



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z15-015 (PLN2015-00069)
LOCATION/ADDRESS: 2305 N. Harris Dr.
GENERAL VICINITY: Located north of McKellips Road and west of Gilbert Road
REQUEST: Rezone from RS-43 to RS-35-PAD and Site Plan Review.
PURPOSE: The development of a single-residence subdivision.
COUNCIL DISTRICT: District 1
OWNER: Robert S. Holyoak
APPLICANT: Welker Development, LLC – Jeff Welker
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NO.: 136-06-005L
PARCEL SIZE: 4.8± acres
EXISTING ZONING: RS-43
GENERAL PLAN DESIGNATION: Neighborhood –Agricultural / Suburban
CURRENT LAND USE: Agricultural
PROPOSED DENSITY: 1.27 DU/AC

SITE CONTEXT

NORTH: “Harris Crossing” single-residence subdivision – zoned RS-43-PAD
EAST: Existing single residences – zoned RS-43
SOUTH: Existing single residence – zoned RS-43
WEST: (Across Harris Dr.) “Rita Vista Estates”
single residence subdivision – zoned RS-15

ZONING HISTORY

July 24, 1978: Annexed to City (Ord. # 1161)
November 20, 1978: Rezone from County Rural-43 to City AG (Z78-101)
February 16, 1982: Subject property and surroundings (31± acres)
rezoned from AG to SR (Staff had recommended
R1-35 zoning) (Z82-005)

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 and subdivide a 4.8± acre parcel from RS-43 to RS-35-PAD. The site is located at 2305 N. Harris Dr., in a neighborhood of large-lot single-residences north of McKellips Rd. and west of Gilbert Rd. The proposal is for a 6-lot, single-residence subdivision on a private street.

The proposed RS-35-PAD zoning for *Harris Crossing II*, is within the range of surrounding properties which are zoned from RS-15 to RS-43. To the north is an RS-43-PAD subdivision, *Harris Crossing*, which is a similar, six-lot cul-de-sac, and recorded in 2007. Its lot areas range from 37,084 square feet to 39,916 square feet. Lots to the east and south are generally acre lots or larger. The *Rita Vista Estates* subdivision, to the west, across Harris Dr. is zoned RS-15 with lots at least 15,000 square feet in area, per standard code.

The requested Planned Area Development (PAD) overlay for *Harris Crossing II* will allow deviation from the minimum 35,000 square-foot lot size in the RS-35 district, allowing lots of 33,041 square feet to 33,061 square feet. The lots will meet most of the RS-35 standards, with two exceptions which are discussed below. The applicant proposes street-front landscaping, theme wall and entry monument sign to match the *Harris Crossing* subdivision to the north.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on May 4, 2015 at Hermosa Vista School, in the neighborhood. Nine neighbors were reportedly in attendance. Questions were raised about existing concerns within the surrounding neighborhood, but no concerns were expressed regarding the proposed development.

In response to the mailing for the neighborhood meeting, the applicant received six phone calls and 1 email requesting information. No concerns were raised. Also, the Citizen Participation Report includes four statements of support, signed by neighbors.

Staff received one phone call from a neighbor seeking information. No concerns were raised.

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.

This specific neighborhood has a character sub-type of agricultural/ large-lot suburban. This project complies with the following Guidelines of this sub-type in these ways:

- Building heights typically one and two story – Houses and out buildings will be limited to the standard RS-35 height of 30'. This is the standard for all Single Residential districts.
- Houses set back from the streets – The standard RS-35 front setbacks are proposed.

- Sidewalks not required on all streets – Sidewalks are not proposed.
- Block lengths are typically 400' to 600' long – The single street proposed for this development is a cul-de-sac that is ±480' long.

This is an infill development that continues the character of the surrounding neighborhood. The development is consistent with the 2040 General Plan.

STAFF ANALYSIS

SUMMARY:

The requested Planned Area Development (PAD) overlay for *Harris Crossing II* will allow deviation from the minimum 35,000 square-foot lot size in the RS-35 district, allowing lots of 33,041 square feet to 33,061 square feet. With two exceptions, the lots will be required to meet the standard RS-35 lot coverage, building setbacks and lot sizes. There is only one exception to standard setbacks, affecting the east property line of Lots 3 & 4 at the end of the cul-de-sac. (The standing interpretation for five-sided cul-de-sac lots is that the 2 rear property lines are both subject to the required rear setback.) The applicant has proposed a 10' setback on the east property line as a deviation from the standard 30' rear setback. Staff recommends a 15' setback, which is what was recorded on the *Harris Crossing* subdivision plat to the north. Staff supports the second exception to standards, which is a proposed reduction in required lot depth from 150' to ±146' & ±144', as shown on the site plan and preliminary plat. This affects all six lots.

CONCLUSIONS:

The request is compatible with the surrounding neighborhood, which includes standard subdivisions, a PAD subdivision and individual, large-lot residential. Residential product for this subdivision will need to comply with the Building Form standards established in the Zoning Ordinance, including garage sizes, and garage setbacks from the primary face of the house.

Staff recommends approval of Z15-015 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 preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City of Mesa Code requirements and regulations.
3. **The building setback on the east property line of Lots 3 and 4 shall be 15'.**
4. **On-lot retention allowed only if a development agreement is entered into with the City, with terms and conditions acceptable to the City.**
5. Compliance with the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. 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.