



Planning and Zoning Board

Case Information

CASE NUMBER: GPMinor14-010 and Z14-037 (PLN2014-00172)
LOCATION/ADDRESS: The 10000 to the 10800 blocks of East Guadalupe Road (north side).
GENERAL VICINITY: Located north of Guadalupe Road between Signal Butte Road and Crismon Road.
GENERAL PLAN REQUEST: Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. (172± acres)
ZONING REQUEST: Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-6 PAD, RSL 4.5 PAD, RSL 2.5 PAD and RM-2 PAD. This request will allow for the development of a residential master planned community. (172± acres)
PURPOSE: This request will allow the development of a single residence, small lot and multi-residence subdivision with a potential for 1,056 dwelling units.
COUNCIL DISTRICT: District 6
OWNER: Paul Dugas, Desert Land Group, LLC
APPLICANT: Josh Hannon, EPS Group, Inc.
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NUMBER(S): 304-01-976A and 304-01-991
PARCEL SIZE: 172± acres
EXISTING ZONING: AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD
GENERAL PLAN DESIGNATION: Medium Density Residential 4-6 (MDR 4-6), Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+)
CURRENT LAND USE: Undeveloped

STAFF RECOMMENDATION:

General Plan Amendment: Continuance to August 20, 2014 meeting
Zoning Case: Continuance to August 20, 2014 meeting

P&Z BOARD RECOMMENDATION:

General Plan Amendment: ☒ Adoption of resolution ☐ Denial
Zoning Case: ☒ Approval with conditions ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT

NORTH: Existing single residences – zoned RS-7 PAD (Villages at Eastridge)
EAST: (across Signal Butte Road) Existing nursing home, small lot residential project, existing church sites – zoned RM-4 PAD, RM-2 PAD and AG
SOUTH: (across Guadalupe Road) Existing single residences – zoned RS-6PAD (Santa Rita Ranch) and vacant 12.5 acres-zoned AG, Mesa 2025 land use designation is NC and MDR 4-6
WEST: (across Crismon Road) Existing retail center - zoned Limited Commercial (LC)

HISTORY/RELATED CASES

December 7, 1983: Annexed into the City of Mesa (ordinance 1752)
July 16, 1984: Comparable zoning approved from Maricopa County Rural-43 to City of Mesa AG, Z84-091
August 28, 2006: City Council approved GPMinor06-03 to revise the Mesa 2025 General Plan designation from MDR 4-6 to MDR 6-10 and Z06-45 for rezoning of 175± acres from AG to R1-9 PAD, R1-6 PAD and R-2 PAD, ordinance 4589, for the Desert Vista Development Master Plan.
June 18, 2014: The Planning and Zoning Board continued this case to the July 16, 2014 meeting.

GENERAL PLAN HISTORY

Mesa 1988 General Plan: Medium Density Residential 3-5 du/ac
Mesa 1996 General Plan: Medium Density Residential 2-5 du/ac
Mesa 2025 General Plan: Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+)

GENERAL PLAN PROJECT DESCRIPTION

This proposal includes a Minor General Plan amendment to change the land use designation for the 172± acres at the northwest corner of Signal Butte Road and Guadalupe Road. Currently, the General Plan land use designation for this site is Neighborhood Commercial (NC), 9.2 acres, Medium Density Residential 6-10 du/ac (MDR 6-10), 62.5 acres, Medium Density Residential 4-6 (MDR 4-6), 75.9 acres, and High Density Residential 15+ (HDR 15+), 23.9 acres. The applicant is requesting an amendment to eliminate the NC and HDR15+, land use designations and introduce the HDR 10-15 land use category at 43.7 acres. The request also decreases the total amount of MDR 6-10 from 62.5 to 15.3 acres and increases the amount of MDR 4-6 from 76.9 acres to 113.5 acres.

