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Planning and Zoning Board

Case Information

GENERAL PLAN CASE #:	**GPMinor14-003**
ZONING CASE#:	**Z14-010** PLN2013-00619
LOCATION/ADDRESS:	529 South Hawes Road
GENERAL VICINITY:	Located south of Broadway Road on the east side of Hawes Road
GENERAL PLAN REQUEST:	Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designations from MDR 6-10 to MDR10-15 (3.4± acres)
ZONING REQUEST:	Rezone from RM-3 PAD to RM-3 PAD and site plan/preliminary plat for a 42-unit townhome project
PURPOSE:	This request will establish zoning for the future development of a multi-residence subdivision
COUNCIL DISTRICT:	District 5
OWNER:	Balmoral Equities, LLP
APPLICANT:	Sandra Welty / SW Land Services LLC
STAFF PLANNER:	Jason Sanks

SITE DATA

PARCEL NUMBER(S):	218-53-001W
PARCEL SIZE:	3.4 acres
EXISTING ZONING:	RM-3 PAD
GEN. PLAN DESIGNATION:	MDR 6-10
CURRENT LAND USE:	Undeveloped

SITE CONTEXT

NORTH:	Single-residence – zoned RM-2 PAD
EAST:	Single-residence – zoned RS-6 PAD
SOUTH:	Single-residence – zoned RS-6 PAD
WEST:	Hawes Road, then Single-residence – zoned RS-6 PAD

STAFF RECOMMENDATION:

GENERAL PLAN AMENDMENT: Adoption

ZONING CASE: Approval with Conditions

P&Z BOARD RECOMMENDATION:

GENERAL PLAN AMENDMENT: ☒ Adoption of Resolution. ☐ Denial

ZONING CASE: ☒ Approval with conditions. ☐Denial

PROP 207 WAIVER: ☐Signed. ☒ Not Signed – Will update at hearing

ZONING HISTORY/RELATED CASES:

March 24, 1995: Annexed into the City of Mesa (Ord. #2996
April 17, 1995: Establish city zoning of R-3 PAD
August 15, 2005: Approval of amended R-3 PAD zoning for a 44 unit multi-family project (eleven 4-plex buildings - Ord. #4439)

GENERAL PLAN HISTORY

Mesa 1988 General Plan: High Density Residential 10+ du/ac
Mesa 1996 General Plan: Medium Density Residential 2-5 du/ac
Mesa 2025 General Plan: Medium Density Residential 6-10 du/ac

GENERAL PLAN PROJECT DESCRIPTION

This proposal includes a Minor General Plan amendment to change the existing land use designation for the 3.4± acres at 529 S. Hawes Road. The existing General Plan land use designation for the site is Medium Density Residential 6-10 (MDR 6-10). The applicant is requesting an amendment to Medium Density Residential 10-15 (MDR 10-15) to accommodate the future development of 42 townhomes on the property.

PROJECT DESCRIPTION/ ZONING REQUEST

The request also includes a rezoning from RM-3 PAD to RM-3 PAD with an associated Site Plan/Preliminary Plat request indicating a density of 12.6 DU/acre. The PAD overlay allows the inclusion of multiple exhibits that depict the quality of the multi-family development and will allow for the private street access. No deviations from development standards have been proposed. The amended site plan indicates a reduction of two units from the 2005 approval. Building configurations have been changed from a 4-plex concept to linear townhome buildings of 4/5/7 unit configurations. The associated Preliminary Plat provides additional detailing regarding the private street sections, typical lot plan, and more specific dimensional data regarding the subdivision layout.

RESIDENTIAL PROPOSAL:

Parcel	Zoning Requested	Acreage	Unit Yield	Density
218-53-001W	**R-3 PAD**	**3.4**	42 units	12.6 du/ac

SUBDIVISION DETAILS:

Street System	Fences/Walls	Amenities	Other
- Private interior loop street - 65' Hawes Road dedication	-6' solid decorative split-face CMU perimeter wall combination of 8"x8x16" block and 6"x8"x16" block with concrete caps - 6' view pool fence - 6' partial view fence	Centralized .43 acre open space to include swimming pool and shade structure	-HOA -CC&Rs

PLANNED AREA DEVELOPMENT (PAD)

Applications for a PAD overlay may specify the project is proposed for conceptual and/or specific approval. For this request, the applicant is requesting specific approval of a 42-unit townhome subdivision on 3.4± acres. The PAD overlay is requested to allow the inclusion of multiple exhibits that exemplify the quality of the project and to allow for private street access to the units.

SCHOOLS

The subject site is in the attendance boundary of Stevenson Elementary School, Smith Junior High School, and Skyline High School. The Mesa Public School District has indicated that each school has the capacity to accommodate the generated students from this development.

NEIGHBORHOOD PARTICIPATION

The applicant has completed their Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. Three neighborhood meetings were held for this property. The first meeting was held on January 8, 2013 and two neighbors attended. The neighbors wanted to ensure the buildings were not three stories and sought assurance that dust control would be mitigated. Staff has not received any phone calls or emails regarding these applications.

GENERAL PLAN

The purpose of the Land Use Element of the Mesa 2025 General Plan is to guide future growth and development in the City. The basic vision of the Mesa 2025 General Plan is "to provide for a prosperous and economically balanced community, to address the need for future housing and employment opportunities, and to support Mesa as a sustainable community in the 21st century."

