

MINUTES OF THE JANUARY 8, 2025 PLANNING & ZONING BOARD MEETING

- *4-c ZON24-00891 "Encanto by Blandford Homes,"** 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church Of Mesa, Owner; Sean Lake, Pew & Lake, PLC, Applicant. **(District 1)** (Companion case to "Encanto by Blandford Homes Preliminary Plat", associated with item *5-b).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Summary:

The following citizens offered a series of comments in support of ZON24-0891.

- Reese Anderson, a Mesa resident

Senior Civil Engineer Aaron Ament explained that water pressure concerns will be addressed during the permitting process after zoning approval, with an analysis conducted to assess the development's impact on existing water systems, including both domestic water and fire flows, using data from local hydrant pressure tests.

It was moved by Boardmember Carpenter, seconded by Boardmember Farnsworth, that case ZON24-00891 be approved.

The Board recommends to approve case ZON24-00891 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with the Preliminary Plat.
3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
4. 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.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Lots adjacent to Encanto Street, identified as lots 1 through 8 on the Preliminary Plat shall be limited to one-story in height.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance

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- d. with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - e. Provide written notice to future property owners that the project is within 2.5 mile of Falcon Field Airport
 - f. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-3.A.1</i>	60 feet
<u>Maximum Lot Coverage (% of Lot)</u> – <i>MZO Table 11-5-3.A.1</i>	65%
<u>Required Number of Plants by Street Type</u> – <i>MZO Table 11-33-3.A.4</i>	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project
<u>Perimeter Landscaping Minimum Size</u> – <i>MZO 11-33-3(A)(6)</i>	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project
<u>Fences and Freestanding Walls Maximum Height</u> – <i>MZO 11-30-4(A)(1)(b)</i> -Side and Rear Yards	8 feet (north property line adjacent to APN 140-06-165 and south property line adjacent to APN 140-06-003B)

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

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