



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z16-009 (PLN2015-00581)
LOCATION/ADDRESS: 1000 block of North Greenfield Road (east side)
GENERAL VICINITY: Located south of the southeast corner of Greenfield Road and Brown Road.
REQUEST: Rezoning from AG to RS-15-PAD and Site Plan Review. Also consider the preliminary Plat for “Estates at Valencia South”
PURPOSE: The development of a single residence development
COUNCIL DISTRICT: District 6
OWNER(S): Arilje Properties, LLC
APPLICANT: Paul Dugas, Pinnacle Ridge Holdings, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBERS: 140-02-013C and 140-02-009A
PARCEL SIZE: 3.59± acres
EXISTING ZONING: AG
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: vacant land and existing homes that will be demolished

SITE CONTEXT

NORTH: Existing single-residence subdivision– zoned RS-15-PAD
EAST: (across RWCD Canal) Residential subdivision – zoned RS-9
SOUTH: Residential subdivision – zoned RS-15
WEST: (Across Greenfield Road) Residential subdivision – zoned RS-15 PAD

ZONING HISTORY

June 26, 1979: Annexed into the City of Mesa (Ord. 1250)
October 22, 1979: Comparably zoned from Maricopa County Rural-43, R1-35 and R-5 to City of Mesa AG (Z79-117)

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
PROP 207 WAIVER: ☒ Signed. ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

This is a request to rezone and subdivide a 3.59± acre parcel from AG to RS-15 PAD with Site Plan Review and a Preliminary Plat titled “Estates at Valencia South”. The site is located south of the southeast corner of East Brown and North Greenfield Roads on the east side of Greenfield. It will be an extension of a previously approved 43 lot subdivision (Z12-033) that has recently been constructed and that already has homes for sale. The applicant is purchasing the additional 3.59± acres to extend the existing development with 10 additional lots.

The existing and proposed developments are gated. Access to the lots would be through the primary gated entrance for the existing subdivision with exit only through this site. There is a piece of property with an existing home that is surrounded by the previous and proposed subdivisions. This is an existing flag lot and the home will remain, however the applicant has provided a possible future site plan that could incorporate this lot, should that opportunity present itself in the future.

The applicant is proposing to construct the same residential product that is approved within the existing “Estates at Valencia”, making this an expansion of that subdivision.

STAFF ANALYSIS

RESIDENTIAL SUBDIVISION DESIGN:

	Min./Max. Lot Size	Minimum Front Setback	Minimum Side Setbacks	Minimum Rear Setback	Maximum Lot Coverage
Proposed	10,720 SF minimum/ 12,772 SF maximum Minimum width 70' Minimum depth 134' **Minimum width 65' for lots 7 & 8	10'- porches 15' - enclosed livable area ahead of garage face, or side entry garages, carports 18' - garage door face (front of the home for lots 7 & 8 – south side)	5' / 10' **lots 7 & 8 (east and south sides)	25' – rear to livable 15' – rear to patio (Lots 1-8) **west side lot 7 and east side lot 8 20'- rear to livable 10' – rear to covered patio (lots 9 & 10)	55%
RS-15 Standards	15,000 SF minimum Minimum width 110' minimum depth 120'	22' – enclosed livable areas, porches 30' – garages and carports	7' / 20' total	30'	40%

** Staff proposes that the lots 7 & 8 be interpreted to allow the front of the lot be the widest side with a front setback of 10' to porches, 15' to enclosed livable area ahead of the garage face, or side entry garages or carports, 18' to garage door face, side setbacks of 5' and 20' applied to the east and west sides to guarantee a usable yard area, and a 10' rear setback applied to the north side of the lot. (See discussion under “Summary/Concerns” section of this report.) Maximum lot coverage for lots 7 & 8 at 55%.

