

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

- *4-a ZON18-00446 District 4.** Within the 600 block of West Pepper Place (south and north sides) and 0 block of North Date (west side north of Pepper Place). Located north of Main Street and west of Country Club Drive. (3.5± acres). Rezoning from RM-2 to RM-3-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Perlman Architects of AZ, applicant; Chicanos Por La Causa, LLC, owner. **(Companion case to preliminary plat "Mesa Royale", associated with item *5-b).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lisa Davis presented case ZON18-00446 to the Board. Ms. Davis stated this request is for redevelopment of an attached single-residence subdivision. Ms. Davis stated approximately 30 residents attended the neighborhood meeting and staff has received emails from some of the neighbors asking questions. Ms. Davis explained there will be 2-story buildings on the north side of Pepper Place and 3-story buildings on the south side. She explained the project is within the West Main Street Area Plan and the Central Main Street Area Plan.

Lindsay Schube, Gammage and Burnham, 2 N. Central Avenue, spoke as the applicant. Ms. Schube explained CPLC is the 4th largest non-profit organization in Arizona. There are 56 for sale units, surrounded by single family residences on Pepper Street. Ms. Schube explained this project will be going before the Design Review Board for final review and recognize the importance of working with staff.

Resident Larry Wheat, 601 W. 1st Street spoke about his concern that the windows on the 2-story units will be facing into his back yard. Mr. Wheat asked if those windows could be removed.

Deborah Wheat, 601 W. 1st Street stated she is opposed to the project unless the windows could be removed from the 2-story units on the back side looking over their property.

Lindsay Schube responded to the citizen comments. Ms. Schube stated the windows are in the stair well and not in living space. She stated windows are important for safety to see the surrounding area and for natural light. Ms. Schube stated they will work with staff to address this issue. Vice Chair Astle suggested looking into obscure type of opaque glass that allows natural light with no direct view of the back yard. Boardmember Boyle suggested the use of trees for blocking the back yard.

Architect Nate Mackey, 4808 N. 24th Street, discussed where the windows are placed on the floor plan of the units facing the single family homes. Mr. Mackey stated they will look at some options and work with the Wheat family to discuss alternatives.

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

Boardmember Boyle stated he likes this project and glad the units are for sale. Mr. Boyle stated he was happy CPLC has the project. He stated his concern is with the design and wants to see a modern look. Mr. Boyle stated he wants the City to see the future Mesa, not the historical Mesa in design.

Boardmember Allen commended the developer for this project as this site presents a lot of restraints. Ms. Allen stated design is important and they look for different types of projects.

It was moved by Boardmember Villanueva-Saucedo to approve case ZON18-00446 with the associated preliminary plat "Mesa Royale". The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON18-00446 conditioned upon:

1. Compliance with the project narrative Proposed PAD modifications on pages 15 through 19, the basic development as shown on the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified for the Proposed PAD.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
5. Prior to submitting for Subdivision Technical Review, submit for Planning Director review and acceptance:
 - a. Project Narrative revisions:
 - i. Revise Proposed PAD modifications table beginning on page 15 of the project narrative by incorporating Staff recommendation changes identified in **bolded blue** of Table 1 of the staff report.
 - b. Site Plan revisions:
 - i. Remove the seven hammerhead parking spaces and turn arounds at the end of the private drives and replace them with landscaping. The private drive must extend past the end of the buildings.
 - ii. Install a wrought iron or view fence at the north side of Building A that extends to the masonry wall.
 - c. Landscape plan revisions: removal of the shrubs along the north and south property lines.
6. Incorporate Crime Prevention Through Environmental Design (CPTED) design principles, into the project. The CPTED design principles must be reviewed and approved by the City's Crime Prevention Officer.
7. Include a note on the subdivision plat, and a provision in the CC&R's, that the homeowner's association established for the property must maintain the landscaping in the common areas and all external lights and security cameras on the property.

Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo

NAYS – None

MINUTES OF THE SEPTEMBER 19, 2018 PLANNING & ZONING MEETING

* * * * *

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.com.*