Within the General Plan there are several goals, objectives and policies established to provide this basic vision. The goals and related objectives and policies applicable to this request are as follows:

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities and is consistent with the General Plan.

- **Objective LU-1.1:** Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.
  - **Policy LU-1.1a:** Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.
- **Objective LU-1.2:** Encourage urban growth in a planned, orderly manner with high quality development and sustainable urban development patterns.
  - **Policy LU-1.2b** Update the planning-related ordinances and programs to implement the General Plan and to encourage creative and innovative design in constructing subdivisions that promote both sustainability and a sense of community.

Goal H-2: Promote the preservation and development of high-quality, balanced and diverse housing options for persons of all income levels throughout the City of Mesa.

Objective H-2.1: Encourage the creation of residential developments which provide housing opportunities for individuals and families of all socioeconomic levels

Goal H-3: Encourage the development of an appropriate mix of residential land uses throughout the City. Protect and preserve existing, stable neighborhoods and new residential developments from incompatible adjacent land uses.

Objective H-3.1: Preserve and protect the City's neighborhoods by minimizing internal and external impacts that may detract from a neighborhood's ability to offer a safe and aesthetically pleasing environment.

Policy H-3.1a: Ensure that residential areas are adequately buffered from incompatible uses through the use of zoning and development regulations.

Policy H3.1c: Encourage infill development based on compatibility with existing neighborhoods.

Objective H-3.2: Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient access to community facilities and neighborhood services.

Policy H-3.2b: Ensure that residential development tis located where adequate infrastructure currently exists or is planned to be available in the near future.

Policy H-3.2c: Preserve significant cultural, historical or natural features and provide enhanced open space areas in residential development or redevelopment projects.

Policy H-3.2d: Provide opportunities to ensure that residential neighborhoods may be served by and are in close proximity to services and facilities.

Goal EPC-1: Promote a high level of environmental quality with a safe, healthy, and enjoyable environment for Mesa residents.

Objective EPC-1.2: Integrate air quality planning with the land use and transportation planning process.

Policy EPC-1.2f: Promote land use patterns that decrease automobile travel between home and the workplace.

Existing General Plan Designation:

<u>Medium Density Residential 6-10, MDR 6-10 (6.0-10.0 du/ac)</u>
Identifies locations 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. Other uses permitted in this category may include Office and limited Neighborhood Commercial of less than 10 acres, where deemed appropriate by the City.

Proposed General Plan Designation:

High Density Residential 10-15, HDR 10-15 (10.0-15.0 du/ac)
Identifies locations where one and two story multi-family residential and higher density attached single-family residential development is desirable. The target density for these areas is 12.5 du/ac. Appropriate locations offer direct collector and 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. Other uses permitted in this category may include Office and limited Neighborhood Commercial of less than 10 acres (such as convenience stores), where deemed appropriate by the City.

STAFF ANALYSIS – GENERAL PLAN AMENDMENT

The applicant is proposing to change the General Plan land use designation from MDR 6-10 to MDR 10-15. The property already has a preliminary plat approval for a 13 du/acre development with R-3 PAD zoning. This application will bring the General Plan designation on the property into conformance with existing approvals and the proposed development plan for 42 townhomes.

STAFF ANALYSIS - REZONING

The rezoning request is accompanied by a Preliminary Plat request which details aspects of the subdivision design such as access, town home layout, street circulation and section, open space, drainage, and wall plan. The applicant has effectively located the recreational open space near to the center of the development, providing both an attractive terminus to the primary entry while providing near equidistant access from all parts of the development to the amenity. 18 town homes directly face the centralized open space while 10 face Hawes Road and the remaining 14 face passive open space. This layout will provide and attractive streetscape along Hawes Road as the more attractive front elevation will be visible.

LANDSCAPE PLANS

The applicant has provided staff with detailed landscape plans associated with the Preliminary Plat in an effort to demonstrate the quality of the development. The plans indicate that the entry will feature decorative Date Palms to create a sense of arrival that terminates with a direct view of the centralized open space where turf is provided for ball play and dog walking. The Hawes Road landscape setback will be dominated by Sissoo and Desert Museum trees with shrubs and groundcover for year round color. Perimeter setbacks have been lined with trees to soften the development's impact on adjacent properties and residences.

The wall plan provides a high-quality solid theme wall design with generous use of split-face block and concrete caps. The earth tone paint palette, and enhanced planting patterns along the perimeter and at the entry, will give the project an upscale appearance to surrounding development. The open space area has been designed to be welcoming and provide recreational opportunities.

BUILDING ELEVATIONS

Townhome elevations have been provided with this application to indicate the quality of development. There are three building configurations comprised of 4/5/and 7 unit configurations. The architectural theme is Spanish on all three buildings, but three different color schemes are

provided to diversify the project. S-tile will be used throughout, as will the multi-color palette and stone veneers. Multiple wall plane reliefs have been provided with entry and room projections. Multiple lower roof line breaks further break up the appearance of the building box.

CONCLUSION:
The requested General Plan amendment, rezoning, site plan and Preliminary Plat would allow the future development of a 42 unit, 3.4± acre RM-3 PAD subdivision with a density of 12.6 du/acre. Staff finds the proposed land use, density, subdivision design, and quality acceptable for the property and recommends approval of the request with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations.
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. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.