

[illegible][illegible]

06-016

The map shows a residential subdivision with the following details:

- Streets:** E. Onza Avenue, E. Plata Avenue, E. Portobello Avenue, E. Pampa Avenue, S. 72nd Street, S. 73rd Street, S. Essex Street, and S. 74th Street.
- Phases:** PHASE 2C (right side) and PHASE 3C (left side).
- Lot Numbers:**
  - Along E. Onza Avenue: 101-110 (left), 101-110 (right).
  - Along E. Plata Avenue: 111-120 (left), 111-120 (right).
  - Along E. Portobello Avenue: 121-130 (left), 121-130 (right).
  - Along E. Pampa Avenue: 131-140 (left), 131-140 (right).
  - Along S. 72nd Street: 141-150 (left), 141-150 (right).
  - Along S. 73rd Street: 151-160 (left), 151-160 (right).
- Other Features:** A dashed line runs along S. Essex Street, and a solid line runs along S. 74th Street.



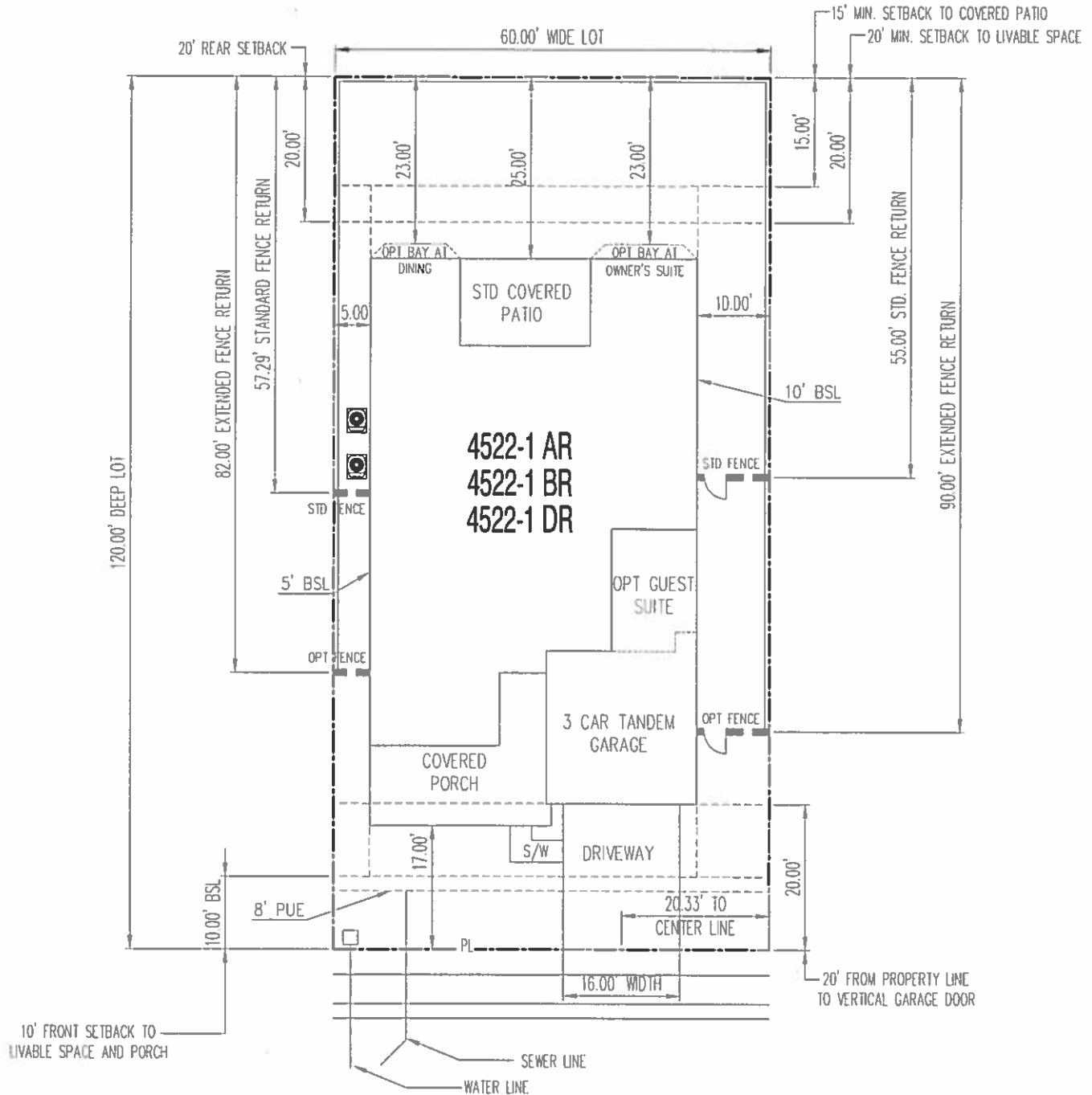
Sheet No.  
1  
of 1



# DESERT PLACE

## 4500 SERIES (60' X 120')

LOT COVERAGE  
45% MAXIMUM LOT COVERAGE  
47.6% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

