



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z15-010
LOCATION/ADDRESS: 7135, 7156 and 7159 East Hannibal Circle
GENERAL VICINITY: Located north of Brown Road and east of Power Road
REQUEST: Rezone from RS-35 to RS-15, Site Plan Review and consideration of the Preliminary Plat.
PURPOSE: The development of a new single residential subdivision.
COUNCIL DISTRICT: District 5
OWNER: Prestige International LLC
APPLICANT: Reese Anderson / Ralph Pew, Pew and Lake, PLC
STAFF PLANNER: Kaelee Wilson

SITE DATA

PARCEL NO.: 218-04-174, 218-04-175 and 218-04-176
PARCEL SIZE: 3.34± acres
EXISTING ZONING: RS-35
GENERAL PLAN DESIGNATION: Neighborhood
CURRENT LAND USE: Vacant
PROPOSED DENSITY: 1.12 DU/AC

SITE CONTEXT

NORTH: Existing single residence– zoned RS-35
EAST: (across 72nd Street) Existing residential development– zoned RS-15
SOUTH: Existing single residence– zoned RS-35
WEST: Existing single residence – zoned RS-35

ZONING HISTORY

September 6, 1983: Annexed to City (Ord. # 1737) and establish city zoning (Z84-088)
July 6, 2006: Rezone from RS-35 to RS-15 to create a 6-lot subdivision. The request was later changed to a 5-lot subdivision with an internal retention/open space area. Planning and Zoning Board recommended denial and it was withdrawn prior to City Council. The largest proposed lot was 22,162 square feet. (Z06-044)

STAFF RECOMMENDATION: Approval with Conditions

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

PROP 207 WAIVER: ☒ Signed. ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

This request is to rezone 3.34± acres from RS-35 to RS-15 at 72nd Street and Hannibal Circle, which is located east of Power on the north side of Brown Road. The rezoning request is for a 4 lot conventional single residential subdivision. The applicant is proposing a minimum lot size of 30,182.

The property is currently platted for a three lot subdivision with that plat being approved in 2007. The street improvements were installed under the Suburban Ranch standard in 2009. Since the construction of the cul-de-sac, the lots have sat vacant. In order for the project to be financially feasible, the applicant has requested to maintain the existing street improvements and on-lot retention.

NEIGHBORHOOD PARTICIPATION

The applicant has completed an extensive Citizen Participation Process, which included a mailed notification to property owners within 1000' of the site. They also notified registered neighborhoods within 1/2-mile of the site. The applicant held a neighborhood meeting on October 18, 2014. The attachment sent with this mailing showed a 5-lot subdivision. There were no citizens in attendance.

Staff has received several phone calls from concerned neighbors. Concerns were as follows:

- The current drainage on the site.
- The brightness of the new street lights.
- A minimum square footage in the CC&Rs.
- The number of stories the homes will have.
- The finished floor height of the homes.
- An RV garage restriction.
- The increased traffic on 72nd Street.
- Who the builder will be.

Staff was able to address some of the concerns and referred back to the applicant for additional clarification. The retention will be held on each individual lot and a tract along 72nd Street. This retention will improve the drainage that is currently flowing onto adjacent properties. The applicant does not want to restrict the height of the homes or RV garage as two-story homes are allowed within the RS-15 zoning district. The subdivisions surrounding the site are allowed to construct two-story homes. The applicant has not established minimum square footages for the homes in the CC&Rs but they will be custom homes to be constructed by the current property owner, Prestige International LLC. The subdivision will be required to meet Mesa City Standards for lighting.

At the time of this staff report being written, staff is working with the applicant and citizens to resolve concerns and answer questions.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The Mesa 2040 General Plan Character area map designates this area as “neighborhoods”. The focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.

The subject area is unique in context in contrast to the surrounding area. The lots on the western side of 72nd Street were developed with more rural standards in Maricopa County (annexed in 1988). This development has lots varying in size from slightly under an acre all the way up to three acres. The street

improvements were completed in the County with limited street lights, curbing and sidewalks. The development east of 72nd Street follows a more suburban development standard. These homes are placed on smaller lots (zoned RS-15) with full street improvements that include sidewalks and street lights. The proposed development will have attributes of both the “Large Lot/Rural” and “Suburban” subtype. The smallest lot will be 30,182 square feet but will be developed to current engineering requirements under the Suburban Ranch Standards. The subdivision street improvements have been completed and include a ribbon curb on Hannibal Circle and full street improvements including sidewalks on 72nd Street.

Although the proposed subdivision is not within the Desert Uplands Character Area, the area boasts many characteristics of Desert Uplands. The intent of the Desert Uplands Design Standards is to facilitate development that preserves the natural desert open space. The proposed subdivision has larger lots with desert landscaping along the 72nd Street frontage. Staff has also added a condition of approval to preserve the existing saguaros on site to further aide in preserving the desert environment.

The proposed subdivision provides a transition between the rural development on the west and the suburban neighborhood on the east by displaying characteristics of both development styles. The added desert style landscaping will enhance the streetscape along 72nd Street while the development itself will enhance safety by developing a cul-de-sac that has sat vacant since 2006.

As proposed, the development is consistent with the 2040 General Plan.

STAFF ANALYSIS

SUMMARY:

This request is to rezone 3.34± acres from RS-35 to RS-15 to accommodate the development of a 4-lot single residence subdivision titled “Sunset Cove”. The applicant has requested to maintain the current street improvements and on-lot retention. Typically in order to retain on site, the lots would need to be a minimum of an acre in size. The Engineering Division has accepted the on-lot retention for this subdivision as long as there is not further subdivision. The cul-de-sac was developed to the “Suburban Ranch” standard with ribbon curbing but full street improvements have been completed along the 72nd Street frontage that includes curbing and sidewalk. Additional lighting may have to be added in the cul-de-sac and along 72nd Street to comply with City of Mesa’s standards.

The project site is located just on the outskirts of the Desert Uplands Character Area. The applicant intends on developing the subdivision to the Desert Uplands Design Standards as much as possible. To ensure compatibility with the more rural development to the west, staff has added conditions of approval that require integral color block for the subdivision walls and preservation of the saguaros that currently exist on the property.

Staff would have concerns with the general request of rezoning for RS-15 size lots in this area due to the surrounding large lots and rural character. However, staff is comfortable with the request because the applicant is conditioned to the site plan with the minimum lot size of 30,128 square feet, which is compatible with the surrounding area. Staff has added a condition for approval that requires a City Council approved Development Agreement for the on-lot retention that will not allow further subdivision. The applicant will be held to this site plan through the conditions of approval of this staff report, engineering standards for on-lot retention and a development agreement.

Residential product for this subdivision will need to comply with the Building Form standards established in the Zoning Ordinance, including garage sizes.

CONCLUSIONS:

Staff does not have any significant concerns with the proposal and is recommending approval of Z15-010 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 and amended preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. 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.
5. Compliance with all City of Mesa Code requirements and regulations.
6. **Compliance with the development agreement that is approved by Council for this property.**
7. **Development to be in general conformance with the site plan dated March 12, 2015 with a maximum of four lots with a minimum lot size being 30,182 square feet.**
8. **The structures on the lots shall be limited to one-story in height.**
9. **The subdivision wall shall be integral color and not painted.**
10. **The applicant shall preserve the saguaros on site.**