

- *4-a ZON18-00067 District 6.** Within the 9500 through 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Rezoning from NC-BIZ, NC-PAD and PEP-PAD-CUP to RM-2-PAD; and Site Plan Review. This request will allow for a single-residence subdivision. Reese Anderson, Pew & Lake, LLC, applicant; Crismon BFC, LLC owner. **(Companion case to Preliminary Plat “Bella Encanta”, associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: Staffmember Evan Balmer presented case ZON18-00067 and preliminary plat “Bella Encanta” to the Board. Mr. Balmer explained this request is for a rezoning to RM-2-PAD. He stated in order to receive the requested deviations to the development standards as part of the PAD request, the applicant is to provide enhancements to the development in exchange for the deviations. Mr. Balmer stated the applicant is enhancing the open space for this exchange.

Staffmember Balmer stated since the Board has seen this request last year, the General Plan was amended by Council and is Neighborhood Suburban and supports this request. It was confirmed the request for the General Plan amendment and zoning case was previously heard by the Planning and Zoning Board and the board recommendation was denial. City Council then approved the General Plan amendment and sent the request to rezone and site plan back to this board for review.

Applicant Reese Anderson, 1744 N. Val Vista, spoke to the Board. Mr. Anderson stated this is a redesign of the previous request and feels the developer has addressed the concerns of the board from the original requested site plan. He stated the density of this developer is lower than the surrounding developments and has 7.4 times more open space than is required.

Boardmember Sarkissian confirmed there will be a fence on the south side of the property. Mr. Anderson stated they received two letters from Arizona Department of Transportation (ADOT) stating they have no comment or concerns about the portion of the property to the south. He reported the plans have received preliminary plans with the City of Mesa for extending the sewer from the southeast corner of this site to Ellsworth. Mr. Anderson closed by stating there will be a Homeowner's Association at this development.

Boardmember Allen stated her concerns regarding sustainability of this project and the impact it will have beyond the City itself. Ms. Allen stated the site plan has come a long way from the original proposal. She explained there was no feedback from Crime Prevention regarding design and potential Code Compliance issues.

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Vice Chair Astle feels there has been great progress and some of the original issues have been addressed. Chair Dahlke agrees with Vice Chair and likes all of the amenities. Boardmember Sarkissian is also in favor of the project.

Vice Chair Astle motioned to approve case ZON18-00067 to include the preliminary plat "Bella Encanta" with conditions of approval. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends denial of case ZON18-00067.

Vote: Denial (Vote: 3-3; Boardmember Crockett, recused)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian

NAYS – Allen, Boyle, 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