ray stated they agree to stipulate single-story homes for lots 8 and 9; and is proposing to limit lots 12, 13, 15 and 17 to single-story homes.

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Chair Clement stated he felt the applicant has addressed the concerns of the neighbors. Boardmember Boyle confirmed the single-story setbacks are less than two-story and would push those homes closer to Mr. Hyde's side yard. Brennan Ray responded that single-story homes have a larger footprint which would require a less setbacks than a two-story.

Boardmember Duff inquired why the purposed lots 14, 16 and 18 are not included in the list to be single-story homes. Applicant Brennan Ray responded those lots would be available to allow the market to decide how they are developed. Chair Clement clarified that all of the lots could be all single-story if the market dictates it.

Vice Chair Dahlke requested resident Mr. Hyde provide his opinion on limiting lots 8 and 9 to be single-story and his understanding that the homes would be closer to his property than a two-story home would be. Resident Mr. Hyde stated he would prefer the lots adjacent to his home be a single-story, understanding the home would be closer to his property than a two-story home. Boardmember Duff stated her concern that a two-story home on lot 7 would tower over the driveway of Mr. Hyde's home. Applicant Brennan Ray agreed that lot 7 would be included in the lots to be limited as single-story.

It was moved by Vice Chair Dahlke and seconded by Boardmember Astle to approve case Z17-021 and preliminary plat and to limit lots 7, 8 and 9 on the west side of Joslyn and lots 12, 13, 15 and 17 on the east side of Joslyn to single-story homes:

That: The Board recommends the approval of case Z17-021 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) except as may be modified below.
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. Owner granting an Avigation Easement and Release to the City, pertaining to the 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).
6. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures are to be incorporated into the design and

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construction of the buildings to achieve a noise level reduction of 25 db.

8. **Building product is required to be reviewed and approved through the Administrative Review Process.**
9. **Update the Project Narrative to include building product to include a variety of building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**
10. **Lots 7, 8, and 9 on the West side of Joslyn will be built with single story homes only.**
11. **Lots 12, 13, 15 and 17 on the East side of Joslyn will be built with single-story homes only.**

Vote: 5-0 (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