SUBDIVISION DETAILS:

Street System	Fences/Walls	Open Space	Other
Private gated streets with parking allowed on both sides	6' CMU perimeter wall with a theme wall along Greenfield Road	- 2.7 acres of usable open space provided within the existing subdivision "Estates at Valencia" with a tot lot and ramada provided at a centrally located open space area that is just below 1 acre in size. - 15,300 s.f. of open space is provided for "Estates at Valencia South" along North Greenfield Road	-HOA -CC&Rs

MODIFICATIONS

In a Planned Area Development (PAD), variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations. This proposal includes requests for the following modifications (details are identified in the table above):

- Reduction in lot area, lot size, setbacks
- Increase in building coverage
- Gated entry
- Private streets
- Revised setbacks and lot configuration for lots 7 & 8

In exchange for these modifications to the Ordinance requirements, the applicant is incorporating the subdivision into the existing PAD for "Estates at Valencia", which has approximately 2.7 acres of the overall project as open space and amenity area, providing a "tot lot" play area and ramada at the central open space area. The applicant has provided additional open space through a landscape retention area along Greenfield Road that is approximately 15,300 square-feet in area. The subdivision will also be part of the HOA for the Estates at Valencia connecting internally with the existing private drives and a gated subdivision. The street widths accommodate parking on both sides of the street, which is consistent with the existing street system.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within 500-feet of the subject property and registered neighborhoods within 1-mile of the property.

The applicant held a neighborhood meeting and has provided a Citizen Participation Report with minutes from that meeting. The neighbors had several questions about the development relating to the setbacks and how it would be connected with the existing approved Estates at Valencia Subdivision. No concerns were raised after the questions were answered. Staff has received two emails from neighbors who attended that meeting stating that they are in support of the project.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Summary: The Mesa 2040 General Plan Character area designation for this site is Neighborhood with the sub-type suburban. This project provides a lot type that matches the development that this will become a part of and surrounding developments in the general area. The proposed development creates a

neighborhood character that is consistent with the goals and objectives of the Plan.

The Mesa 2040 General Plan Character area designation is Neighborhoods with the sub-type suburban. 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.

Criteria for review of proposal: The following criteria (Ch. 15 of the General Plan) have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in the General Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

The proposed development is establishing a sense of place through their intent to create an extension of an existing neighborhood on a leftover parcel of land that is mid-block and adjacent to additional larger lot residential housing on 3 sides.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

This property falls under the area designated as the Fringe Area in the Citrus Sub Area Plan. The existing subdivision has maintained some citrus character in appropriate locations. The design of the landscaping, theme wall and gate along Greenfield will be an extension of what was constructed for the Estates at Valencia. This small parcel does not lend itself to additional retention of citrus.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The Character Area map of the Mesa 2040 General Plan defines this location as Neighborhood with a sub-type of Suburban, which are defined as follows:

Character Area: Neighborhood

Focus: "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. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. The total area devoted to local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses would typically serve people within a mile radius of the area."

The proposed subdivision does comply with the focus by providing an extension of an existing neighborhood in a compatible land use pattern for the neighborhood.

Sub-type: Suburban

"The suburban Sub-type is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily single-residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are

frequently found in these neighborhoods. Streets are generally wide and contain sidewalks on both sides.

The proposed project provides lots in the range of 10,720 sq. ft. to 12,772 sq. ft. This subdivision will fill in a mid-block parcel that was left out when the adjacent subdivisions developed.

4. Will the proposed development serve to strengthen the character of the area by:

• **Providing appropriate infill development;**

This proposal infills property that was developed with rural residential lots that were not part of a subdivision and were in existence before the subdivisions around them developed. There is still one parcel with a home on it that is not part of this proposal, however the applicant has provided a conceptual site plan of how that lot could be incorporated into the Estates at Valencia development, should that property owner decide to sell in the future.

• **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

N/A

• **Adding to the mix of uses to further enhance the intended character of the area;**

The proposed subdivision does not add to a mix of uses, but it does further enhance the intended character, by continuing the development pattern of larger lot residential homes similar to what exists to the east and south.

• **Improving the streetscape and connectivity within the area;**

This proposal improves connectivity within the Estates at Valencia Development and provides an appropriate access point along Greenfield Road.

• **Meeting or exceeding the development quality of the surrounding area;**

The existing neighborhood to the south is a traditional neighborhood with a variety of architectural styles and a combination of single and two-story homes on public streets. This project will be an extension of the gated community to the east and north of this site with similar housing product, which meets or exceeds that of the surrounding area.

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;

This proposed subdivision consists of mid-block parcels that were not previously available to develop when the first phase of the Estates at Valencia was approved. The applicant is now purchasing these parcels to continue the development pattern and incorporate these 10 lots into the existing adjacent subdivision.

