

MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-f ZON18-00359 District 4.** The 1100 block of South Stapley Drive (east side). Located east of Stapley Drive and north of Southern Avenue. (1.6± acres). Rezoning from LC to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence development. Dane Astle, Edifice Architecture, applicant; Stapley & Southern Partners, LLC, owner. **(Companion case to preliminary plat "Stapley & Southern Townhomes", associated with item *5-b)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Cassidy Welch presented case ZON18-00359 to the Board.

Ms. Welch explained this is a request to rezone the property to accommodate a single-residence attached development. Ms. Welch stated staff feels comfortable with this request due to the nature of the site and the length it has been vacant.

Sharon Howden, 1265 E. Forge Avenue, spoke in opposition. Ms. Howden stated the neighborhood was unaware of this project until recently and feels this is not an appropriate location for two-story buildings. Ms. Howden requests that this request be postponed until late October to give the residents an opportunity to attend this meeting.

Denise Sorn, 1334 E. Forge Avenue, spoke in opposition. Ms. Sorn stated the neighborhood was not notified until June of this meeting. Ms. Sorn feels there are too many homes in the area.

Reese Anderson, 1744 S. Val Vista, spoke for the applicant. Mr. Anderson responded to the citizen comments and explained this project will be for sale at market rate homes and will not be turned into a halfway home. He explained the code allows a distance of 20' for two story homes and this project will have a 40' setback with the building facing residential will not have windows. He explained continuing this project would not be feasible for the contractor or property owner. There will be no vehicular or pedestrian connection to the outlining neighborhood.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve case ZON18-00359 and associated preliminary plat "Stapley & Southern Townhomes" with conditions of approval:

That: The Board recommends the approval of case ZON18-00359 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 City development codes and regulations, except as modified with this PAD.
3. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.

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4. Prior to issuance of a building permit, record the following easements sufficient to provide access to the arterial street(s);
 - a. Cross-access with the adjacent property to the south.
 - b. Cross-access with the adjacent property to the north.
 - c. Cross access with the adjacent property to the west.

Vote: 5-1 (Vice Chair Astle, abstain; Boardmember Sarkissian, absent)

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