



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-040 (PLN2013-00297)
LOCATION/ADDRESS: 7100 to 7300 blocks of East Guadalupe Road (south side)
GENERAL VICINITY: Located south of Guadalupe Road west of Sossaman Road
REQUEST: Modification of the PAD for Desert Place at Morrison Ranch Phase 2, specifically lots 87 to 133 and Desert Place at Morrison Ranch Phase 3, specifically lots 93-142 in the RS-7-PAD-PAD zoning district.
PURPOSE: The request will allow an increase in residential lot coverage from 45% to 50%
COUNCIL DISTRICT: District 6
OWNER: Pulte Home Corporation
APPLICANT: Jackie Guthrie, EPS Group, Inc.
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 304-05-022L and 304-05-020W
PARCEL SIZE: 22.5± acres
EXISTING ZONING: Residential (RS-7 PAD PAD)
GENERAL PLAN DESIGNATION: Medium Density Residential 4-6 DU/Acre (MDR 4-6)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (across Guadalupe Road; from east to west) Vacant (approved site plan for two retail buildings and a daycare located at the northwest corner of Sossaman and Guadalupe Roads) – zoned C-2; Residential subdivision – zoned R1-6 PAD DMP; and City Park – zoned R1-7 DMP
EAST: (across Sossaman Road; from north to south) Commercial retail center – zoned C-2; Residential subdivision – zoned R1-6 PAD; Vacant (proposed church) – zoned AG
SOUTH: PEP PAD - Vacant
WEST: Zoned PS – Gilbert Public Schools

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD DECISION: ☒ Approval with conditions. ☐ Denial

PROP 207 WAIVER: ☒ Signed ☐ Not Signed

ZONING HISTORY/RELATED CASES:

February 22, 1990: Annexed to City (Ord. # 2482)
April 2, 1990: Rezoned from County Rural-43 to City AG (Z90-9, Ord. #2511)
October 16, 2006: City Council approval to rezone from AG to RS-6 PAD PAD, RS-7 PAD PAD, RS-9 PAD PAD and C-1 DMP and the establishment of the Desert Place at Morrison Ranch (Residential) Development Master Plan.
August 21, 2013: Planning and Zoning Board approval to increase lot coverage for lots 87-133 and 234-278 for "Desert Place at Morrison Ranch Phase 1" (Z13-036)

PROJECT DESCRIPTION/REQUEST

This request seeks to amend the PAD for lots 87-133 in Desert Place at Morrison Ranch Phase 2 and lots 93-142 in Desert Place at Morrison Ranch Phase 3. The property is located just south and west of the southwest corner of Guadalupe and Sossaman. The approved zoning district for all lots listed, is RS-7-PAD-PAD, which was approved with zoning case Z06-066.

The request includes changes in the development standards approved for the portion of the subdivision, which is zoned RS-7 PAD PAD to increase the allowable lot coverage from 45% to 50% for Phases 2 and 3 of Desert Place at Morrison Ranch. The applicant received approval to make this change in Phase 1 in August of 2013 as part of zoning case Z13-036.

PRELIMINARY PLAT AND MODIFICATIONS

In a Planned Area Development (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 proposal includes requests for the following modifications:

- Increase in building coverage from 45% to 50% for the RS-7 PAD PAD lots within Desert Place at Morrison Ranch Phases 2 and 3

This subdivision was designed with several open space tracts dispersed throughout the development with a large community open space area at the west edge of the subdivision. Community amenities will include the large open space areas with tot lots, sand volleyball and basketball courts, Ramadas and BBQ areas.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to all property owners within 500' of the site. The notification included a letter describing the project and exhibits showing the proposal. The applicant offered to meet with neighbors if requested.

At the time of writing this report Staff has not received any inquiry regarding the proposal and the applicant also has not reported that they have received any inquiries.

CONFORMANCE WITH THE GENERAL PLAN

The Mesa 2025 General Plan designation – MDR 4-6 (Medium Density Residential 4-6 dwelling units per acre, with a target density of 6.5 dwelling units per acre) identifies areas for single residence detached development.

In addition the following Mesa 2025 General Plan Goals, Objectives and Policies are supportive of the proposed land use

- ❖ 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 other plans and programs of the City.

- Objective LU-1.3
Ensure that the land use pattern throughout the community is compatible with the provisions of all elements of the General Plan and the corresponding master plans prepared by the City.
 - Policy LU-1.3a
Continue to evaluate the relationships between the land use pattern and issues related to the subjects of the other General Plan elements.

❖ Goal LU-3

Provide for high quality, balanced, and diverse housing stock for existing and future City residents.

- Objective LU-3.1
Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations.
 - Policy LU-3.1a
Coordinate land use decisions with the provisions of the Housing Element of the General Plan.

❖ Goal H-1

Ensure that housing is safe, decent, and sanitary; encourage residential design that is community-friendly and compatible with the neighborhood character.

- Objective H-1.3
Encourage development and revitalization projects in all areas of Mesa that provide a variety of housing types to meet the needs of the growing population.
 - Policy H-1.3a
Designate sites for master planned housing and mixed-use communities and encourage developers to utilize the existing PAD, BIZ, and DMP overlay zoning district where applicable.
 - Policy H-1.3b
Provide opportunities to allow the development of higher density housing at appropriate locations, dependent upon project quality and aesthetics, to ensure that a broad range of housing is available to accommodate an expanded employment base.

❖ 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-2.3
Provide a variety of housing opportunities that will satisfy the needs of existing and future households at diverse socioeconomic levels.

STAFF ANALYSIS

SUMMARY:

This request is specifically to amend the RS-7 PAD development standards for Desert Place at Morrison Ranch Phase 2, lots 87 through 133 and Desert Place at Morrison Ranch Phase 3, lots 93-142, to accommodate an increase in the lot coverage offered in the current Zoning Ordinance. The applicant has requested this deviation to provide a more flexible building envelope and to accommodate their product line. The current Zoning Ordinance standard allows up to 45% lot coverage for RS-7 lots. The same request was granted approval by the Planning and Zoning Board for Desert Place at Morrison Ranch Phase 1 in August of 2013.

CONCLUSION:

The applicant has only proposed an increase in lot coverage, not setbacks. Staff is comfortable that the setbacks will mitigate the impact of the increased lot coverage. This is also mitigated by the fact that not all of their product will take advantage of the 50% lot coverage and that this will affect only 97 lots, which is a small portion of the overall subdivision. There are currently 317 recorded lots, with a total of 697 planned for the overall development upon completion. Also, it is important to note that two of their five proposed master plans have less than 50% lot coverage. Therefore, staff is supportive of the proposal and recommends approval subject to

the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Desert Place at Morrison Ranch, Ordinance #4602, (Z06-066), except as modified by this case.
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.

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