

MINUTES OF THE MAY 16, 2018 PLANNING & ZONING MEETING

- 7-a **ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Rezoning (modification of Zoning Stipulation) and Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Broc Hiatt, owner. **(Continued from March 21, 2018)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Welch presented case ZON17-00507 to the Board. Ms. Welch stated the case was continued from the previous month to provide the applicant more time to work with staff to review an alternative for access off of Ellsworth Road. She stated Transportation is opposed to any entrance off of Ellsworth due to the potential for blocking of traffic on Ellsworth. The applicant did revise the site plan to have the entrance on Glencove as close to Ellsworth as allowed and staff feels this is the best scenario for the site plan. Ms. Welch stated staff added a condition that the driveway access is allowed to accommodate the enclosed RV storage and any modification to the land use would require a Council approval.

Shelly Allen clarified the applicant relocated the entrance closer to Ellsworth. Ms. Welch stated there will be a primary entrance off of Glencove, the primary exit onto Ellsworth and entrance and/or exit through the CVS parking lot.

Reese Anderson, 1744 S. Val Vista, spoke for the applicant. Mr. Anderson explained they have presented several options to accommodate access off of Ellsworth Road and it has been moved as close to Ellsworth Road as allowed. Vice Chair Dahlke asked Mr. Anderson to review the progression of site plan submittals throughout the course of working with staff. Mr. Anderson began with the original site plan request explained the process of how they came up to the site plan presented today.

Resident Rich Wimmer, 9123 E. Gary Lane did not speak and is opposed to the project.

Resident Courtney Kissane, 9138 E. Glencove Avenue, spoke in opposition. Ms. Kissane stated they are trying to keep all traffic off of Glencove. Ms. Kissane stated there is a low functioning autistic child on that street and is concerned for the child's safety.

Chris Konschak, 9137 E. Cary Lane, spoke in opposition. Mr. Konschak has concerns that Mr. Anderson stated there would be staging on Glencove, obstructing the flow of traffic in the neighborhood. He feels this would occur one time a day, for 365 days a year.

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Mr. Reese Anderson responded to the comments made by the residents. Mr. Anderson stated on the original site plan there were two entrances on Glencove. He explained after working with staff, the final site plan presented has one entrance only off of Glencove. In response to Mr. Konschak's comments, Mr. Anderson stated he did not mean to use the term staging and there will not be staging on Glencove. Mr. Anderson responded to the comment there will be 365 vehicles traveling into the RV storage lot and added there are over 100 homes in the neighborhood, with vehicles traveling daily from those homes on Glencove.

Boardmember Allen reminded the applicant that there was a concern stated by a resident that directly across from the entrance there is a family with a low functioning autistic child. Mr. Anderson responded this is a concern as are all of the children in the neighborhood, however, the drivers will not be driving fast and feels there are no safety concerns.

Sabine Ellis, City of Mesa Traffic Engineer, spoke. Ms. Ellis stated if an entrance was on Ellsworth, they would not be able to make a u-turn to enter. They would need to go north through three neighborhood streets to enter the property off of Ellsworth. Having the entrance on Glencove would affect only two homes. Ms. Ellis stated she does not feel there are any other options but to enter off of Glencove. Boardmember Boyle inquired if having the entrance shared by CVS confuse drivers and is this a common situation in the City. Ms. Ellis responded this is not common, but typically a shared driveway would have one entry and one exit lane, preventing some confusion for a driver.

Vice Chair Dahlke inquired if signage would help to assist the neighbors concerns and to alert the drivers. Ms. Ellis stated there is not a federally approved sign for that type of disability and "children at play" signs are not used nationwide because it should be assumed there are children in neighborhoods. There are signs for deaf and blind children that are placed in neighborhoods.

Resident Hope Marsh, 9123 E. Gary Lane, stated it only takes one vehicle to hit a child. Ms. Marsh asked how bad does the applicant want an entrance that it has to be installed on Glencove.

Boardmember Sarkissian inquired about adding speed bumps and what is the policy of the City to install. Planning Director John Wesley responded these streets are in the County and not in the City. Boardmember Allen inquired if a handicap sign could be placed in the County.

Applicant Reese Anderson responded that he will reach out to Michelle Cogle at Maricopa County to inquire if a sign could be placed in the neighborhood and the possibility of installing speed bumps at the applicants expense and will provide the answers to Mr. Wesley.

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Boardmember Boyle stated he continues to have concerns and would prefer that the RV owners be confused by entering from the CVS property and does not like the solutions discussed.

Boardmember Allen made a motion to approve case ZON17-00507 with the site plan dated May 7, 2018; including conditions of approval stated in the May 7, 2018 memo to the Board; and the applicant's statement to commit to reach out to Maricopa County for further traffic mitigations and allowable handicap signs in the area. The motion was seconded by Boardmember Astle.

That: The Board recommends the approval of case ZON17-00507 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted May 7, 2018 (without guarantee of lot yield, building count, lot coverage) except as modified below.
2. Compliance with zoning cases Z02-026, except as modified through approval of this case.
3. Compliance with all requirements of Design Review approval through DRB17-00506.
4. A minimum 5-foot-wide foundation base shall be provided along the exterior walls adjacent to the drive aisles, per section 11-33-5.A of the zoning ordinance.
5. One driveway access from Glencove is allowed to accommodate an enclosed RV Storage facility. Any site plan modification to another land use will require Council approval to utilize the driveway access from Glencove.
6. The applicant shall ensure all leases for the RV storage facility contain the requirement that there shall be no parking or staging on Glencove.
7. The applicant shall contact the Maricopa County Transportation Department and inquire as to the installation of signage and speed bumps on Glencove and other traffic mitigation abilities and report back to the City of Mesa Planning Director. If allowed by the County, the applicant shall install such at the applicant's expense.

Vote: 5-1 (Chair Clement, absent; Boardmember Boyle, nay)

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*