



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z16-020 (PLN2016-00159)
LOCATION/ADDRESS: 1700 block of South Recker Road
GENERAL VICINITY: Located north of Baseline Road on the east side of Recker Road.
REQUEST: Rezone from AG to RS-43-BIZ and Site Plan Review
PURPOSE: This request will allow development of a single-residential lot.
COUNCIL DISTRICT: District 2
OWNER(S): Marcus Ridgway, KMR Recker, LLC
APPLICANT: Alan Willis, Ensign Properties
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBERS: 141-54-007Q
PARCEL SIZE: 3.1± acres
EXISTING ZONING: AG
GENERAL PLAN DESIGNATION: Neighborhood – Large Lot / Rural
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: Existing single-residence – zoned AG
EAST: RWCD Canal and golf course – zoned AG
SOUTH: Existing single-residence – zoned AG
WEST: Existing single-residence – zoned AG

ZONING HISTORY

March 29, 1982: Annexed to City (Ord. #1590)
November 22, 1982: Rezoned from County Rural-43 to City AG, (Z82-091; Ord. #1661)
November 21, 1983: Denial of a rezoning request for mini-storage (Z83-091)

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 a 3.1± acre parcel from AG to RS-43 BIZ with Site Plan Review to allow the development of a single-residential lot. The site is located north of Baseline Road on the east side of Recker Road.

The site is the rear portion of a larger lot that was divided by a previous property owner into two portions. The western portion (1.6± acres, not part of this request) is developed with a single residential house and a detached accessory building.

The subject site is a single parcel with access to Recker Road through a 30' flag that extends approximately 285' east where the site opens up to a lot that is approximately 275' wide and an average depth of approximately 260'. The east property line borders the RWCD canal.

The original lot was divided, and subsequently sold to two separate property owners, without the approval of the City of Mesa. In order to legitimize the division of the property, and allow the site to be developed, the applicant has submitted an application for a lot split that is currently being reviewed by the Planning Division.

The applicant has submitted a site plan that shows the proposed development of the property consisting of a 10,904 sq. ft. single-residential home, a pool house, barn, pool and sports court.

MODIFICATIONS

The applicant has requested a Bonus Intensity Zone (BIZ) overlay to accommodate deviations to lot width and setbacks for the RS-43 development standards. In a BIZ, 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 requires the following modifications:

Minimum Lot Width: Per Section 11-5-3 of the City of Mesa Zoning Ordinance the Minimum Lot Width in an RS-43 zoning district is 130'. The applicant is proposing a Minimum Lot Width of 30' to accommodate the flag-lot configuration of the parcel. The main, buildable portion of the lot is 275' wide. Staff is supportive of the proposed modification.

Setbacks: Section 11-5-3 of the zoning ordinance defines the required setbacks for the RS-43 zoning district for front, side and rear yards. Due to the unusual lot configuration and street frontage, the BIZ is maintaining the standard setback distances but is defining the setbacks in terms of the north, south, east, and west property lines exclusive of the flag. The proposed setbacks are as follows:

Property Line	Setback
North:	22'
South:	30'
West:	10' min. – 30' aggregate with East Property line
East:	10' min. – 30' aggregate with West Property line

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 1/2 mile. The applicant has not reported any comments or concerns from surrounding property owners. Staff has not been contacted by any neighbors regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Summary: *The Mesa 2040 General Plan designates the character of this area as appropriate for Neighborhoods with an emphasis on Lot / Rural – Agricultural type of development. This character type focuses on the creation of a contextual residential development pattern focusing on a more rural type of development. The proposed rezoning to RS-43 with a BIZ overlay will allow the site to develop with an appropriately scaled single-residential home that is consistent with the character of the surrounding development.*

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. 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.

Criteria for review of development

State statutes require that all adopted zoning and rezoning ordinances be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this 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 rezoning to RS-43 with a BIZ overlay will allow the site to develop with an appropriately scaled single-residential home that is consistent with the character of the surrounding development.

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

There are no sub-area or neighborhood plans associated with this site.

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

The Mesa 2040 General Plan designates the character of this area as appropriate for Neighborhoods with an emphasis on Lot / Rural – Agricultural type of development. This character type focuses on the creation of a contextual residential development pattern

focusing on a more rural type of development.

Character Type: 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.”

Sub-type: Large Lot / Rural - Agricultural

“Agricultural neighborhood types are typically at least 80 acres where a prominent component of the neighborhood is the keeping and raising of livestock for personal enjoyment. Streets and sidewalks may take on a more rural character. Out buildings, arenas, stables, etc. are common on these properties.”

- 4. Will the proposed development serve to strengthen the character of the area by:**
- **Providing appropriate infill development;**

The proposed rezoning will allow an unusually configured lot to develop in a manner consistent with the surrounding context of the site.

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

The rezoning of the site will allow the development of a parcel that does not currently conform to the development standards of the zoning ordinance.

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

The rezoning of the site will further enhance the large-lot/rural character of the area.

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

The site plan and elevations submitted with the rezoning request are of a superior quality design that meets or exceeds the development of the 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;**

The proposal is a continuation of the existing large-lot residential development pattern of the area.

STAFF ANALYSIS

The applicant is requesting to rezone a 3.1± acre site from AG to RS-43 with a BIZ overlay. The existing lot configuration creates a “flag-shaped” lot with 30’ of frontage along the public right of way where the zoning code requires a minimum of 130’. The BIZ overlay allows for the reduced frontage while allowing the site to be developed consistent with the RS-43 development standards.

Though the request RS-43 differs from the surrounding parcels that are zoned AG, the AG district establishes a 10 acre minimum lot size. None of the adjacent parcels along South Recker Road are 10 acres in size and therefore RS-43 would better reflect the existing parcelization.

The proposed rezoning of this site is consistent with the Mesa 2040 General Plan and the surrounding context of the site. The proposed rezoning will allow the site to develop with an appropriately scaled single-residential home that is consistent with the character of the surrounding development.

CONCLUSION:

Staff recommends approval of Z16-020 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.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City of Mesa Code requirements and regulations.
- 4. Future site plan modifications will be reviewed through the building permit process.**
- 5. Compliance with requirements of the land split approval.**