

MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- *4-b **ZON17-00323 District 5.** The 8800 to 8900 blocks of East Main Street (south side). Located west of Red Mountain Freeway on the south side of Main Street. (16.4± acres). Rezoning from RS-43 and GC to GC-PAD; and Site Plan Review. This request will allow for the development of an RV dealership and storage facility. Jeff Welker, Welker Development Resources, applicant; Roger D. Overson, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

Summary: Staffmember Veronica Gonzalez presented case ZON17-00323 to the Board. Ms. Gonzalez stated the development will be constructed in two phases. The first is the RV storage on the south end of the property, and within 2 years, the RV sales and service will be constructed on the north side of the property. The request for the PAD overlay is to allow deviations to the building and landscape setbacks along the west side and adjacent along the freeway.

Residents John and Ruth Brunschot, 157 S. Glemor Road, spoke in opposition. Ms. Brunschot stated one concern is the height of the wall which will block their view of the mountains. Mr. Brunschot inquired the purpose of conducting the meeting at 4:00 pm when most residents are working and cannot attend. Mr. Brunschot stated the construction of the RV storage facility will have a negative effect on his property values and inquired what hours the RV storage will be open. Mr. Brunschot inquired if it is possible for him to attain an attorney.

Applicant Jeff Welker, 3125 E. Dover Street, responded to the comments from the resident. Mr. Welker stated 300 letters of notice were mailed to the neighbors and he received three responses of support. Mr. Welker stated access to the storage facility will be 24 hours a day, 7 days a week and is fully secured with staff on site. He stated there will be security cameras and lighting which will comply with all city standards. Mr. Welker stated the wall will be 8' in height and will provide additional security.

Boardmember Allen inquired if the retention portion of the development backs up to the Brunschot property and if there will be additional wall around the retention area. Mr. Welker responded the retention pond does back up to the Brunschot property. He explained the original intent for the property was General Commercial with the back portion would be developed as a large-lot subdivision. When the freeway was constructed there was no longer a market for large homes that close to the freeway.

Director John Wesley responded to the concern of the resident that the meeting begins at 4:00 pm. Mr. Wesley stated this board has met at 4:00 for many years and at times have had a full audience. He explained this

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Board makes a recommendation to City Council for action and citizens have the opportunity to speak at the City Council meeting. Mr. Wesley stated any resident can hire an attorney if they choose to do so.

It was moved by Boardmember Allen to approve case ZON17-00323 with conditions of approval 1 through 8 as listed below. The motion was seconded by Vice Chair Dahlke with conditions:

That: The Board recommends the approval of case ZON17-00323 conditioned upon:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of Design Review for case DRB17-00330.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All limits of construction shall have temporary landscaping and extruded curbs per Section 11-33-2(L) of the MZO.
7. Recordation of a parcel combination or lot tie prior to issuance of a building permit.
8. Recordation of a Development Agreement limiting the uses on the property and addressing deferment of sewer line requirements.

Vote: 6-0 (Boardmember Astle, recused)

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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