

MINUTES OF THE MARCH 20, 2019 PLANNING & ZONING MEETING

- *4-c ZON18-00980 District 5.** Within the 2600 block of North Power Road (east side). Located south of McDowell Road on the east side of Power Road. (10.43± acres). Rezoning from RM-3-PAD to RM-3-PAD; and Site Plan Review. This request will allow for a multi-residence development. Timothy Tyson, Aquila Las Sendas, LLC, applicant; Continental 452 Fund, LLC, owner. **(Companion Case to Preliminary Plat “Springs at Red Mountain”, associated with item *5-b).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: Resident Don Douglas, 6713 E. Manning Street, had several questions for the applicant. Mr. Douglas inquired if this project will be a low-income rental development, asked if there will be curb cuts and a new entrance installed as part of the proposed development, and is there are plans to manage potential increase in traffic from the additional residential homes.

Applicant Reese Anderson, 1744 S. Val Vista responded to the Mr. Douglas questions. Mr. Anderson stated this is not a low-income housing project but a market rate apartment complex and will be managed locally. He stated there will be no additional curb cuts and access will be through the existing entrance to LA Fitness.

City Traffic Engineer, Sabine Ellis, explained the six-lane road was built with the capacity for additional traffic. Ms. Ellis informed the board the City expects some traffic if the road is functioning in its capacity. She also informed the Board adequate capacity on the road network to handle traffic to be generated from the proposed development.

Boardmember Allen motioned to approve case ZON18-00980 and associated preliminary plat “Springs at Red Mountain” with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of case ZON18-00980 conditioned upon:

1. Compliance with the final site plan and preliminary plan submitted.
2. Compliance with all City development codes and regulations; except as modified by the PAD to reduce the landscape and building setback along the eastern property boundary from 15-feet to 10-feet.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
5. Install a wrought iron fence with a pedestrian access gate along the eastern property boundary.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

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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*