

- 4-c ZON23-01003 - "Carmello by Blandford Homes"** 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agriculture to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. **(District 5)** (Companion case to "Carmello by Blandford Homes Preliminary Plat", associated with item *6-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Joshua Grandlienard presented case ZON23-01003. See attached presentation.

The following citizens offered a series of comments in opposition to ZON23-01003.

- Brian Hansen, a Maricopa County resident
- Lisa Caruth, a Maricopa County resident
- Paul Sharpe, a Maricopa County resident
- Jeff Potter, a Maricopa County resident

Applicant Sean Lake presented case ZON23-01003. See attached presentation.

Boardmember Farnsworth recommended that the homes along Culver Street and Waterbury Road be restricted to single-story construction.

Boardmember Peterson expressed concern with the project compatibility to the surrounding properties.

Chair Ayers agreed with the previous point but also noted that the parcel sizes to the immediate east are not significantly different in size from the proposed development.

Boardmemeber Blakeman expressed support for recommending the homes along Culver Street and Waterbury Road be restricted to single-story.

It was moved by Chair Ayers, seconded by Boardmember Farnsworth, that case ZON23-01003 be approved with the additional stipulation restricting the lots along Culver Street and Waterbury Road be restricted to single-story construction.

The Board recommends to approve case ZON23-01003 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, at the time of recordation of a subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcels.
5. Prior to issuance of a building permit, obtain approval of an Administrative Review for product approval of the proposed homes.
6. Homes adjacent to Waterbury Road and Culver Street are limited to one-story in height.

MINUTES OF THE NOVEMBER 13, 2024 PLANNING & ZONING BOARD MEETING

7. Compliance with all City development codes and regulations, including the Desert Uplands Development Standards, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Lot Frontage on a Public Street</u> – <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a private street
<u>Maximum Lot Coverage (% of Lot)</u> <i>MZO Section 11-5-3(A)(1)</i>	55%
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Section 11-5-3(A)(1)</i>	55%
<u>Minimum Lot Area</u> – <i>MZO Table 11-5-3.A.1</i>	10,400 square feet
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-3.A.1</i>	75 feet
<u>Building setbacks (Minimum Yards)</u> – <i>MZO Table 11-5-3.A.1</i>	<p>Front (enclosed livable, porches and Porte Cocheres) – 12 feet</p> <p>Garages and Carports Front Yard – 20 feet</p> <p>Garages and Carports Side Yard– 12 feet</p> <p>Street side – 7 feet only when adjacent to minimum 8-foot-wide landscape tract</p> <p>Interior side: Minimum aggregate – 15 feet</p> <p>Rear – 20 feet</p> <p>Rear (porches and patios) – 15 feet</p>
<u>Minimum Garage Dimensions</u> – <i>MZO Section 11-32-4(F)(2)</i>	For plots 2342, 2568 and 3177, a double-car garage shall be at least 20 feet wide and 19 feet long
<u>Maximum Wall Height</u> – <i>MZO Section 11-30-4(A)(1)(b)</i>	8 feet at grade, 10 feet if a 6 foot wall is on top of a retaining wall.

MINUTES OF THE NOVEMBER 13, 2024 PLANNING & ZONING BOARD MEETING

<u>Elevation Material Calculations</u> – <i>MZO Section 11-5-5(B)(5)(b)</i>	For Spanish Elevations only, buildings may contain less than two primary exterior materials.
--	--

Vote (6 – 1)

Upon tabulation of vote, it showed:

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

NAYS – Peterson

* * * * *

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