



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z16-030 (PLN2016-00282)
LOCATION/ADDRESS: The 5500 block of East McKellips Road (south side)
GENERAL VICINITY: Located east of Higley Road and south of McKellips Road.
REQUEST: Rezoning from RM-2-BIZ-PAD to RSL-2.5-PAD-PAD; Site Plan Review. Also consider the Preliminary Plat for "Sanctuary at Alta Mesa"
PURPOSE: This request will allow the development of a single-residential subdivision.
COUNCIL DISTRICT: District 5
OWNER(S): AMM Investments LLC
APPLICANT: Sandra Welty, SW Land Services, LLC
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBERS: 141-44-743 to -791
PARCEL SIZE: 4.5± acres
EXISTING ZONING: RM-2-BIZ-PAD
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: Undeveloped
PROPOSED DENSITY: 6.46 DU/AC

ZONING HISTORY

June 26, 1979: Annexed into the City of Mesa (Ord. #1250)
Oct. 22, 1979: Rezone from County Rural-43 to City R1-9, R1-7, R1-6 PAD, R-2, R-3, R-4, R-S, C-1, C-2 and C-3 with the creation of a DMP (Z79-132, Ord. #1280)
Dec. 19, 1983: Modification to the DMP to establish R1-9, R1-7, R1-6, R-2, R-3, R-4, RS, C-1, C-2, C-3 and M-1 (Z83-155. Ord. #1774)
Mar. 7, 1988: Modification to the DMP to rezone multiple parcels (Z88-13) Ord. #2385)
Oct. 1, 1990: Consideration of a time limit extension to retain C-2 zoning (Z90-37, Ord. #2563)
Oct. 19, 1992: Consideration of a time limit extension to retain C-2 zoning (Z92-43, Ord. #2733)
June 19, 1995: Site Plan Modification for a mini-storage facility (Z95-46, Ord. #3049)
July 5, 1995: Design Review approval for a mini-storage facility (DR95-39)
Oct. 7, 1998: Design Review approval for an assisted living facility (DR98-120)
Oct. 19, 1998: Rezone from C-2 to O-S for an assisted living facility (Z98-83, Ord. #3541).
July 9, 2007: Approval of a rezone from O-S to R-2 BIZ DMP and Site Plan Review (Z07-59, Ord #4738) and adoption of a Minor General Plan Amendment to change to Medium Density Residential 10-15 du/acre (GpMinor07-09).
March 23, 2009: Approval of a Site Plan Modification to allow two-story homes in an area previously approved for one-story homes.

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

SITE CONTEXT

NORTH: (across McKellips Road) Sunrise Mobile Home Park – zoned RM-4
EAST: (across Alta Mesa Drive) Retail & assisted living facility – zoned LC PAD
SOUTH: Alta Mesa Park – zoned RM-4 DMP
WEST: Parklinks Townhomes – zoned RM-2 PAD DMP

PROJECT DESCRIPTION/REQUEST

This request is to rezone and subdivide a 4.5± acre parcel from RM-2-BIZ-PAD to RSL-2.5-PAD-PAD, Site Plan Review, and a Preliminary Plat titled “Sanctuary at Alta Mesa”. The site is located east of Higley Road at the southwest corner of East McKellips Road and North Alta Mesa Drive. The property is currently undeveloped. The existing zoning and approved site plan for the property was for 45 two-story townhomes (Z09-001).

The applicant proposes a 31-lot single-residential detached subdivision with an average lot size of 3,250sf. The proposed subdivision has 31 small lots that are a minimum of 42-feet wide and 75-feet deep.

Access to the subdivision is primarily off of Alta Mesa drive, with a gated egress only onto McKellips Road. The private street is proposed to loop through the subdivision with landscape tracts adjacent to corner lots and a linear landscape tract along the McKellips Road frontage. The largest landscape/open space tract is located on the south side of the subdivision providing pedestrian access and a direct connection to Alta Mesa Park located just south of the site. The primary open space amenities are provided within the Park. The previous development proposal was approved with consideration for the open space provided in the Park. The previous development installed several improvements to the Park in exchange for consideration of the open space as part of the development. These improvements included a Life-Trail Exercise Course. The Life-Trail Exercise Course is marketed to active older adults, by providing up to ten wellness stations that address strengthening, flexibility, and balance activities for active older adults. Wellness stations were installed along walking paths to provide a variety of additional exercise options during a normal walking routine. The applicant has also asked for the consideration of these improvement as part of their open space plan.

STAFF ANALYSIS

RESIDENTIAL SUBDIVISION DESIGN:

	Min. Lot Size Min. Dimensions	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Rear Yard Patio setback
RSL-2.5 Standards	2,000 SF 2,500 SF (avg) 25' x 75' (corner lot width 30')	12' - Building Wall 7' - Porch 20' - Garage	10' - Street Side 3' - Minimum 8' - Total	15'	15'
Proposed	3,107 SF 3,250 SF (avg) 42' x 75'	12' - Building Wall 7' - Porch 20' - Garage	10' - Street Side 3' - Minimum 8' - Total	15' Lots 1-6: 18'	10'

SUBDIVISION DETAILS:

