



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-13 (PLN2013-00616)
LOCATION/ADDRESS: The 8600 block of East Desert Lane (south side) and the 8600 block of East Medina Avenue (north side).
GENERAL VICINITY: Located east of Hawes Road and south of Baseline Road.
REQUEST: Rezone from AG to RSL-4.5 PAD
PURPOSE: This request will allow the development of a single-residence subdivision. Also consider the preliminary plat for "Mission Heights".
COUNCIL DISTRICT: District 6
OWNER: Brighton Companies, LLC
APPLICANT: Sean Lake, Pew and Lake, LLC
STAFF PLANNER: Angelica Guevara

SITE DATA

PARCEL NUMBER(S): 304-03-331, 332A, and 332B
PARCEL SIZE: 7.2± acres
EXISTING ZONING: AG
GENERAL PLAN DESIGNATION: Medium Density Residential 6-10 du/acre
CURRENT LAND USE: Vacant

HISTORY/RELATED CASES

August 29, 1983: Annexed to City (Ord. #1731).
July 16, 1984: Establish City of Mesa AG zoning.

SITE CONTEXT

NORTH: (across Desert Ln) Existing single residences – zoned RS-6 PAD
EAST: (across Loop 202 San Tan Frwy) Existing single residences – zoned RM-2-PAD
SOUTH: (across Medina Ave) Existing single residences – zoned RS-7 PAD
WEST: Existing single residences – zoned RS-6 PAD

PROJECT DESCRIPTION/REQUEST

The applicant is requesting to rezone approximately 7.2± acres from Agriculture (AG) to Residential Small Lot 4.5 (RSL-4.5) and site plan review to consider the preliminary plat for the development of a 43-lot, single residence subdivision named "Mission Heights." The proposed density of the development is approximately 5.94 du/acre.

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD RECOMMENDATION: Approval with conditions
PROPOSITION 207 WAIVER SIGNED: ☐ Yes ☐ No

PROJECT DESCRIPTION/REQUEST (CONTINUED)

The subject site is located east of Hawes Road and south of Baseline Road. The site is surrounded by existing single-residence subdivisions on the north, west, and south with the Loop 202 Freeway bordering the east property line. Access to the subdivision is off of Desert Lane on the north side and Medina Avenue on the south.

The streets within the subdivision will be 29-foot wide private drives, which will allow on street parking on one side of the street. The proposed minimum lot size within the subdivision is 4,500 s.f. with an average lot size of 4,729 s.f. with homes anticipated to range in size from 1,200 s.f. to 2,100 s.f.

RESIDENTIAL SUBDIVISION DESIGN:

	Min. Lot Size Min. Dimensions	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Max. Height
Proposed	4,500 SF 4,500 SF (avg) 40' x 90' (corner lot width 45')	15' - Building Wall 10' - Porch 20' - Garage	10' - Street Side 4.5' - Minimum 10' - Total	20'	30' 2 stories
RSL-4.5 Standards	4,000 SF 4,500 SF (avg) 40' x 90' (corner lot width 45')	15' - Building Wall 10' - Porch 20' - Garage	10' - Street Side 4.5' - Minimum 10' - Total	20'	30' 2 stories

SUBDIVISION DETAILS:

Street System	Fences/Walls	Open Space	Other
Private streets	6' decorative CMU perimeter wall	Centralized common open space.	-HOA -CC&Rs

MODIFICATIONS

The applicant has also requested a Planned Area Development (PAD) overlay. In a PAD, variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations. This development meets all of the development standards for the RSL-4.5 zoning district, as indicated by the preceding table. The applicant is seeking a modification to the code as it relates to frontage on a public right of way and the minimum width of the common open space.

The zoning code stipulates that in order for an area in an RSL zoning district to be considered common open space it must meet certain criteria, one of which indicates that "The common area must be at least 0.25 acres in size with a minimum usable width of at least 75 feet in any direction." [§11-5-4(B)4.b.iv.(2)]. The central common open space within the proposed subdivision is narrow and linear in nature and is narrower than 75' at its closest point. The applicant has designed the common open space in a central location to act as a small linear park for the subdivision. The amount of open space is commensurate with the amount of open space in the surrounding developments and of a size that is easily maintainable by a small HOA. The City of Mesa is also constructing a new park directly to the west of this site at Medina and Hawes Road. Construction is anticipated to begin in August of this year. Staff is supportive of the modification.

