



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-045 (PLN2015-00496)
LOCATION/ADDRESS: The 10000 to 11000 blocks of East Guadalupe Road (north side).
GENERAL VICINITY: Located north of Guadalupe Road and west of Signal Butte Road.
REQUEST: Modification of the existing PAD overlay to reduce the requirement minimum garage width for lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3 (17± acres).
PURPOSE: This request will modify an existing PAD to allow a reduction in the garage width for specified lots within Mulberry Parcels 2 and 3
COUNCIL DISTRICT: District 6
OWNER: Phoenix Land Division, LLC
APPLICANT: Desert Vista, 100, LLC-Paul Dugas
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 312-02-250 to 338; 374 to 377 and 412 to 414
PARCEL SIZE: 17± acres
EXISTING ZONING: Residential (RSL4.5 PAD)
2040 GP CHARACTER AREA: Neighborhoods
CURRENT LAND USE: Vacant (under construction)

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: Vacant site and existing school

STAFF RECOMMENDATION: Approval with Conditions

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

PROP 207 WAIVER: ☒ Signed ☐ Not Signed

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.
August 25, 2014: City Council approved GP Minor14-10 and Z14-037 for the development of a 1,056 lot, five parcel development for Mulberry (172± acres).
November 3, 2014: City Council approved the final plats for Mulberry Parcels 1 through 4.
April 20, 2015: City Council approved Z15-008, for modification of the existing PAD overlay to eliminate the 10' vehicular access setback for lots 1-89 in Mulberry Parcel 1 and lots 114-117 and 152-154 in Mulberry Parcel 2 (30± acres).

PROJECT DESCRIPTION/REQUEST

This request is to amend the PAD for lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3, currently zoned RSL4.5 PAD (Z14-037). The request includes a change in the development standards approved for this portion of the project. The request is to reduce the required minimum garage width, per section 11-32-4.F. of the Zoning Ordinance from 20-feet to 19-feet, 4-inches. The reduction of the garage width has been requested to accommodate an increased width for the entrances to two of the approved master plans approved for the identified lot ranges.

The Mulberry Development is located north of the northwest corner of Signal Butte and Guadalupe. The subdivision plats for Parcels 1 through 4 recorded December of 2014 and are currently under construction. Parcel 5 will develop in the future and is required to return to the Planning and Zoning Board for site plan approval. The 20± acre corner at the northwest corner of Signal Butte Road and Guadalupe Road is zoned LC PAD. A 123,000 SF Fry's Marketplace with 12,040 SF of shops attached to the south are currently under construction on that site.

NEIGHBORHOOD PARTICIPATION

The applicant has completed mailing written notifications to all property owners within 500' of the site. The notification included a letter describing the project and exhibits showing the proposal.

At the time of writing this report Staff has not received any inquiry regarding the proposal. In addition, the applicant has not reported that they have received any inquiries.

CONFORMANCE WITH THE GENERAL PLAN

The Mesa 2040 General Plan Character area designation – Neighborhoods. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Quality of a development is also a key component of the plan. The overall development, as previously approved establishes a unique neighborhood character that is consistent with the goals and objectives of the Plan. The proposed modification to reduce the width of the garage by 8-inches, for two of the homes plans on a specified number of lots, does not create a significant deviation from the previous approval. This project is still consistent with the General Plan.

STAFF ANALYSIS

SUMMARY:

The approved Mulberry Development includes 4 subdivisions with a total of 545 lots with four lot sizes. The four sizes include 40' x 79' (Green Court), 45' x 115', 52' x 120', and 60' x 125'. This request is specifically to amend the development standards for 155 RSL4.5 PAD lots. Specifically lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3, which are all 45' x 115' lots. The request would allow a garage width of 19-feet, 4-inches for plans 3501 and 3502 within Blandford's "Americana Series". The Zoning Ordinance currently requires a minimum width of 20-feet. The applicant has requested this change to increase the width of the entries of the homes based on feedback they are receiving from potential homebuyers, who have indicated that the entry to the homes are too narrow.

Staff's concern with this proposal is the reduction to the width of the garage. Reducing the width of the garage makes it less convenient for homeowner's to park within the garage and has the potential of increasing the likelihood of homeowners choosing not to park within their garage. This puts more vehicles in driveways and on the streets and decreases the quality of the development over time. The applicant is only proposing this change, however to two out of their four plans that are approved for the 155 lots in the ranges they have identified. Staff is comfortable that the requirements in place that limit the number of identical homes adjacent to or across the street from one another, coupled with homebuyer preferences, will naturally reduce the number of homes that will be built with the reduced width. Staff would not be supportive of additional house plans that reduce the garage width and would recommend that the applicant make adjustments in other areas in the future to accommodate a comfortable entrance to their homes.

CONCLUSIONS:

The overall design of the project with the grid street pattern, dispersed open space, architectural entry features, the community park, landscaped boulevards, tree lined streets, and the connection to the commercial corner will all work together to create a unique, high quality Mesa neighborhood. This is a large project and has had many moving pieces along the way as they have developed. Staff believes that this is a good project and the reduction of the width of the garages for two master plans within specified lot ranges, to increase the entrance width, will have minimal impact on the overall design for the project. Planning staff is recommending approval of the Mulberry PAD amendment 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 submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.