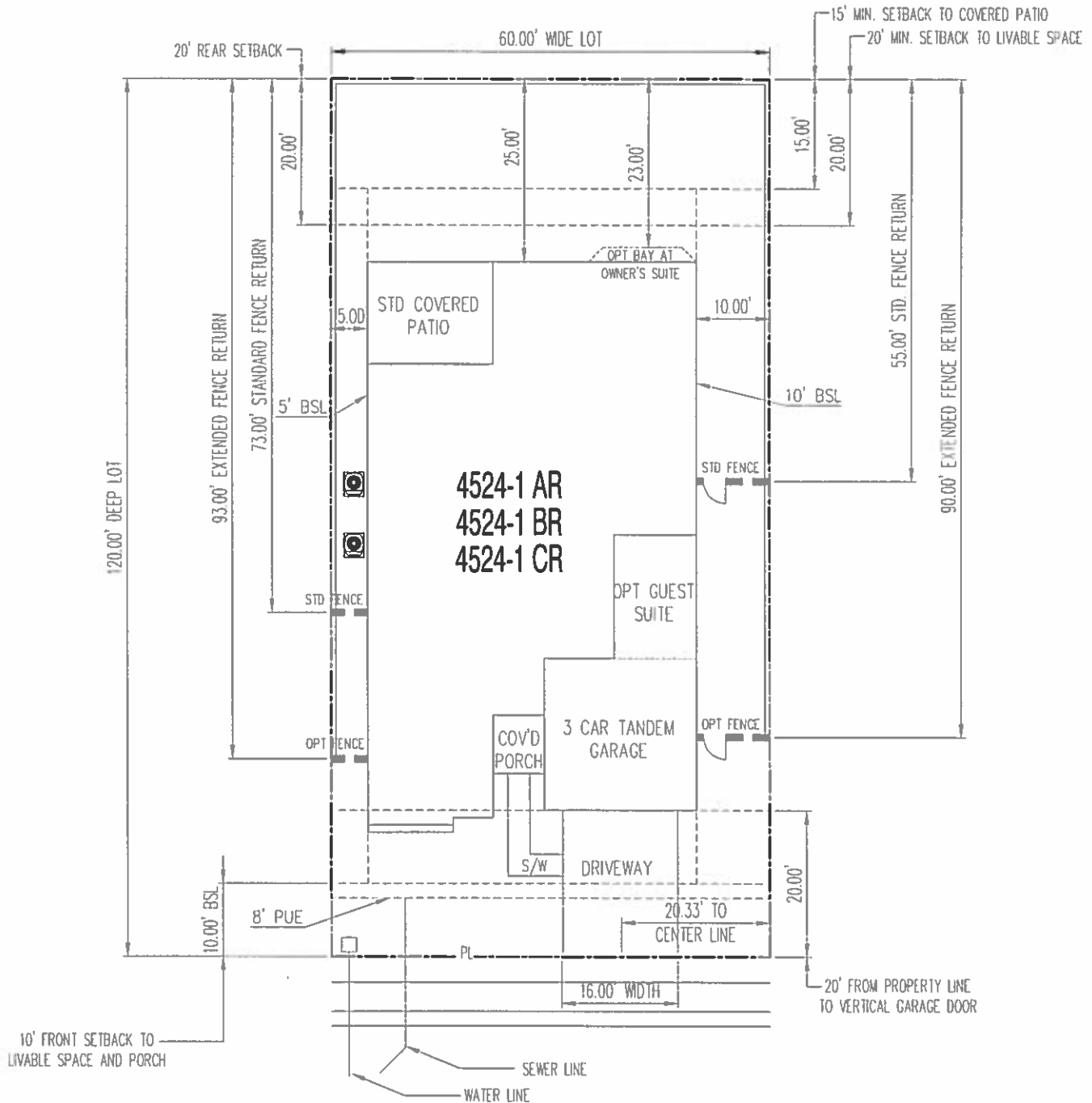
PULTE HOME CORPORATION  
16767 N PERIMETER DRIVE  
SCOTTSDALE, AZ 85260



# DESERT PLACE

## 4500 SERIES (60' X 120')

LOT COVERAGE  
45% MAXIMUM LOT COVERAGE  
47.3% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

