

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON22-00835. "Mason Farms" (District 1).** Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of North Stapley Drive (15+ acres). Rezone from Single Residence-43 (RS-43) to Single-Residence-43 with a Planned Area Development overlay (RS-43-PAD). This will allow for a single residence subdivision. Mason Farms, LLC, Applicant and Owner. **(Companion case to Preliminary Plat " Mason Farms", associated with item *5-b).**

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Samantha Brannagan presented case ZON22-00835. See attached presentation.

Mohammed Rafique Islam, on behalf of Pueblo Viejo HOA, stated these people have been our neighbor for the last 25 years and I feel good with what they're doing. The reason we came and want to live in Mesa is quite a few things like peace and quiet, family values, open landscape. These are the things that we value and this neighbor has provided all of that for us for the last 25 years. It is also nice to see their families want to live in Mesa. The one concern that some of the neighbors some of my wonderful HOA members have raised is the noise. Anytime there's construction, there's going to be noise and peace and quiet in our neighborhood is important. But during the construction process, our HOA members are asking that keep the construction time to a minimum, don't drag it out to one year, two year five years. This is the thing that we are asking for.

Theresa Carmichael at 2451 N Terrace Circle stated our property is just to the north and slightly east of the subject property. Board Member Carpenter has raised the issue about Tract B. That's one of our primary concerns, we think we're really supportive of what we're seeing. But that concern is whether there would be additional development and deviating from the low density. We like what we see right now. And then the fact that there's no intent at this I want to get a good feeling that this would have to come back to P&Z and to neighborhoods so that we would get notice and an opportunity if Tract B were to be further developed. I did talk with Samantha about landscaping and the two houses that are being built to the east side, their back end and their side yard is going to be really the focal point as we drive down Lehi Road. And Samantha indicated the landscaping requirements are a little lax due to the Lehi lifestyle. I enjoy that lifestyle myself. But it doesn't mean my yard is cluttered. And I don't have all sorts of crazy things going on. I try to keep my property attractive for my neighbor. So, if we're going to be looking at the backyard where people are allowed to store things, and RVs and trailers and that sort of thing, we'd like to see some appropriate landscape screening, fencing, whatever would fit rather than just having to look at what we're

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seeing now. The last thing is that I think that the property should be currently compliant with the code. And I brought to share with the Board current pictures that we took yesterday. This has been a problematic property much before the current owners they have made great strides in cleaning up but it's not there yet. There are commercial trailers that are parked on there should be no commercial activity. There is an RV parked on an unimproved lot significant outdoor storage. I don't know if I can tender these to the Board to look at or not, but I do have a copy for everyone. We do in Lehi expect to see horse trailers, we expect to see stacks of hay and alfalfa and a little oddities here and there. When we see commercial activity and that type of thing, it's not what we desire, and we really hate to have to pick up the phone and call code compliance. That's the last thing I want to do. Truly. So those are our concerns. And it's all I have to say thank you.

Tina Crowe at 2430 N Terrace Circle stated in principle, I'm all for the development, I liked the fact that they've set up a private street. I like the fact that the houses go deep instead of all along Lehi Road. I love where I live, it's a great sense of community, I also have the concern about we don't intend to develop Tract B, because of the reservoir 10 years from now, there could be a change a plan that can be sold to a developer. Boom, now we've got another whole neighborhood or something commercial in there. I'd really like those concerns addressed. Thank you.

Applicant Deanna Mason at 1143 E Lehi Road stated I know Tract B is one of the concerns and that would be my concern too if I was the neighbor. We do not plan to develop that, what we were looking for when we purchased that is to have a place that we could build a home for ourselves and our three kids, hence, the four new properties, the existing home there, my sister-in-law and her husband live in. And we are rural people, we have horses, my husband's farming alfalfa there right now on that. And the goal is to continue to do the same. Towards the back of the property, we will have some horse stalls. I think currently we have six or seven horses; we definitely do not plan to board those out. This is property we bought for our family. So as far as the development of that Tract B, we don't plan to do that. But in 60 years, I would assume they would have to come and get further permission. We have a business in Chandler, previously in Mesa, we do all of our business out of there, which leads into the discussion I guess the photos with some pictures. A friend of ours asked if he could park something there for a couple of weeks. It's turned into a month. My husband has text and said he's got to come get it so that's probably this big. I don't even know what it is big trailer. We do have some farm equipment parked there. And at one time we did have a couple of our company box trucks parked there that were out of service. I think we've since moved them back behind our current home. We do not operate business out of our current home or plan to out of this, we have a commercial location for our business. My husband plans on doing a white fence that white PVC fence out front along Lehi Road. Along the canal section we're going to do some on our side to separate that lower section, there's going to be some fencing along there to keep hopefully some coyotes and things out from our chickens and the other livestock that

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we have. There will be trees, we're open to suggestions, my husband has already planted some trees across the canal, because he wants to get some trees. As far as the timeframe of construction, because I don't know that our kids, we don't know the order of building right now, this has been a big step. For us, it's been a year and a half. And we've been trying to get this divided. So, we can build. I know my daughter and her husband won't build for seven years as they are out of town in med school. So that's just going to be a vacant lot we're going to use for pasture in the beginning. As far as the other two boys and their families, I guess if they can afford it, homes will go up at different times, not all at the same time, the key thing was getting divided so that we can do that.

Chair Ayers closed the public hearing portion of the meeting.

Chair Ayers asked staff to address the process if changes were going to be made to Tract B.

Assistant Planning Director Rachel Nettles stated in order to develop that tract and the potential for it to be split and developed into lots in the future, it would require a replat. So that would have to come back to Planning and Zoning for that. And then back to City Council for a final plat with the planning process that does not require public notice for that public meeting. But it would be open to the public.

Further discussion ensued around the process if any changes were going to be made to Tract B.

Boardmember Peterson motioned to approve ZON22-00835. The motion was seconded by boardmember Montes.

That: The Board recommends to approve ZON22-00835 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. 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.
4. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Compliance with all City development codes and regulations, except private roads are permitted as approved with the final plat.

Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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