

Items not on the Consent Agenda

- *4-e ZON23-00369 - "Culver Estates" (District 5).** Within the 8600 block of East Culver Street (north side) and within the 8600 to 8800 blocks of East Nance Street (south side). Located south of McDowell Road and east of Hawes Road. (5.3± acres). Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Planned Area Development Overlay (RS-35-PAD). This request will allow for a single residence subdivision. BFH Group, LLC., Owner; David Bohn, Applicant. **(Companion case to "Culver Garden Estates Preliminary Plat", associated with item *5-a)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Evan Balmer presented case ZON23-00369. See attached presentation.

Applicant David Bohn summarized the project.

The following citizen offered a series of comments in opposition to ZON23-00369.

- Norm Sendler, a Maricopa County resident

Mr. Bohn detailed the considerations behind the design choices for the roadway in the proposed project.

Mr. Balmer added that planning will work with transportation on the lighting requirements for private streets.

Further discussion ensued regarding the proposed private street, transportation's requirements in comparison to the County's requirements and if the development could be gated.

It was moved by Boardmember Farnsworth, seconded by Boardmember Carpenter to approve case ZON23-00369 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. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

MINUTES FROM AUGUST 14, 2024 PLANNING & ZONING BOARD MEETING

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>Minimum Lot Area –</u> <i>MZO Table 11-5-5</i>	34,166 square feet
<u>Minimum Lot Width – Interior Lot –</u> <i>MZO Table 11-5-5</i>	Lot 1: 46 feet Lot 2: 62 feet

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, Blakeman, Carpenter, 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