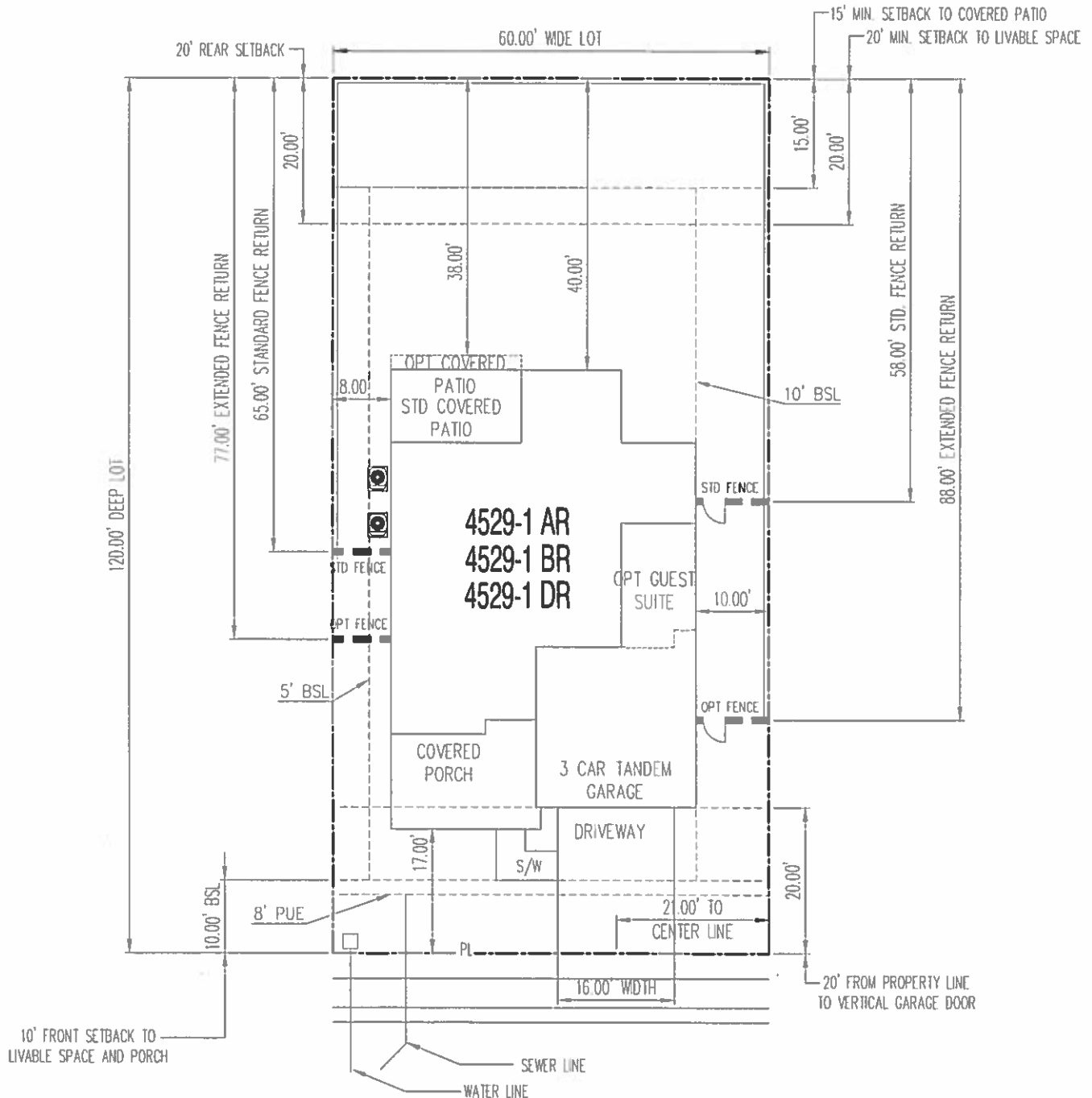
PULTE HOME CORPORATION  
16767 N PERIMETER DRIVE  
SCOTTSDALE, AZ 85260



# DESERT PLACE

## 4500 SERIES (60' X 120')

LOT COVERAGE  
45% MAXIMUM LOT COVERAGE  
33.9% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