Table 1				
Proposed Mesa 2025 General Plan Land Use Designation & Densities				
	EXISTING ACRES (Gross)	REQUESTED ACRES (Gross)	TARGET DENSITY	Proposed Density (Gross)
NC	9.2	0	N/A	N/A
HDR 15+	23.9	0	15+ du/ac	N/A
HDR 10-15	0	43.7	12.5 du/ac	11.52
MDR 6-10	62.5	15.3	6.5 du/ac	6.21
MDR 4-6	76.9	113.5 (inc park)	5.0 du/ac	4.03
Total	172.5	172.5		6.12

The proposed Crescent Ridge development is in compliance with the requested General Plan Land Use Designations. The MDR 4-6 land use includes 113.5 acres with 457 detached single residence units resulting in a gross density of 4.03 du/ac, within the 4-6 range and under the target density of 5. The MDR 6-10 land use includes 15.3 acres with 95 detached single residence units resulting in a gross density of 6.21 du/ac, within the 6-10 range and slightly under the 6.5 target density. The HDR 10-15 land use includes 43.7 acres and a maximum of 504 multi-residence and single residential units, the density of 11.52 du/ac is consistent with the land use category. The Development Master Plan Narrative includes general plan exhibits showing existing and proposed land use categories.

PROJECT DESCRIPTION/ZONING AND PRELIMINARY PLAT

The property is currently zoned AG, RS-9 PAD, RS-6 PAD and RM-2 PAD. The majority of the property was zoned as part of the Desert Vista Development Master plan approved in 2006, GPMinor06-03 and Z06-45. The vacant property zoned AG and indicated as Parcel 5 in this proposal was not part of the previously approved Desert Vista Development. The proposed 20± acre commercial corner and school site at the northwest corner of the current plan were included in the Desert Vista Development Plan. The approved preliminary plat dated 8/28/06 for Desert Vista Development is attached to this report.

The requested rezoning and site plan with preliminary plat has been requested to allow the development of 1,056 dwelling units for 172± acres, Crescent Ridge. It is divided into five different parcels. Each parcel, 1 through 5, are designated for different sized lots and products. This project is proposed to have both vehicular and pedestrian connections with the 20± acre commercial site at the corner of Signal Butte Road and Guadalupe Road. Parcels 1 through 4 are proposed to be zoned RS-6 PAD, RSL-4.5 PAD and RSL-2.5 PAD and are included in the proposed preliminary plat. Parcel 5, proposed to be zoned RM-2 PAD, is not included in the preliminary plat and will develop at a later date. Conceptual plans and design guidelines for this future development are outlined on page 12 of the Development Master Plan Narrative. Site plan approval through the Planning and Zoning Board will be required prior to development. Parcels 1 through 4 will yield 552 lots and the future parcel 5 will yield a maximum of 504 units. The total amount of dwelling units proposed for this 172± acres is 1,056 with an overall net density of 6.5 dwelling units per acre.

Table 2 Crescent Ridge Zoning Proposal							
Parcel	Proposed Zoning	Lot Size	No. of Lots	Gross Area (acres)	Net Area (acres)	Gross Density (du/ac)	Net Density (du/ac)
1	RS-6	60'x125'	92	26.07	25.08	3.53	3.67
2	RS-6	52'x120'	116	28.69	27.58	4.04	4.21
3	RSL-4.5	45'x115'	148	35.27	33.28	4.2	4.48
4	RSL-2.5	40'x69'	196	33.53	32.31	5.85	6.07
Sub-Total			552				
5	RM-2	NA	504	43.74	39.01	11.52	12.92
Park	RS-6	NA		5.18	5.18		
Total			1,056	172.48	162.44	6.12	6.5

According to the Development Master Plan Narrative, the development concept for the Crescent Ridge Master Planned Community, parcels 1 through 4, is to create an attractive, identifiable community where residents participate in outdoor activities, bicycle and jog and chat with their neighbors. Four unique yet compatible residential home types will be developed around a central community park. Landscaped open space, pocket parks and trails, distributed throughout the community, will create a series of recreational and open space amenities. Linked open space corridors will provide a distinct pedestrian connectivity experience and establish the landscape character for the Community.

The site plan indicates two primary entries, one from Signal Butte and one from Guadalupe Road. The applicant is proposing architectural entry features at the primary entrances, including pedestrian portals and covered vehicular access with decorative guardhouses. (Architectural depictions are on page 3 of the Development Master Plan Narrative.) Secondary community access is proposed along E. Madero Avenue on the north boundary of the site and Guadalupe Road along the south boundary of the site. The future high-density parcel could have two access locations from Guadalupe Road and one access point from Crismon Road. The primary access roadways include tree-lined boulevards, decorative pavers, vintage-style streetlights, and detached sidewalks. A thematic streetscape with tree-lined streets and boulevards establish a landscape character for the community. The trees will be planted between the curb and the detached sidewalk by the developer at the time the streets are developed. The trees will be part of the common area and will be maintained by the HOA.

