

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*4-c Z17-036 District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Rezone from AG to RSL-4.5-PAD; and Site Plan Review. This request will allow the development of a single-residence subdivision. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **Continued from July 19, 2017. (Companion Case to Preliminary Plat “Allred Ranch“, associated with Item \*5-c.)**

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Lesley Davis presented case Z17-036 to the Board.

Applicant Sean Lake, 1755 S. Val Vista, presented the project to the Board. Mr. Lake stated the current use of the property is a horse ranch and group home. He stated the development will have 21% open space area which will be visible from the Southern Avenue and the canal. It has been designed to allow connectivity to the canal and the existing park with the streets open to the public.

Mr. Lake addressed a concern from surrounding neighbors over having a dog park which the City of Mesa has only two in the City. Mr. Lake stated Allred ranch is contributing to the City of Mesa with park impact fees. Mr. Lake also addressed concern about the entrance off of Southern and the impact of additional traffic. He stated there is a pedestrian crosswalk with a signal to allow a pedestrian crossing.

Another concern the surrounding neighbors had is the two-story homes built on the north side. He stated there are 6 different floor plans that will be available and the lots on the north side are extra deep which will allow a 48' to 98' setback backing up to the existing homes on the north side. Mr. Lake stated the property owners to the north maintain the right to develop two-story homes and feel this developer should have those rights as well.

Boardmember Sarkissian inquired the one-story homes typically have a larger footprint and asked what the difference is with the one-story and two-story homes. Mr. Lake responded the single-story homes would be closer to the wall since their footprint is larger and would bring the homes about 25' closer to the wall than a two-story would.

Boardmember Allen inquired if they had considered placing the windows in the rear to not impede in the backyards of the homes on the north side. Mr. Lake responded in areas that they can, they are incorporating higher

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

windows, but must develop to code.

Boardmember Boyle inquired about the elevations and two-story elevations. Ms. Davis responded that not all of the elevations were included and that staff is still working with the developer for final versions.

Resident Gary Stewart, 2827 E. Enid Avenue spoke of his concerns about drainage and flooding into the existing development. Mr. Stewart prefers that they not lose privacy and would prefer one-story homes on the north end. He stated the bigger lots are nice.

Resident Kathleen Giuliani spoke about her concerns of the additional traffic on Los Alamos and would like one entrance to the development off of Southern Avenue. Ms. Giuliani also expressed concerns about how narrow the lots are.

Judy Coors, 2856 E. El Moro is opposed to the amount of homes and the additional traffic these homes will bring to the neighborhood. She feels the City will eventually need to put in a signal at the corner of Los Alamos and Southern Avenue.

Jerry Haws, 3028 E. Garnet spoke about his concerns of increase of traffic in and out of the development. He feels there is a need for a longer turn lane in Southern to provide for the additional traffic.

Bill Pollard, 3027 E. Edgwood spoke in favor of the development. Mr. Pollard stated he prefers to see the single-family homes as opposed to multi-family development. Mr. Pollard stated he will miss the horses and inquired if there will be access to the canal.

Mr. Lake responded to the concerns expressed by the residents. Mr. Lake stated the development will not be gated and the park will be visible from Southern Avenue and the canal. He explained that the open space will serve as retention as well which will provide drainage so the existing development.

Mr. Lake addressed the request for providing access only off of Southern Avenue. He stated the City requests multiple entrances to allow access for emergency vehicles.

Mr. Lake stated home buyers want more narrow and deeper lots to allow the owners larger backyards. Mr. Lake stated they would like the market to decide if the buyer wants a two-story or one-story home and wants the same property rights as the neighbors have to the north to build a two-story home.

Chair Clement inquired what the overall size of the homes would be. Mr. Lake responded the home size would be 1700 to 2500 sq. ft. and size of the lots are approximately 5200 sq. ft. Staffmember Davis stated the homes to the north are zoned RS-7 with lot sizes of 7,000 sq. ft.

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

Boardmember Sarkissian stated she feels the lot size and development is compatible and is a good transition for the area. Ms. Sarkissian stated the property is currently less dense than a residential development will be. They have done a good job and appreciates the visibility of the open space and access to the canal. They have also provided for a huge setback for the northern lots.

Boardmember Allen stated the developer has done a nice job and confirmed the city will review the traffic needs when it goes to the final stages.

Boardmember Boyle inquired when does the Board look at elevations and when they are not. Staffmember Davis clarified for a RSL development, staff attempts to provide elevations when they can. She stated this product was not quite ready but the stips do refer to the requirement that staff is to review product. The Planning Director does approve product handled administratively following the city Design Guidelines.

Vice Chair Dahlke stated this product meets all standards and it is rare to see this. Boardmember Duff stated she understands the residents concerns and would like ensure there is enough width in the street to accommodate the additional traffic and pedestrians.

It was moved by Boardmember Sarkissian and seconded by Boardmember Allen to approve case Z17-036 and preliminary plat "Allred Ranch" with conditions:

**That: The Board recommends the approval of case Z17-036 conditioned upon:**

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 the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. 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.
5. Compliance with all City of Mesa Code requirements and regulations.
6. **Provide an elevation that has a ranch or agrarian theme.**
7. **Include real building materials and finishes on the exterior of the homes (i.e., wood - or quality wood synthetic, shutters, stone, metal, etc.) to create interest through color, material and texture. Final details for the building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**
8. **The side wall return shall be set back a minimum of 15' from the front of the livable portion of the house and 15' from the front of the garage for lots 29, 30, 42, 43, 55, 56, 69, 70, 80, and 88, which side on an interior**

MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

**street or landscape tract. Elevations adjacent to the street or open space shall include additional architectural enhancements. Final details shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**

**Vote: 6-0 (Boardmember Astle, absent)**

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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](http://www.mesaaz.gov)***