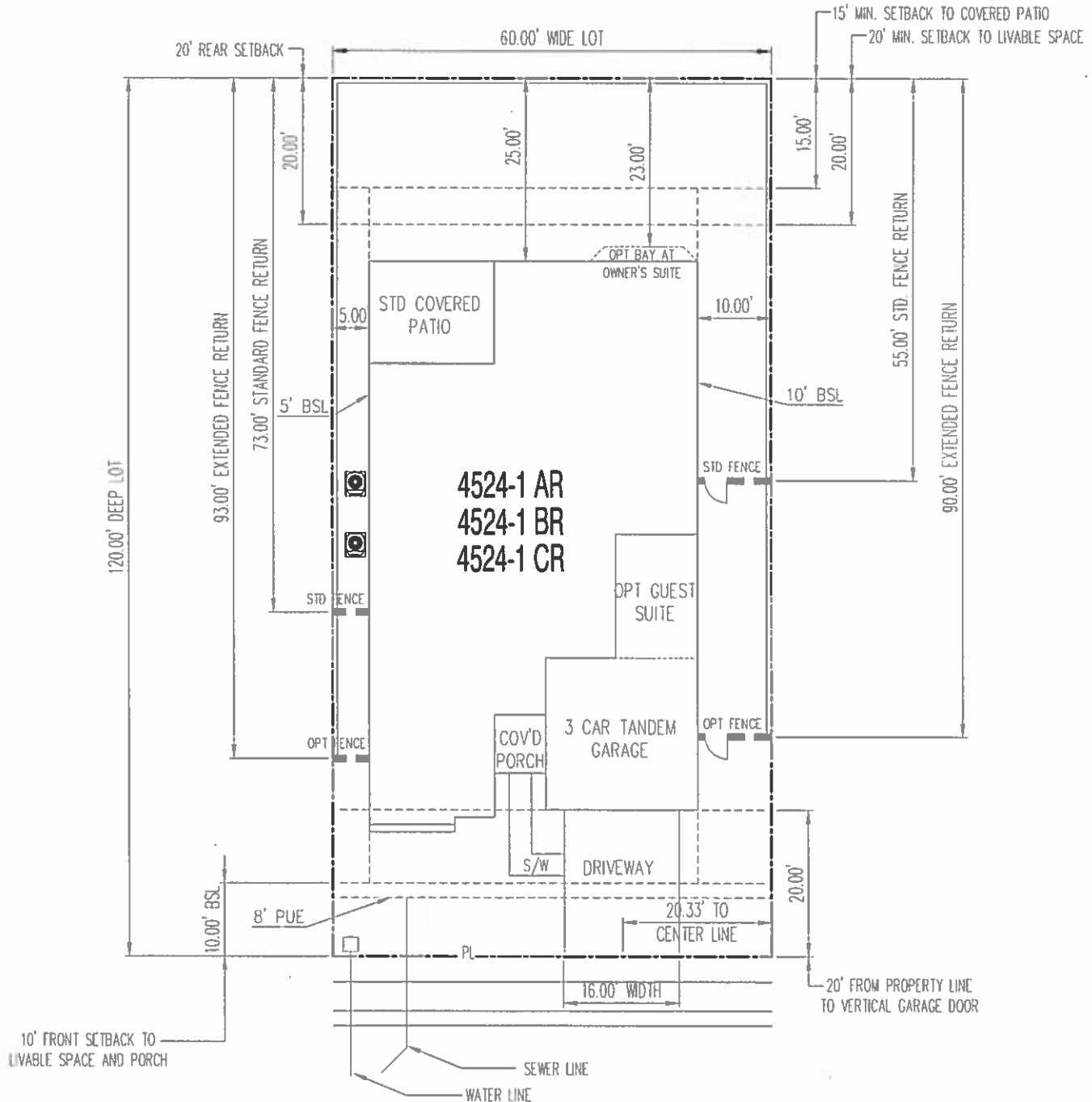
PULTE HOME CORPORATION  
16767 N PERIMETER DRIVE  
SCOTTSDALE, AZ 85260



# DESERT PLACE

## 4500 SERIES (60' X 120')

LOT COVERAGE  
45% MAXIMUM LOT COVERAGE  
47.3% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

PULTE HOME CORPORATION  
16767 N PERIMETER DRIVE  
SCOTTSDALE, AZ 85260

**Pulte**  
HOMES  
& the Communities  
of Del Webb

LOT COVERAGE  
45% MAXIMUM LOT COVERAGE  
41.5% ACTUAL LOT COVERAGE



**Pulte**  
& the Communities  
of Del Webb

**Project Description**  
**Desert Place at Morrison Ranch – Phase 2C and 3C**  
**A portion of Desert Place at Morrison Ranch (Residential) DMP**  
 June 12, 2014

**Request**

The property that is contained in this request consists of 97 residential lots located within “Desert Place at Morrison Ranch – Phase 2C and 3C”, see attached Phasing Exhibit. Desert Place at Morrison Ranch is located southwest of the intersection of E. Guadalupe Road and S. Sossaman Road in Mesa, Arizona. This request is for lots 87-133 and 93-142 of the Preliminary Plat for Desert Place at Morrison Ranch. The lots, zoned RS-7 include approximately 22.46 net acres of Desert Place. This is a request for modification to the previously approved R1-7 Planned Area Development (R1-7 PAD) Master Development Plan (DMP). The request is to increase the allowable lot coverage from 45% to 50%, which will allow the architectural product to meet the unique architecture and design guidelines of the Morrison Ranch community.

**Background**

Desert Place is part of the overall Morrison Ranch Master Plan. Desert Place, originally approved in 2006, included a land use plan comprised of approximately 213-acres of the 380 acre Desert Place DMP, which is part of the 1,567 acre Morrison Ranch. The site was Rezoned (Z06-066) from AG to R1-6 PAD DMP, R1-7 PAD DMP, R1-9 PAD DMP and C-1 DMP. These approved entitlements allow for the development of three residential parcels each with a different zoning district and a 7.5 acre commercial parcel to allow future development of a neighborhood commercial shopping center.