Chapter 3 of The Plan also identifies 5 fundamentals to be considered to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development

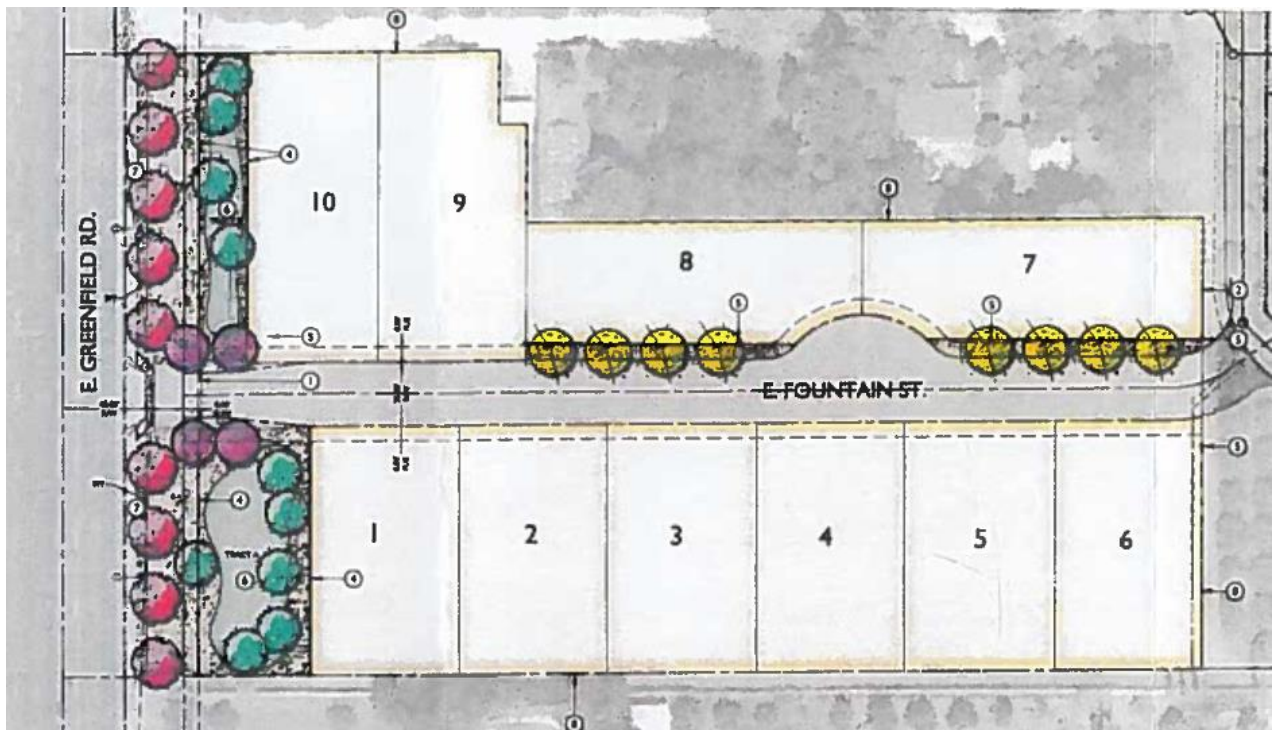
- *The applicant is proposing to continue the product and theme for this neighborhood to match what was constructed for the Estates at Valencia, which will incorporate this new subdivision. However, staff has stipulated that the applicant continue to work with staff to address some concerns regarding the streetscape along their private drive for 2 of the lots to assure that the quality of the neighborhood be maintained.*

2. Changing Demographics
 - N/A
3. Public Health
 - *Increased opportunities for walking: Making it possible to walk from home to a park, school, or shopping can improve health.*
4. Urban Design and Place-Making
 - *This area is a very traditional suburban part of our city. The proposed design is consistent with the area.*
5. Desert Environment
 - *This plan allows for reduced front and rear setbacks to allow for porches and patios, which provide shade and cover from the elements.*

STAFF ANALYSIS

The requested rezoning, site plan and preliminary plat would allow the development of a 10 lot RS-15-PAD subdivision with lots ranging in size from 10,720 to 12,772 square-feet on a 3.59± acres parcel. This would essentially be a second phase to an existing approved subdivision to the north and east. The applicant has proposed to expand the subdivision with 10 additional lots and connect them to one another with the same private street system.

