

MINUTES OF THE AUGUST 14, 2019 PLANNING & ZONING MEETING

- *4-c ZON19-00357 District 5.** Within the 8000 through 8100 blocks of East McKellips Road (south side). Located west of Hawes Road on the south side of McKellips Road. (40± acres). Rezone from RS-35 to RS-15-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Alex Caraveo, Coe & Van Loo Consultants, applicant; Desert Vista 100, LLC, owner. **(Companion case to Preliminary Plat “Monteluna”, associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Summary: Staffmember McCann presented case ZON19-00357 and associated preliminary plat “Monteluna” to the Board. Mr. McCann stated this is a request to develop a single-residence subdivision within the Desert Uplands.

The applicant, Andy Baron, 50 N. McClintock asked the board to hear from the residents prior to his presentation so that he can respond to any concerns.

Bill Dauhsher, 8120 E. Kramer Street spoke about his concerns with the project. Mr. Dauhsher stated he would like the development to consider larger lots and feels the increased density takes away from the character of the community. He is concerned the entrance to the development is directly across from an existing development, Desert Shadows.

William Petro, 10985 N. 157th Street stated he owns a lot near by and has concerns regarding the development. Mr. Petro feels the high-density project is not a good fit in the area and it will impact the view from his property.

Applicant Andy Baron responded to the comments from the residents. Mr. Baron explained the location of the entrance to the development is a requirement by the City and he stated they are required to improve McKellips Road.

Boardmember Villanueva-Saucedo expressed concerns of the density and lot size. She stated the proposed development doesn't fit the character of the area with large lots and preservation of desert upland open space areas.

Boardmember Allen motioned to approve case ZON19-00357 and associated preliminary plat “Monteluna” to include the addition of condition #4 as discussed at the study session. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00357 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
4. Lots 9, 10, 24, 25, 35-37, 42-45 inclusive as shown on the Site Plan dated 7.8.19 shall be limited to single story only.

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5. Dedicate the right-of-way and easements 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.
6. Compliance with the City of Mesa's Native Plant Preservation Ordinance (Ord #3693) that requires submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved by the Development Services Department prior to removal of any plants.

Vote: 5-1 Approved (Boardmember Allen, telephonic vote; Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Boyle, Allen and Crockett

NAYS – Villanueva-Saucedo

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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*