A similar request was approved by the Planning and Zoning Board for Phase I on August 21, 2013, (Z-13-036). Phase I included 87 lots zoned RS-7. This application request pertains to 97 of the R1-7 (RS-7) lots in Phase II.

**Site and Surrounding Area**

The site is currently undeveloped native desert. Adjacent properties and land uses are summarized in the following Surrounding Development Table.

<b>Surrounding Development Table</b>			
<b>Direction</b>	<b>Existing Use</b>	<b>Zoning District</b>	<b>General Plan Designation</b>
North	Desert Place at Morrison Ranch Phase 2B and 3B	R1-6 (RS-6) PAD DMP	MDR 4-6
East	Desert Place at Morrison Ranch Phase 1Ci	R1-7 (RS-7) PAD DMP	MDR 4-6



Surrounding Development Table			
South	Desert Place at Morrison Ranch Phases 2D and 3D	R1-9 (RS-9) PAD DMP	MDR 4-6
West	Gilbert Unified School District Highland Junior High School	Public Semi- Public (PS)	S

### **Development Plan**

The main intent of this application is to modify the lot coverage for 97 lots zoned R1-7 (RS-7) from 45% lot coverage to 50% lot coverage.

The product proposed by the builder, Pulte Homes, includes covered patios, covered front porches, three-car garages and added interior storage. The three-car garages serve to reduce street parking and encourage parking in the garage, aesthetically improving the streetscape of the neighborhood. The covered front porches are consistent with the Morrison Ranch Design Guidelines and promote the rural agricultural theme and the livable community's concept. The additional interior storage space is a valued addition to Arizona households

### **Compliance with General Plan**

As previously mentioned, the General Plan Land Use Designation for Desert Place at Morrison Ranch is Medium Density Residential (MDR) 4-6 du/ac. This land use identifies locations where suburban density detached or attached single family residential are desirable. The target density is S du/acre. This PAD Modification request is in compliance with the MDR 4-6 du/ac designation and complies with elements, objectives and policies of the City of Mesa General Plan as follows:

- Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns (Objective LU-1.2).
- Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations (Objective LU-3.1).
- 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 (Goal H-3).
- 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 (Objective H-3.2).
- Ensure that residential development is located where adequate infrastructure currently exists or is planned to be available in the near future (Policy H-3.2b).

### **Residential Design Guidelines**

The single family neighborhood shall be designed in accordance with the design theme established in the PAD for the Desert Place community. Building floor plans and elevations are subject to City of Mesa Design/Product Review approval. A complete Design Review package for the lots was submitted by Pulte to the City on June 17, 2013. The architecture of the homes

is designed to complement the high-quality design themes already established in the Morrison Ranch master planned community.

The design requirements for Desert Place at Morrison Ranch specify that the architectural detail of the homes reflect the agricultural heritage of the area. In particular, the homes must incorporate one of four architectural styles: Farmhouse, Ranch, Craftsman, or Prairie. Each of these styles requires unique details in order to achieve true consistency with the architectural heritage found in historical agricultural home sites in Arizona. Especially relevant to this PAD Amendment request is the inclusion of front and rear covered porches. These porches can add 300-600 square feet of lot coverage without adding any "livable" square footage to the home. The homes include one and two story units. All homes have two and three car garages, including side loaded garage options. Covered front porches promote interaction with neighbors and an active street scene in neighborhoods.

### **Conclusion**

The purpose of this application is to modify lot coverage for 97 lots within the Desert Place at Morrison Ranch – Phase 2C and 3C subdivision. This request for Modification to the RS-7 (R-7) PAD DMP and will allow for the development of a mix of one and two story homes, with two and three car garages, covered front porches and covered rear patios. Approval of this request will allow the architectural product to meet the unique architecture and design guidelines of the Morrison Ranch community. We look forward to the working with the City and moving forward with development plans for Desert Place at Morrison Ranch.