The homes that will be constructed on the lots would be a continuation of the product approved for the Estates at Valencia, however there are two lots proposed for an unusual configuration and could have a negative impact on the streetscape and neighborhood character.

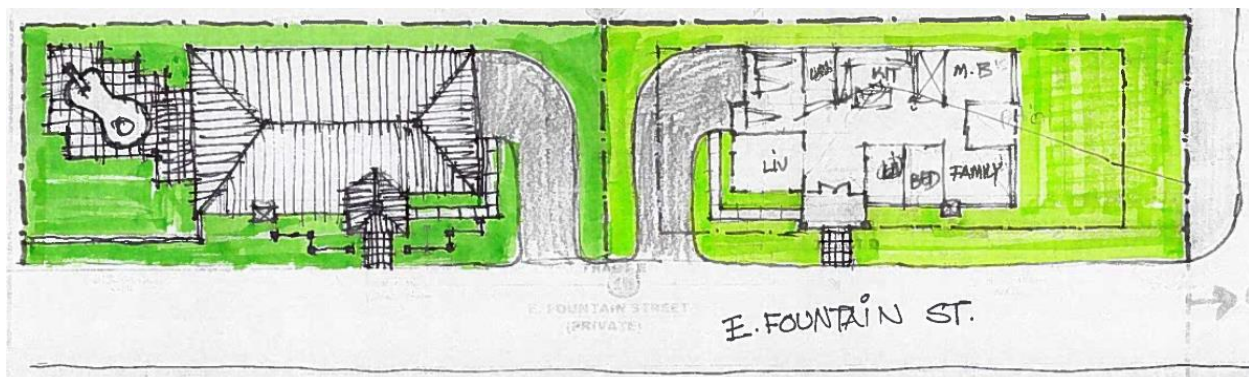


The applicant has proposed that the configuration of lots 7 and 8 be interpreted to have their front setback measured from an eyebrow/curve in the road with their driveway entrance off of this widened pavement section, thus leaving the side elevation as the primary element along the street. An exhibit has been provided by the applicant that identifies how one of their house plans would fit on these two lots. Staff's concern with the design as shown on the exhibit is the street presence of those two homes to the neighborhood. The view from the street and the four homes that would face these two lots would be of a 6-foot wall behind a 10-foot landscape strip, the outside wall of a garage and the front of a side entry garage.



Applicant Proposed

Staff proposes an alternative that would allow the widest portion of the lot to be considered the front of the home, with a reduced rear setback allowance of 10-feet. The currently proposed 10-foot landscape tract along Fountain Street would be incorporated into the lot depth. Staff would then propose that the home design and fence locations be more similar to the old ranch style homes where the lots were wider and shallow with a front door facing the street. This would also allow the street eyebrow to be removed and incorporated into the lots. The applicant will need to provide a house design that provides a front along Fountain and comply with the Building Form Standards established in the Zoning Ordinance for garages. Staff would recommend that one side yard for each of lots 7 and 8 maintain a minimum side yard of 20-feet to maintain a usable yard. (See conditions 9 and 10)



Staff Proposed

CONCLUSIONS:

The request is compatible with the surrounding neighborhood, providing a continuation of the development pattern on mid-block parcels of land that were bypassed previously when adjacent subdivisions were developed. Staff is supportive of the proposed design, if designs for lots 7 and 8 is modified as described above and stipulated below in conditions 9 and 10.

Staff recommends approval of Z16-009 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 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. Owner granting an Avigation Easement and Release to the City, pertaining to the Falcon Field 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. Written notice be provided to future residents, and acknowledgment received that the project is within two (2) miles of the Falcon Field Airport.
8. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
9. **Amend the site plan and preliminary plat to remove the eyebrow in the street and face the homes to East Fountain Street. The plat shall be revised prior to submission for Subdivision Technical Review.**
10. **Introduce housing product or a custom home design for lots 7 and 8 that provide a front door and appropriate detailing for the front of a home along East Fountain Street. Details shall be approved by the Planning Director prior to submitting for building permits for homes on lots 7 and 8.**