Crescent Ridge is proposing to have four different housing products on each of the four Parcels. Each will have 3-4 floor plans with a minimum of three completely diverse Architectural Elevations and nine diverse exterior color palates. Parcel 1 homes will have square footages ranging from 2400-4200 square feet. Parcel 2 homes will have square footages ranging from 2100-3450 square feet. Parcel 3 homes will have square footages ranging from 1900-2800 square feet. Parcel 4 homes, the Green Court Homes, will have square footages ranging from 1600-2200 square feet.

The Green Court homes will front onto streets and common open space areas, all driveways and garages will be at the rear of the homes, accessed from an alley. The applicant is proposing that the street scene in the Green Court neighborhood will be void of garages, instead, front porches and landscaped yards will create a livable, active and neighborly environment. There are no walls around the perimeter of the Green Court Homes; the only walls are between the units to create private side yards, resulting in an open, spacious neighborhood.

The Green Court Homes will utilize a Use Benefit Easement (UBE) providing a private courtyard between units. Each Green Court Home will have a 5' UBE on one side of the lot. The UBE benefits the adjacent home and provides a private yard space for the adjacent home. The result is that each homeowner has the use of a 10' wide sideyard rather than two 5' wide sideyards providing a private courtyard between units. The maintenance of the UBE area is the responsibility of the owner of the benefitting lot, (the user of the area). This use and responsibility will be included in the CC&R's and the Public Declaration and is included on the preliminary-plat.

The parking ratio for the Green Court Homes is indicated as 3.7 per unit. Two spaces are provided in the garage and 329 guest parking spaces total 721 spaces. See Parking and Pedestrian Access Exhibit provided in the Development Master Plan Narrative which

illustrates the parking spaces, sidewalk connectivity between parking and houses, and the public and private streets. In the Development Master Plan Narrative there is a parking and pedestrian access exhibit.

The high density parcel, Parcel 5, will be developed with the same thematic elements found in the single residence development. Detailed site plans and product types will be submitted to the City at a future date. The Parcel 5 Conceptual Development Vignette Exhibit in the Development Master Plan Narrative includes a conceptual site plan and photographs representing the architecture and building types that illustrate the various housing types anticipated. Design Guidelines for the future development are outlined in the Development Master Plan Narrative beginning on page 12.

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 contact list provided by the applicant included neighbors within 500 feet of the site, HOA's and registered neighborhoods within one mile. It also included a notification to Gilbert Public Schools with copies to Desert Ridge High School, Desert Ridge Junior High, and Augusta Ranch elementary school.

The applicant held two neighborhood meetings. One on April 24, 2014 and the other on June 3, 2014. There are meeting summary notes attached from each of the meetings. Primarily, the concerns have been with existing traffic issues that occur during the school year accessing Desert Ridge High School and Desert Ridge Junior High. Traffic within Villages at Eastridge, north of this site, was also mentioned as a concern. Gilbert Public Schools has indicated they will adjust the internal circulation of the site and once the surrounding projects develop that will require the arterial Road improvements, that will help to mitigate some of the traffic concerns. Staff has not received any phone calls, emails or letters in regard to the proposed project.

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 Land Use goals, objectives and policies. 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.

Policy LU-1.2c Promote the development of available large vacant parcels of land as master planned communities and an appropriate mix of land use types.

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-3.2: 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 is 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:

Neighborhood Commercial - NC

Identifies areas where retail and service oriented businesses that serve the surrounding residential trade area within a ½- to 1-mile radius are planned. Typical users include, but are not limited to, grocery store anchored shopping centers, drug stores, fast food chains, convenience/gas stations, and restaurants/cafes. Other compatible uses include small-scale administrative/professional offices including medical services, finance, insurance, and real estate. Hyperstore or Big Box retail uses are not permitted in Neighborhood Commercial designated areas. Neighborhood Commercial areas are located on, and with direct access to arterial streets. Neighborhood Commercial designated areas are typically a maximum of 10 acres.

