

MINUTES OF THE SEPTEMBER 25, 2019 PLANNING & ZONING MEETING

- *4-a ZON19-00473 District 6.** Within the 3100 block of South Eastridge (east side). Located south of Guadalupe Road and east of Hawes Road (4.2± acres). Rezone from RS-6 to RM-2-PAD; and Site Plan Review. This request will allow for the development of a multi-residence development. Sean Lake, Pew and Lake, P.L.C., applicant; James Render, owner. **(Companion case to preliminary plat “Eastridge Manor”, associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Staffmember Wahid Alam presented case ZON19-00473 and preliminary plat “Eastridge Manor” to the Board. Mr. Alam stated the applicant had a neighborhood meeting on June 19 and staff has not been contacted by any citizens.

Applicant Sean Lake, 1744 S. Val Vista, explained this project is an in-fill site, bound by Salt River Project (SRP) power lines on the south side and substation on the eastside. Mr. Lake reviewed the history of this parcel and stated there are several buildings on the site currently being used for storage. He stated the request is to develop 36 single family town homes which are for sale and not for rental. They received positive response at the neighborhood meeting and did make few changes from comments they heard at the neighborhood meeting.

Boardmember Allen requested clarification that there is a up to a 44' separation between buildings and Mr. Lake confirmed this.

Lana Shumway, 3112 S. Joslyn, spoke in opposition. Ms. Shumway stated she was not aware of the neighborhood meeting and raised concerns of additional traffic going through the neighborhood. She included concerns the new homes will use the two parks in the existing subdivision, increasing vandalism in the neighborhood and raised concerns that a multi-family complex decreases property value.

Blanca Swanson, 8951 E. Posada, spoke in opposition. Ms. Swanson stated there are school transportation issues due to a shortage of drivers and the children from the surrounding apartment complex are unable to be bused to school. She stated her concern with overflow parking from the addition of an apartment and that cars will have to park on the surrounding streets.

Amy Frei, 8537 E. Onza Avenue, is opposed to the project and did not speak.

Jenny Crandell, 8525 E. Posada, spoke in opposition. Ms. Crandell stated she was unaware of the proposal until she saw the sign posted on the property on September 6, 2019. She stated if this parcel is going to be developed in the middle of an existing subdivision, she would request it be zoned for single family homes and not multi-family residence. Ms. Crandell stated her concerns with the increase in traffic, parking and safety for students.

Emily Beardall, 8721 E. Plata, is opposed to the project and did not speak.

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Al Meloro, 8602 E. Ocaso Avenue, spoke in opposition. He stated he was not informed of the meeting and found out by seeing the posted sign. Mr. Meloro is opposed to the amount of homes proposed in this area and increase in traffic. He stated if the proposal was for single family homes he would not be opposed to the development. He stated concerns for increase in traffic, that the residents of the new development would utilize their recreation area and asked if the new development would have their own HOA.

Applicant Sean Lake responded to the concerns of the residents. Mr. Lake stated this is not an apartment complex but single-family duplex homes with two car garages with large driveways for guest parking. The development will not be for rent but for sale homes. In response to the concern of increased traffic, he stated there is only one access to this property that is on Eastridge which is a public collector road put in the middle of the development.

Mr. Lake stated there will be an HOA with substantial amenities in the middle of the development which will be maintained by the HOA and the homeowners will pay the HOA dues. In response to residents that stated they did not receive notice of the meeting he stated the mailing list is generated from the Maricopa County GIS map and the mailing list and envelopes are stuff and addressed and then mailed. There was no intent to exclude any residents in the notices.

Boardmember Allen confirmed fire access and utilities come from Eastridge and this is a collector street and all egress and regress will come from Guadalupe. This information was confirmed.

Boardmember Boyle inquired if this type of development tends to be owner occupied or does it often turn into a rental. The developer, Mr. Sweeney stated he has developed several projects in Mesa and feels 90% of this type of development remains owner occupied.

Boardmember Crockett inquired how many guest parking spaces will be on the property and Mr. Lake responded each individual home has a two-car garage with additional parking in the driveway and parking is allowed on one side of the street for overflow.

Boardmember Villanueva-Saucedo feels the citizen participation plan was great. Ms. Villanueva-Saucedo stated it is a difficult location with the land locked infill space. She stated her concern to rezone the property to allow a large amount of homes at the end of a subdivision. She stated given Mesa's history she is not comfortable with this type of housing for long term sustainability.

Boardmember Boyle inquired why this parcel was not developed at the time of development of the surrounding subdivision. Mr. Lake responded it is his understanding that the land was unavailable. Mr. Boyle stated if this type of development does maintain 90% owner occupied then it lessens some of his concerns. However, he understands the increase of multi-family development can have a negative effect on surrounding areas.

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Boardmember Crockett asked how staff feels about the quality of the proposed design and if it represents the type of quality the City is looking for. Mr. Alam responded and said the elevations submitted are preliminary and the applicant will be required to submit for product staff approval through the Administration submittal process.

Chair Dahlke inquired about how what staff feels about compatibility of the development with the General Plan and Mr. Alam responded it is a compatible land use. He stated the product design requires a rezoning. Mr. Alam stated in 2006 there was a request to approved 18 lot subdivision and was not developed and stated staff has asked if the developer would consider the original approval. There was a discussion on the size and set back of the garage in reference to the livable area.

Boardmember Allen motioned to approve case ZON19-00473 and associated preliminary plat "Eastridge Manor" with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends denial of case ZON19-00473 and associated preliminary plat "Eastridge Manor".

Vote: 2-3 Denial (Vice Chair Astle and Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Allen

NAYS – Boyle, Crockett and 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*