

# MEMORANDUM

**To:** Mayor and City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** John Wesley, Planning Director  
**Date:** March 6, 2018  
**Subject:** Rezoning and Site Plan Review with a Preliminary Plat titled “Sunvalley Village” to create a 96-lot, two- and three-story, attached single-residence townhome subdivision. Case# ZON17-00519

Planning and zoning Board during their P&Z hearing on February 21, 2018 for the proposed “Sunvalley Village” townhomes at the NWC Main Street and Sunvalley Boulevard asked the applicant to work with Mr. Todd Lutz, representing the Las Palmas Mobile Home Park to the north to work out any issues before the City Council hearing. The applicant has informed staff that they have met with the representatives and agreed to limit the height of the homes on lots 5, 11, 17, 23, and 29 to two stories and regulate the type of windows on the second story to either above eye level or opaque. Therefore, staff is recommending condition #7, that was approved by Planning & Zoning, be revised to incorporate the conditions agreed upon by the applicant and the neighbors. The modifications to condition #7 are as follows:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. Dedicate the right-of-way 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 all City of Mesa Code requirements and regulations.
5. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
6. Install 5' wide temporary landscape strip along the west edge of the proposed driveway starting from Main Street up to the northern limit of the roundabout.
7. ~~Lot # 29, adjacent to the north property line, shall only be a one or two story building.~~ Lots 5, 11, 17, 23, and 29 are limited to either a one-story or two-story home. For these same lots, any second-story windows, located on the north-face of the home, shall be either clerestory (above eye level) or opaque.
8. Extend the proposed pedestrian sidewalk between Lot# 31 and 32 further east connecting to existing sidewalk along Sunvalley Boulevard.