

MINUTES OF THE OCTOBER 17, 2018 PLANNING & ZONING MEETING

- 7-a ZON18-00181 District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Pew & Lake, PLC, applicant; Crimsmon BFC, LLC, owner. **(Companion Case to ZON18-00067 and preliminary plat "Bella Encanta", associated with items 7-b and 8-a). (Continued from August 15, 2018).**

Planner: Lisa Davis

Staff Recommendation: Denial

Summary: Staffmember Lisa Davis presented Minor General Plan amendment case ZON18-00181, associated zoning case ZON18-00067 and preliminary Plat "Bella Encanta" to the Board.

Ms. Davis explained the request for the General Plan amendment does not meet the intent of the General Plan. She stated it is not consistent with supporting job growth in the City, Economic goals, and the principles of growth of the City. Ms. Davis stated the east portion of the City does not have a lot of employment. She clarified the applicants narrative states Class A offices are not feasible in this area and staff feels other types of employment uses could be brought in such as a Business Park.

Staffmember Davis stated there is limited buffering to the project adjacent to the freeway, and the ADOT channel on the south side would be highly visible. Ms. Davis stated if the Board did move forward to amending the General Plan to a neighborhood type, the site plan does not meet the intent as there is no connectivity to the surrounding uses and is not sensitive to the location to the US 60 freeway.

Ms. Davis stated staff is recommending denial of the General Plan amendment, the rezoning and site plan and preliminary plat. Ms. Davis stated staff does not feel the quality has been met for the PAD overlay. She stated if the Board recommends approval of the Minor General Plan amendment, Ms. Davis requests the Board continue the rezoning, site plan and preliminary plat in order to work with the applicant on the site plan.

Boardmember Allen confirmed the setback is 30' total between the buildings at the rear. Ms. Davis confirmed the setback between the buildings is 15' on each side, with a total of 30' between the two buildings.

Applicant Reese Anderson, 1744 S. Val Vista, spoke to the Board about the request for the Minor General Plan Amendment. Mr. Anderson explained this property has been classified as employment for over 30 years and has not had any viable projects for employment on this site and the existing land use does not make it a marketable project. Mr. Anderson stated to the Board the General Plan is a guiding document and not meant to be rigid. Mr. Anderson stated this area is in need of viable residential option.

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Mr. Anderson supplemented his presentation by asking the following people to speak in support of the project:

- Nick Montague, Quyp Development, 7600 N. 15th Street, Phoenix
- Troy Glover, Glover Valuation Group, 2444 E. Southern Avenue, #110, Mesa
- Tracy Glass, Merestone Group, 6345 E. Wilshire Drive, Scottsdale
- Andy Baron, Anderson Baron, 50 N. McClintock, Chandler
- Matt Drager, Collaborative V Design Studio, 633 E. Saratoga Street, Gilbert

Resident Clint Gumm, 1250 S. Rialti, #34, Mesa spoke in support of the project. Mr. Gumm has resided in Muirfield for over 10 years and is the HOA President. He explained this property has been vacant since he purchased his home and has become a junk yard. The homeowners have contacted the City Compliance Office and the Police Department. He stated the Muirfield homeowners are in support of the rezoning of this property to a residential use.

Mr. Anderson proceeded to discuss the rezoning and site plan request. He explained this property does not have sewer connection nearby and must go to Ellsworth and through the ADOT retention basin to connect. He feels no one will build on this site if there is not a sewer connection closer. He explained the parcel has 33 acres and their total density is 7.7. Mr. Anderson stated this is a high quality, ownership based development and a lot of thought has been given to the design, open space, and landscape plan. He described the design elements and how they have exceeded the requirements.

Mr. Anderson asked the following people to speak about the site plan:

- Chris Texter, 17911 Von Karmon, Irvine, CA
- Andy Baron, Anderson Baron, 50 N. McClintock, Chandler
- Paul Vecchta, Collaborative V Design Studio, 7116 E. 1st Avenue, Scottsdale

The following were available and did not speak:

- Hudd Hassell, Bela Flor Management, Inc., 1635 N. Greenfield, Mesa
- Daniel Gonzalez, Matrix Design Group, 2020 N. Central, Phoenix

Mr. Anderson provided the Board with proposed Conditions of Approval written by the applicant.

Planning Director John Wesley responded to Mr. Anderson's comments comparing this project to allowing the Eastmark project to be able to wait 7 years to construct commercial before they will be allowed to construct residential development. Mr. Wesley stated the sites and concepts are completely different and cannot be compared and the Eastmark area has employment development surrounding this location.

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Christine Zielonka, Development Services Director, stated she is directly involved in the Eastmark development. The two corners preserved are commercial corners along Ellsworth Road and it is not a sunset, but an agreement there would be no residential in at this corner for at least 7 years, and there will be further discussions depending on the market conditions at that time.

Vice Chair Aslte stated there has been a lot of history in this area, with the rezoning of the parcel north of this project last year. Mr. Astle stated he wants to respect and consider the remaining employment we have in the City and is leaning toward approving the Minor General Plan amendment. He feels the proposal to develop the property as residential will benefit the adjacent commercial area.

Boardmember Villanueva-Saucedo stated she is reluctant to let go of any employment area in the City. Ms. Villanueva-Saucedo stated because the property has been vacant is not a good rationale for changing the General Plan. She feels bad there are existing code violation issues with the property, but that should be dealt through other means.

Boardmember Sarkissian stated she has worked on several of the commercial projects surrounding this property and seen many of those projects not be developed. Ms. Sarkissian feels there are other areas in Mesa that is focusing on bringing in commercial projects and feels this is a good use for the area and does not want to hold site up waiting for offices use.

Boardmember Allen stated she is hard pressed to approve this rezone from employment to residential housing. Ms. Allen stated she believes strongly the City needs to maintain our employment areas and should be looking forward to what we want the City to be, not what is in the surrounding area now.

Boardmember Boyle stated he has been concerned about the amount rezoning from employment areas to residential since he has been on the Board. Mr. Boyle stated he is in favor of staff recommendation for denial.

It was moved by Boardmember Allen and seconded by Boardmember Villanueva-Saucedo to deny case ZON18-00181.

Vote: 3-2; Denied (Chair Dahlke, absent; Boardmember Crockett, recused)

Upon tabulation of vote, it showed:

AYES – Allen, Boyle, Villanueva-Saucedo

NAYS – Astle, Sarkissian

RECUSED - Crockett

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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*