High Density Residential 15+, HDR 15+ (15.0 + du/ac)

Identifies locations where high-density multi-family residential, two- and three-story apartments, condominiums, and townhouse residential products are desirable. The maximum density for these areas is 17 du/ac for two- and three-story products and 25 du/ac for products at or above three stories in height. Appropriate locations offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. The City may entertain proposals for density in excess of 25 dwelling units per acre

in selected locations. Such existing or recommended High Density Residential area; within 1/2 mile of an arterial roadway; where High Density Residential areas can serve as buffers between principal/arterial roadways and other high density residential areas; and where transitions between employment/service areas and other high density residential areas are appropriate.

Medium Density Residential 6-10, MDR 6-10 (6.0-10.0 du/ac)

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:

Medium Density Residential 4-6, MDR 4-6 (4.0-6.0 du/ac)

Identifies locations where suburban density detached or attached single-family residential is desirable. The target density for these areas is 5.0 du/ac. Appropriate locations offer collector 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.

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 a Minor General Plan Amendment, GPMinor 14-010, to change the General Plan land use designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). The intent is to provide a compatible land use designation for the requested zoning districts. The request also decreases the total amount of MDR 6-10 and increases the amount of MDR 4-6 as seen in table 1 above.

With the Minor General Plan Amendment for the Fry's Market place from MDR 6-10 to Community Commercial for 20± acres, the previously indicated NC land use category at the

NEC corner of Crismon and Guadalupe will be provided at the NWC of Guadalupe and Signal Butte Road. The commercial site will serve to support this residential area. The requested Minor General Plan Amendment is consistent with the proposed residential project rezoning and preliminary plat application.

STAFF ANALYSIS-REZONING/SITE PLAN/PRELIMINARY PLAT

Table 3 Crescent Ridge Parcel/Zoning Summary/Proposed Deviations					
		Parcel 1	Parcel 2	Parcel 3	Parcel 4
Lot Size		60'x125'	52'x120'	45'x115'	40'x69'/45'x69
Sq. Ft.		7,500	6,240	5,175	2,760/3,105
Zoning		RS-6	RS-6	RSL-4.5	RSL-2.5
Minimum Lot Area (Sq. Ft.)	Required	6,000	6,000	4,000 / 4,500 avg	2,000 / 2,500 avg
	Proposed	No Change	No Change	No Change	No Change
Lot Width	Required	55' ²	55' ²	40'/45' ¹	25'/30' ¹
	Proposed	No Change	52' ²	No Change	No Change
Lot Depth	Required	90'/100' ³	90'/100' ³	90'	75'
	Proposed	No Change	No Change	No Change	69'
Front Setback	Required	10'/20' ⁵	10'/20' ⁵	15'/20'/10' ⁴	12'/20'/7' ⁴
	Proposed	10'/20*	10'/20*	10'/20'***	10' to livable 7' to porch
Side Yard	Required	5'/15' ⁶	5'/15' ⁶	4.5'minimum 10'aggregate	3'minimum 8'aggregate
	Proposed	5'/15' ⁶	5'/12' ⁶	5'minimum 10' aggregate	5'/10'aggregate with use benefit easement
Rear Yard	Required	20'/30' ⁷	20'/30' ⁷	20'	15'
	Proposed	20'/30' ⁷ /10' to covered patio	20'/30' ⁷ /10' to covered patio	20'/10' to covered patio	3'
Maximum Building Coverage	Required	50%	50%	N/A	N/A
	Proposed	50%	55%	52%	57%

¹ Corner lot wider width

² Corner lot 10% to 15% wider based on street classification

³ Deeper abutting arterial or provide 10' tract

⁴ Building wall/garage/porch

⁵ 20' to garage front/10' to front porch

⁶ Aggregate; Street Side 10'

⁷ 30' abutting arterial or provide 10' tract

*10' Front Setback to livable, side load garage, porch; minimum 20' from Property line to front facing garage door

**10' Front Setback to livable, porch; minimum 20' from Property line to front facing garage door

Commercial Corner site plan

To give context, the 20± acre site is proposed to have a 123,000 SF Fry's Marketplace with 12,040 SF of shops attached to the south. There are three pads proposed as well as a gas canopy with 9 fuel dispensers. Two of the pads, B and C, are indicated as drive through and have indicated area to provide covered drive-thrus with landscape adjacent. Pad C has also incorporated an outdoor seating area.

