

## MINUTES OF THE JUNE 21, 2017 PLANNING & ZONING MEETING

- \*4-b Z17-022 District 6.** The 8500 block of East Guadalupe Road (south side). Located on the south side of Guadalupe Road east of Hawes Road (10.2 ± acres). Rezone from RS-6-PAD to RSL-3.0-PAD and Site Plan Review. This request will allow the development of a single residence subdivision. Brennan Ray, Burch & Cracchiolo, P.A., applicant; Miramesa Properties, LLC, owner. (PLN2017-00181). **(Companion Case to Preliminary Plat "Tavera South) (Associated with Item \*5-b.)**

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

**Summary:** Planning Director John Wesley presented case Z17-022 to the Board. Mr. Wesley stated this development is on the south side of Guadalupe. The applicant has requested 10' rear yard setback for two-story and 5' rear yard setback for the single-story homes.

Applicant Brennan Ray, 702 E. Osborn presented a review of the project for the Board. Mr. Ray stated the developer has attempted to anticipate and respond to the neighbors. Following the neighborhood meeting, the developer has decided to propose this community be a mix of one-and two-story homes, providing lots 1 – 21 be single-story homes.

Resident Damien Binch, 8550 E. Onzo Avenue spoke in opposition to the request. Mr. Binch is opposed to a two-story home backing up to this property and feels it would inhibit his privacy and impact property values.

Resident Mary Husemann, 8517 E. Portobello Circle spoke in opposition to the project. Ms. Husemann stated she is not directly effected by the subdivision as she lives four streets to the south. She feels the development would obstruct privacy and decrease home values.

Brennan Ray responded to the comments from the residents. Mr. Ray stated they have considered the concerns of the surrounding neighbors and have increased the lot depth by 10' as well as added a one-story floor plan.

Chair Clement clarified the applicant requests the conditions of approval as they are. Mr. Ray responded the applicant has agreed to construct no more than two, 2-story homes can be built side by side for lots 1 – 21.

Boardmember Boyle inquired how a one-story home would fit on the lots and if Mr. Ray knows how these homes will sit on the lots. Mr. Ray responded they have not, however because of this commitment, they will fit the homes within the lot dimensions. Boardmember Boyle asked staff if they feel Mattamy Homes can bring a quality product to this development with the concerns of lot size.

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Planning Director John Wesley responded that Mr. Ray and Mattamy Homes bring a lot of projects through the City of Mesa and has no doubt that they will bring a good product.

It was moved by Boardmember Astle to approve case Z17-022 as stipulated with staff recommendation and preliminary plat.

There was no second and the motion failed.

There was discussion on the size of lots 1 – 21. Vice Chair Dahlke stated she likes the stipulation Mr. Ray agreed to include.

It was moved by Vice Chair Dahlke and seconded by Boardmember Astle to approve case Z17-022 with conditions of approval to include lots 1–21 be built with no more than 2 two-story homes side by side and preliminary plat:

**That: The Board recommends the approval of the case Z17-022 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. Owner granting an Avigation Easement and Release to the City, pertaining to the Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, or prior to the issuance of a building permit).
6. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
8. **Building product is required to be reviewed and approved through the Administrative Review Process with a minimum of 9 elevations.**
9. **Update the Project Narrative to include building product to include a variety of building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**
10. **Lots 1 – 21 to be built with no more than 2 two-story homes side by side.**

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