



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Preliminary Plat for "Sunland Springs Village Unit Nine"  
**LOCATION/ADDRESS:** The 11400 through 11500 blocks of East Guadalupe Road (south side).  
**GENERAL VICINITY:** Located at the southwest corner of Meridian Road and Guadalupe Road.  
**REQUEST:** Preliminary Plat  
**PURPOSE:** This request will allow for the subdivision of approximately 23 acres.  
**COUNCIL DISTRICT:** District 6  
**OWNERS:** Craig Ahlstrom, Springs Nine Development, Inc.  
**APPLICANT:** Jeff Giles, Clouse Engineering, Inc.  
**STAFF PLANNER:** Lesley Davis

### **SITE DATA**

**PARCEL NUMBER(S):** 312-09-968A and 304-01-973H  
**PARCEL SIZE:** 23± acres  
**EXISTING ZONING:** RS-6 PAD  
**GENERAL PLAN DESIGNATION:** Neighborhood

### **SITE CONTEXT**

**NORTH:** Existing Residential – Zoned RS-6 PAD (Sunland Springs Village)  
**EAST:** Vacant Undeveloped – State Trust Land in Pinal County  
**SOUTH:** Existing Residential – Zoned RS-6 PAD (Sunland Springs Village)  
**WEST:** Existing Residential – Zoned RS-6 PAD (Sunland Springs Village)

### **HISTORY/RELATED CASES**

**April 19, 1990:** Annexed to City of Mesa; subsequently zoned AG.  
**January 22, 1996:** City Council approval of the Sunland Springs Village Planned Area Development (Z96-109)

**STAFF RECOMMENDATION:** Approval with Conditions

### **PROJECT DESCRIPTION/REQUEST**

This request is for approval of a preliminary plat entitled "Sunland Springs Village Unit Nine" located south and east of Guadalupe and Meridian Roads. The proposed preliminary plat is for the subdivision of approximately 22.09 acres of the southeastern portion of the overall Sunland Springs Village development into 78 lots that were approved as part of the overall Planned Area Development.

### **CONFORMANCE WITH THE GENERAL PLAN**

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

The Mesa 2040 General Plan Character area map designates this area as "Neighborhood". 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 proposed preliminary plat is consistent with the General Plan and is consistent with the RS-6 PAD zoning established for the Sunland Springs Village Development Master Plan.

### **STAFF ANALYSIS**

Staff has reviewed the proposed preliminary plat and has determined that the plat is consistent with the approved PAD for Sunland Springs Village, which was approved by City Council in January of 1996.

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

### **CONCLUSION:**

Staff recommends approval with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
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 requirements of the Subdivision Technical Review Committee.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
7. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.