

# Planning Division



## MEMORANDUM

**To:** Planning and Zoning Board  
**Through:** Nana Appiah, Planning Director  
**From:** Cassidy Welch, Planner II  
**Date:** October 13, 2021  
**Subject:** ZON20-00840 – Westmount Estates

In response to questions raised by the Planning and Zoning Board at the meeting on September 22, 2021 regarding vehicular visibility onto McKellips Road to and from the proposed development, Planning staff has provided the following background information.

As part of the review of Case ZON20-00840, the Transportation Department provided comments to the applicant citing grade change and sight visibility concerns and requested a sight distance analysis. A Preliminary Sight Distance Analysis (Analysis) was conducted by Southwest Traffic Engineering, LLC on April 15, 2021 and provided to Planning staff by the applicant for review. The Analysis highlighted an existing roadway luminaire pole, a roadway lighting voltage meter and associated related equipment, and a large shrub next to the luminaire pole, all of which collectively limit visibility for northbound left turns (looking west down McKellips Road). The Analysis also stated that these obstructions are also expected to limit the sight distance for northbound vehicles existing the subject site. The Analysis suggested that the obstructions could be removed or relocated to provide adequate site distance for the proposed intersection of Westmount Access and McKellips Road. It is important to note that these obstructions are not located on the subject site, rather, they are located within the City of Mesa right-of-way (McKellips Road).

A staff member of the Transportation Department conducted a site visit and found that despite the grade change and existing obstructions, there was sufficient visibility for the oncoming eastbound and westbound traffic and, per Section 211 of the City of Mesa Engineering and Design Standards Manual, light poles and other ground equipment less than 2.5 feet in height are not considered obstructions to visibility. The Transportation Department concluded that it had no concerns with the proposed site plan; however, they indicated they would continue to work with the applicant through the permitting process to verify that all sight visibility concerns, and potential obstructions are adequately addressed before final permit issuance.

Planning staff conducted a site visit which included photos taken from the point of view of a driver's side window (See Exhibits below). Upon evaluation, staff found the potential obstructions are at a lower grade than the proposed driveway location and do not exceed the minimum height of 2.5 feet (per the City Design Standards Manual) to be considered a sight obstruction. Staff did, however, find that an overgrown and unmaintained shrub obstructed visibility to the west. Staff would encourage the applicant to remove this overgrown shrub as a part of the permitting and

construction process. In conclusion, with removal of the overgrown shrub, there will sufficient visibility of the oncoming traffic for a vehicle to safely enter McKellips Road heading in either the eastbound or westbound directions.

Exhibit 1: Photo looking West from approximate driveway location



*With removal of shrub, vehicles will have clear visibility to Horne, approximately 1/4 mile to the west of the subject site.*



Exhibit 2: Photo looking East from approximate driveway location





*Vehicles have clear visibility to Stapley Drive, approximately 1/4 mile east of the subject site.*

**Exhibit 3: Photo of potential sight obstructions**