The applicant is also requesting a PAD in order to facilitate the use of a private drive within the Subdivision. The zoning code requires that all developable parcels must have frontage on a public right of way, unless modified through the approval of a PAD. The proposed 29' private drive will be recorded as a separate tract on the subdivision plat and will be designated for access to the lots within the subdivision. Staff is supportive of the requested modification.

NEIGHBORHOOD PARTICIPATION

The applicant has provided a Citizen Participation Report that summarizes outreach efforts to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The applicant held a neighborhood meeting December 12, 2013. The initial notification included all property owners within 1,000 feet, registered neighborhoods and HOAs within 1 mile of the site. There were seven neighboring property owners in attendance at the meeting. The Citizen Participation report summarizes the questions asked at the meeting. Most of the questions were of a general nature including comments regarding traffic and site control during construction, the specifics of the development itself, and the possibility of traffic calming measures on Medina Avenue to mitigate a concern of increased traffic. The applicant was able to answer each of the questions as they related to the specific development. Those questions regarding traffic and utilities were answered by the applicant that they would comply with what the City of Mesa required.

The City Transportation Department has indicated that Medina Avenue is of sufficient design and size to accommodate the amount of traffic added by a 43 lot subdivision. The Utilities department has not expressed any concern regarding service to this development. To date staff has not received any comments of concern from neighboring property owners concerning this request.

CONFORMANCE WITH THE GENERAL PLAN

This request is within an area designated as Medium Density Residential 6-10 (MDR 6-10 du/ac) on the Land Use Plan map from the Mesa 2025 General Plan. The MDR 6-10 designation identifies where urban density detached or attached single family residential including townhouse and patio home developments is desirable. The target density for these areas is 6.5 du/ac for detached products and 8.0 du/ac for attached products. Appropriate locations offer direct collector or arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. The provision of park and open space (15 percent of net area excluding street system) is encouraged to provide opportunities for recreation and non-vehicular pedestrian connections like pathways, trails, etc.

The proposal is in conformance with the MDR 6-10 General Plan designation.

STAFF ANALYSIS

SUMMARY:

This is a request to rezone a 7.2± acres parcel from AG to RSL-4.5 PAD to facilitate the development of a 43-lot single residential subdivision. The request also includes the review and consideration of the Preliminary Plat for the subdivision under the plat name of "Mission Heights."

The subject parcel is an piece of property that had been used as a staging area and construction yard for the development of the LOOP 202 San Tan Freeway. The site has subsequently been surrounded by single residential communities of a similar density to the

proposed subdivision. The applicant is proposing a density of 5.94 du/acre which meets the low end of the density range for the General Plan designation on the site of Medium Density Residential 6-10 du/acre.

The subdivision design meets the development standards for the RSL-4.5 zoning district with the exception of two modifications that are being requested through the PAD overlay. The applicant is proposing a private drive in lieu of a public street system. The approval of the private drive is to facilitate the reduced street width to 29'. Public residential streets are designed at 36' to facilitate parking on both sides of the street. The 29' drive will allow parking on one side of the street.

Staff is also supporting the request to allow the common open spaced to be less than 75' wide in any direction. In staff's analysis of the site in context with the surrounding community the open space is similar in size and design to the subdivisions immediately adjacent to the site. Staff also gave consideration to the proximity of the new City park planned for construction within easy walking distance of the site in supporting this modification.

CONCLUSIONS:

This request is in conformance with the General Plan, meets the development standards for the RSL-4.5 zoning district, and justifies the requested modifications through the PAD overlay. Therefore, Staff recommends approval of Z14-13 with the following conditions of approval:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other.
4. Provide additional detailing/revisions to the elevations to increase the quality of the development. Residential product to be reviewed and approved administratively by the Planning Director.
5. Compliance with all City development codes and regulations.
6. 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 of dedication whoever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
10. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
11. Written notice be provided to future residents, and acknowledgment received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
12. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.