EVALUATION:

Overall, staff believes the applicant has done a good job of designing a subdivision that can develop into a nice neighborhood. The grid street pattern, dispersed open space, sidewalks and trails, and the connection to the commercial corner will all work together to create a unique Mesa neighborhood. This is a big project that has had several moving pieces up until a few weeks ago. Even though staff sees this as a good project, we believe there are still a few significant design issues that need to be resolved and several technical issues that need to be addressed. These are described below.

Street Connections

Access to the future school site has been indicated at the northwest portion of the preliminary plat. At this time the only access to the school site is from Madero Avenue accessed from Crismon Road. Adjacent to lots 67 and 68 there is a stubbed road with barricades for future access to this site. The applicant has addressed the desires of the Transportation Department in providing this future access.

Quality of Design

On page 2 of the Development Master Plan Narrative it indicates the homes will stagger from 10' to 20'. For clarification, after reviewing the street scene layouts for the three parcels, it appears that they are not actually staggering the front setback of the houses from 10' to 20'. This comment is in reference to the house being set at 10' and the front facing garage set at 20'. However, the homes are not designed to be at the 10' front yard setback with the garage at 20'. This is apparent in Plan #2 of the 60' x 125' lots. The garage is less than 4' from the front of the house therefore the front of the home would need to be set at 16' which would accommodate the 20' garage setback.

Parcel 2

- Proposed as RS-6 PAD, Table 3 above indicates a need for deviations from code in the 10' front yard setback to the side loaded garage, reduction in total side yard setbacks from an aggregate of 15' to an aggregate of 12', reduction in lot width from 55' to 52' and also the amount of lot coverage from 50% to 55%. Staff does not see a significant reason for these modifications and recommends that these modifications not be approved. One item that could be taken into consideration for some, not all deviations, is that these lots as designed at a minimum of 120' deep which is much deeper than the required 90'/100'.
- Adjacent to lot 126, along the westernmost property line, there is a long dead end space between the lot and the parameter wall. This area needs to be incorporated into the lot to avoid creating a dead end, unsafe space with no natural surveillance.

Parcel 4 design

- 196 lots of the alley loaded product Green Court Homes, as indicated in Table 1 above, is a concern. The original submittal for this project dated May 13th had only 86 lots of a cluster- type design. With this most recent submittal the number of smaller lots has greatly increased from 17% of the project to 37% of the project; from 15 acres to over 33 acres. Overall the amount of alley loaded product cannot be supported by staff. Staff is concerned with the sustainable aspect of this part of the development especially at such a large number.
- Table 3 above includes reducing the required depth of 75' to 69'. In previous discussions about use of the RSL zoning district, the Board has clearly stated they believe the ordinance standards for lot dimensions and setbacks should not be further modified with a PAD. Therefore, staff is not supporting the reduction in the change to the lot depth. This Table also shows an increase to the ordinance requirement for side yards, a 2' decrease to the front yard setback for livable spaces (12' to 10') and a reduction in the rear yard setback from 15' to 3'. Because the product being proposed is an alley loaded product with the garages in the back, staff can support this reduction.
- In reviewing the plans provided to date staff does not see any information about what lighting will be placed in the alleys. Lighting placed in appropriate spaces is needed to address safety concerns. Lighting may well be planned for these areas, but we do not have any information about this to provide an evaluation. Low level bollard lighting adjacent to the pedestrian connections would provide additional lighting in the open space areas could to increase natural surveillance.
- There are some design concerns with the layout of the homes in this area. Going to the greater number of alley loaded homes creates a design issue with open space, parking, safety, defined private space and houses facing block walls and backs of other homes. The increase in the number causes questionable design such as houses facing onto rears of homes at lots 529 through 537. The island of houses lots 494 through 501 doesn't appear to have connection with the neighborhood. At the western most portion of the site, Lots 410 through 415, lots 422 through 425, and lots 502 through 509 the houses will be facing onto a block wall. All of these items are not advantageous in trying to create a neighborhood. It appears to staff that the design should start with alleys along the west side of the property and move easterly with more houses facing streets, none facing walls, and no areas with a cluster of homes is surrounded by alleys.
- On page 3 of the preliminary plat documents there is a parcel 4 lot diagram that indicates use and benefit easements on both sides of a 40' wide lot. However the street scene typical plot plan indicates the use and benefit easement to be located on one side of the lot. This will need to be clarified.
- Page 11 of the Development Master Plan Narrative discusses placement of walls between units to create a private side yard for each unit. The detail on page 12 does not show the placement of the wall. This would be helpful to better understand the intent of private space and where those walls will be placed. The design of these walls will also need to be upgraded because of the higher visibility and close proximity within the development.
- With the Use and Benefit Easement, a homeowner may need access to their neighbor's yard in order to maintain the side of their home. A gate for easy access will need to be incorporated into the design of the walls.

