

MINUTES OF THE JUNE 21, 2017 PLANNING & ZONING MEETING

- *4-d Z17-024 District 2.** The 2300 block of East University Drive (south side). Located east of Gilbert Road on the south side of University Drive (2.4± acres). Rezone from RSL-2.5-BIZ to RM-2-PAD and Site Plan Review. This request will allow the development of an attached single-residence subdivision. Doug Sweeney, Brighton Companies, LLC, applicant; Elaine Farms Partnership, owner. (PLN2017-00179). **(Companion Case to Preliminary Plat "Mission Park II") (Associated with Item *5-c.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Lesley Davis presented case Z17-024 to the Board. Ms. Davis stated staff has been working with the applicant regarding concerns the level of quality for the neighborhood. The applicant has agreed with all of staff's recommended conditions of approval with the exception of the one to introduce a smoother stucco for the front of the home versus the Spanish Lace. Applicant proposed a condition #8f that they will be willing to provide smoother stucco on the pop outs and wainscot.

Sean Lake, 1744 S. Val Vista, spoke on behalf of the developer Doug Sweeney. Mr. Lake stated this project is being developed with the same type of models on the north side of University. This property has been vacant for over 30 years and is a quality project encouraged by the surrounding community. Mr. Lake stated they have made substantial changes to these units that were not required with the development across the street. One of the changes is to provide a smooth stucco on the pop-outs and wainscot, however, they do not agree to the complete elimination of the Spanish Lace stucco. Mr. Lake concluded no other developments have been required to provide this type of stucco.

Chair Clement inquired the reason that Mr. Lake disagrees with the staff requirement. Mr. Lake responded the increased cost and the applicant wants to maintain consistency with the development across the street. The HOA will be manage both developments and the developer wants to maintain a consistency in the elevations. He added this is the first time staff required this change in standards for any development.

Staffmember Lesley Davis responded there are times when staff has placed a condition to limit Spanish Lace stucco on a development. This project has more forward garages in the design and staff desires to find ways to bring quality to the development. Staff did not require the project across the street to provide a smooth stucco because there was more open space. This project has one long street a different feel to it and staff wanted to bring a different feel from the development across the street.

Planning Director John Wesley added that the applicant is requesting a PAD which carries certain requirements one of which is to provide a high quality development. Mr. Wesley stated staff wanted to allow the Board to consider this requirement.

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Boardmember Boyle inquired how the turnaround and back up out of the garages will work with the side entry garage. Mr. Lake responded by explaining how the side loaded garages have access with the shared driveways between the units which provide ample space. He stated staff requested they provide some type of decorative paver line between the properties. Staffmember Davis stated staff will be working with the applicant through the subdivision process to ensure that this works.

Resident Mike Lemere, 2301 E. University Drive, Unit 500, spoke about the project. Mr. Lemere stated he is in favor of the the project, however he does have some concerns. One of the concerns Mr. Lemere has is there was no traffic impact study for the development across the street. The other concerns include the proximity of the driveway to University and increased of traffic. He asked for commitment that they repair any damage done when they tap into the sewer. Mr. Lemere also requested that the mature vegetation be saved. Mr. Sean Lake responded they will repair any damage with the sewer and will review salvaging the mature trees. However, he is not sure if they can salvage all of them as some are in the retention area.

Boardmember Boyle stated he is not as interested in the type of stucco unless it becomes a standard for everyone to be required to use it in the City. Mr. Boyle stated they put a lot of trust in staff to ensure the projects are quality and at the moment he is trusting staff to provide the right direction. Vice Chair Dahlke stated she is not familiar with the different types of stucco and leaning toward allowing the applicant to go forward with their proposal. Boardmember Astle agreed with Vice Chair Dahlke. Boardmember Duff agreed with not holding up the project for the stucco decision and agrees that to be consistent with the development across the street, to allow the HOA to monitor the future maintenance.

It was moved by Boardmember Boyle and seconded by Vice Chair Dahlke to approve case Z17-024 with the conditions of approval proposed by the applicant and preliminary plat:

That: The Board recommends the approval of the case Z17-024 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 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. ***Add a shade canopy or structure in the open space area to provide permanent shade for the picnic table seating.***
6. ***Provide colored concrete or other type of decorative surface (minimum 2' wide) to break up the expanse of concrete area for driveways in the general area of the face of the garage between the side facing garage and the street on lots 2, 3, 6, 7, 14 and 15. Details to be reviewed and accepted with Subdivision Technical Review.***

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7. *Provide a revised design for the wall along University Drive that provides enhanced quality and incorporates the use of integral color block and paint existing walls adjacent to open space areas within the subdivision to match.*
8. *Prior to submission for building permit review, submit residential product for review and approval by the Planning Director to include:*
 - a. *Enhanced rear and side elevations for lots 1, and 11, enhanced rear elevations for lots 2 and 12. Enhancements are to include additional or larger windows and/or other detailing such as shutters and gable detailing where applicable on the second story, as well as additional details on the side of the front entry garages for lots 1, 11, and 16.*
 - b. *Provide the wider wrapped porch option identified in the product submitted for corner lots on lots 2, 3, 6, 7, 10, 14, 15 and 17.*
 - c. *Increase the width of the front porch and back patio by 8-inches for lots 1, 4, 5, 8, 9, 11, 12, 13, 16 and 18-20.*
 - d. *Extend wainscot detailing across the side elevation to the next perpendicular wall or logical ending point such a door or window on the side elevations consistent with the requirements in the City of Mesa Residential Development Guidelines.*
 - e. *Increase the size of the front porch columns on the 'Spanish' Elevations for the smaller front porches, consistent with the size of column identified in the product submitted for corner lots.*
 - f. *Provide sand finish stucco or similar upgraded surface on all pop-outs and wainscot detailing for all elevations.*
 - g. *Building product must include a variety of building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.).*

Vote: 5-0 (Boardmembers Sarkissian and Ikeda, 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*