Parcel 5

- This will be required to receive site plan approval through the Planning and Zoning Board prior to development. The only requested deviation from code for this parcel is the height requested at 40' as opposed to the 30' maximum in the RM-2 district. This will allow for more variation in the three different residential product types for the 43± acre site. Design Guidelines are outlined on page 12 of the Development Master Plan Narrative. One additional stipulation that should be added is in regard to the overall layout of the 43 acre project. The project should be designed and organized with the emphasis on the buildings, pedestrian experience, organized open space and de-emphasizing parking lot areas.

Landscape/Open Space Design

- The graphic landscape plan illustration uses a green color for all of the open space. The plan is not clear as to where turf will actually be used (except for the main park area). The placement of turf and vegetative ground covers needs to be coordinated with natural pedestrian connections. Additional detail is needed.
- The wall and design of the ramadas will need to be coordinated with the overall landscape and entry feature design. The overall project is proposed as a high quality development. These items should reflect the high quality design intended for the project.
- The grading and drainage plan indicates areas for capture of runoff and discharge. Design of these areas will need to be coordinated with the landscape plan. Design of any headwalls will need to be incorporated to appear as natural and consistent with the high quality design as outlined in the narrative of the project.
- Coordination of the landscape design with the adjacent commercial corner will need to occur. A detail of the proposed landscape design adjacent to the commercial corner needs to be provided for full staff review.
- Staff is concerned with the proposed 20' wide landscape open space in front of lots 494 through 501. The concern is in regard to sustainability of the space. It is questionable if this space will be utilized for more than just a cut through. It does not appear to create the space for people to gather. Delineation from private front yards and open space may be difficult to determine. Connection of this 20' wide space to the other links of open space is not well defined.
- In the 196 units of Green Court house product there is only one active open space area. Incorporate additional active open space areas and spaces for people to congregate.

Traffic Calming

Examples of traffic calming



Landscaped roundabout



Landscaped roundabout at Morrison Ranch in Gilbert



Speed table

- In reviewing the long straight street design of the project, The City transportation and planning staff raised concerns and asked the applicant to incorporate traffic calming designs. Discussions with the applicant included the use of speed tables and landscaped roundabouts for traffic calming. Although there is a roundabout depicted adjacent to lots 202-203 others will need to be introduced.
- The landscape plan indicates traffic calming in different areas of the project adjacent to the Green Court Homes. Clarification of all the traffic calming sites and details for the proposed traffic calming design would need to be provided for full staff review.
- Traffic calming at the northern most intersection adjacent to lots 13 and 14 will need to be addressed. This is an area that staff and the applicant have discussed. The long straight street is a cause for traffic safety concern.

Parking and Solid Waste

- According to the Parcel 4 parking and pedestrian access exhibit there are 329 guest parking spaces. This is provided with on-street parking in the public right of way and with designated 90 degree parking spaces placed throughout the project. Staff is recommending, which is consistent with other similar type products, the developer will be required to meet 3 parking spaces for each dwelling unit. At 196 units it would be a total of 588 spaces. If two parking spaces are provided in the garage of each unit and utilizing the 230 guest parking spaces, it totals 622 spaces which will more than meet this requirement. Although staff is requesting the total number of Green Court homes to be reduced, parking will still need to be addressed at 3 parking spaces for each unit. A more specific parking exhibit, breaking out on street and designated parking spaces, will need to be provided for a full review.
- In the Green Court homes the area designated for trash pick-up cannot be located more than 150' from each house. A designated trash pick-up area will need to be clarified for all lots.
- The project will be required to be designed so that the solid waste can access all areas needed for trash pick-up. The Solid Waste Department has expressed concerns with the proposed Green Court Homes design. The design for the layout of homes will be required to comply with Solid Waste City of Mesa Standard Details for final design, installation, access route and collection vehicle turning radius.
- Storage of the barrels for the Green Court Homes will need to be addressed. The standard garage could be designed to accommodate storage of the barrels. They could be stored in the private yards surrounded by perimeter wall. This needs to be clarified.

Pedestrian Connections

- Clearly define pedestrian connections and open space in the Green Court homes area. It appears that there are defined sidewalks that dead end or are not clearly connected to other pedestrian paths or open space.
- A pedestrian connection should be provided at the south eastern corner of the subdivision that will connect to the sidewalk that would then connect to the proposed commercial center. This would be a direct access so that the residents will not have to access the public ROW in order to get to the commercial center.

Architectural Diversity

- Page 2 of the Master Development Plan Narrative discusses that *"the architecture will incorporate front porches and courtyards into most of the designs to encourage living off the fronts of homes and it turn creating a true sense of community"*. Only a limited

number of house designs proposed accommodate this definition such as plan #3 of the 60' x 125' lots. Plan 1 of the same lots has a small porch that is tucked back in between the garage and the house. In order to meet this intention, additional house plans with larger porches will need to be incorporated into all four sets of products for each parcel.

- The houses will be required to meet the building form design requirements in section 11-5-3.E which requires the garage to be setback a minimum of 3' behind the primary wall of the home. In cursory review of all of the products proposed only a few meet this requirement. All products will also need to meet minimum garage size requirements per section 11-32-4.F.
- The Crescent Ridge product information booklet identifies different types of architectural style for the homes. The narrative indicates that the intent is to *"create a street theme that appears as most homes were individually built by different builders on a lot by lot basis."* This is difficult because the market actually drives what is built in the neighborhood and which lot it is built.
- Although there are a number of architectural details depicted on the house elevations. Staff recommends that we require these details be standard for the elevations and the details have to be of different finish materials. These details cannot be a differently painted stucco pop out or recess. Metalwork, shutters, attached light fixtures, lap siding should all be standard for the elevations. Recess of windows to 4" will also help the elevation appearance. Some of the homes should be designed to increase the window recess to the minimum 4".
- Staff is concerned with the proposed products for Parcel 4, the Green Court homes. On two of the four plans it is difficult to locate the front door. The plot plans provided need to be coordinated with the elevations. An example is the elevation for plan 1 does not appear to be the right one for the footprint shown for plan 1. On the plot plan the footprint indicates a porch in the center of the front elevation and the elevation depicts a porch at the right side or corner of the home.
- The products provide limited variation in massing. Plan #2 of the Green Court Homes is a flat front two story home. Most of the house is on a single plane. Variation in massing is required per the building form section of the zoning ordinance section 11-5-3. At this time the applicant is requesting a 7' front yard setback for porch of these products, however none of the products proposed will meet this 7' setback with a porch. In the proposal it would be good to see two of the four plans incorporate a large front porch that would meet the 7' front yard setback. Also with the concept of facing these houses to each other for more contact, larger and deeper more useable porches overall for the products would give the development a different feel. The products proposed for this development do not give the described intended design feel of different builders developing the lots separately. Below are examples of products with variation in roof line, materials and defined front porches that could be investigated by the applicant:



- Articulation of the sides of the homes will be especially important on the corner lots adjacent to the streets and alleys. It is also important because of the close proximity of the houses with the Use and Benefit Easements. The adjacent home will be a part of the private sideyard for each of the Green Court Homes. The sides of the homes will be highly visible. Although the applicant has not provided those elevations, emphasis needs to be placed on the design of the sides of the homes.

CONCLUSIONS:

Although there are a number of concerns with the design, staff believes this is a good development that should ultimately be approved. The proposed zoning case does have merit with the proposed architectural entry features, the community park, landscaped boulevards, tree lined streets, connection to the commercial development, and variety of lot sizes and housing types. However, staff believes there are significant, fundamental design changes that are needed to address the issues related to the Green Court development. The modifications that are needed to address these concerns will lead to a significantly different enough design that the site plan and preliminary plat cannot be approved at this time. Discussion at the P&Z Board hearing should focus on what concerns the Board has and want to see addressed in a revised site plan and preliminary plat.

Recommendation:

Staff recommends continuance of GPMinor14-010 and Z14-037 for rezoning, site plan and preliminary plat for Crescent Ridge to the August 20, 2014 hearing. To allow for full staff review for this meeting date, it would require the applicant to have a revised plan submitted no later than July 29. If this cannot be accomplished, the case should be continued to the following meeting.