Street System	Fences/Walls	Open Space	Other
Private streets with decorative surface at entrance and at bend in street – not gated	6' CMU perimeter wall with enhanced wall along McKellips Rd (elevations attached)	A common open space tract connects to Alta Mesa Park to the south. Previous approvals for the site included open space amenity improvements in the park.	-Will be part of the Alta Mesa HOA -Sub-association fee for maintenance of private streets and landscaping -CC&Rs

RSL DESIGN ELEMENTS

Per Table 11-5-4 of the Zoning Ordinance, there are five design elements which must be implemented in this subdivision to achieve the RSL-2.5 designation. The developer has chosen the following:

Streetscape Elements:

Street and Sidewalk Improvements: Sanctuary at Alta Mesa includes streetscape improvements of paver sidewalks connecting the interior to the park areas, and a curb bulb with pavers at the entrance of the project to allow for the homeowners to pull into the area for mailbox access. The paver areas will be maintained by the homeowner's association.

Parkland and Open Space: The open space with the Alta Mesa Park is 7.8 acres. The Park was completed as part of a previous Development Agreement with the City of Mesa for the property. With the incorporation of the Park, the common area open space exceeds the required 30 percent.

Paving Material: Decorative pavers will be installed for street crossings at the entrance, and connecting street crossings from the sidewalks to the tract areas.

Site Design Elements:

Variable Front Yards: No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum.

Building Design Elements:

Garage Setbacks: All garages will be set back at least 3 feet behind the primary front façade of the dwelling.

Architectural Diversity: Developer will offer three different floor plans with four different elevations each for a total of 12 unique elevations for the 31 lots to meet the requirement of a minimum of 3 elevations for the first 20 lots plus 1 for the additional 11 lots.

MODIFICATIONS

The proposed residential subdivision portion of this request, meets or exceeds all of the development standards for the RSL-2.5 zoning district, as indicated by the preceding table with the exception of the rear yard setback for the rear patio. The applicant proposes a rear patio setback at 10' instead of the required 15'. Staff is supportive of this request as the setback to the livable area of the home is met at

15' and the proposed patio setback matches the patio setback for the adjacent patio homes to the west, as well as similar type developments in Mesa.

The applicant is also seeking the PAD overlay to accommodate the proposed private drive. The zoning code requires that all parcels in the City of Mesa front onto a public right of way. In order to accommodate the private street system within the subdivision a PAD is necessary to allow the lots within Sanctuary at Alta Mesa to front onto a common tract. Staff is supportive of the proposed modification.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs and registered neighborhoods within a mile. All persons listed on the contact list were sent a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at Legacy Retirement Residence, 5625 E. McKellips Road, Mesa, AZ on May 24, 2016 at 6:00 p.m. There were 11 people in attendance.

The Alta Mesa Community Association Architectural Board met with Mint Homes on May 12, 2016 at their scheduled meeting. A follow up letter in support dated May 16, 2016 is included in the packet.

The applicant has included the minutes of these meetings in the Citizen Participation report. Some neighbors to the east expressed concern with privacy issue with two story homes adjacent to the west property line. The applicant has reported that the HOA President for the adjacent neighborhood was pleased to understand that the rear setbacks will match the Park Link setback. He would report back to the other members of the Park Links HOA. Overall he was pleased with the project and looking forward to the development.

Staff has received a couple of phone calls from neighboring property owners with general inquiries. No comments or concerns with the development proposal have been expressed to staff.

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 smaller single residence lot type between existing conventional RS-6 neighborhoods, existing office developments and an existing multi-family residential townhome development. 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 development establishes a sense of place through their intent to create a small pocket subdivision adjacent to existing residential communities. It is also consistent with the residential densities in the area.

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

Mesa has not established a neighborhood or sub-area plan for this location.

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 supports the above references to "a wide range of housing options", by providing a different housing type adjacent to conventional single family, patio homes, and townhomes in the area.

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 a slightly smaller lot size than the existing residential lot sizes within Alta Mesa, but a larger lot size and lower density than the townhome project that was previously approved on the site. The Suburban sub-type accommodates higher density projects and smaller lot subdivisions at appropriate locations. This type of a subdivision is consistent with the development pattern and is appropriate adjacent to the RS-6 and RM-2 subdivisions in the area, as well as with the neighborhood scale retail and assisted living developments to the east. This site is also within walking distance to an elementary school, junior high and places of worship.

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

• **Providing appropriate infill development;**

This proposal infills a property that has been leftover as a result of surrounding developments that were constructed in the 1980's and 1990's.

- **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 intent is to provide for new housing options in an established neighborhood with close access to schools.

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

The proposal improves the streetscape along McKellips Road. Although this neighborhood is not able to directly connect with the subdivision to the east or south due to existing constraints of the built environment, the applicant has proposed a subdivision street that is not gated with parking available on both sides of their private drive.

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

The existing neighborhoods in the area are a mix of townhome, patio home and traditional neighborhood with a variety of architectural styles and single story homes on public and private streets. The townhome development to the west consists of one-story attached housing with private access throughout. The applicant is proposing an upgraded residential housing product for smaller detached homes on small lots. They are proposing a variety of elevations and building materials to enhance the architectural character of the home to provide an enhanced streetscape and a home type that will be more sustainable long term. The quality of the proposed homes generally 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;**

The current proposal adds a smaller residential lot subdivision into an area with a mix of residential building types and office/retail uses. The plan proposes all two story homes adjacent to an RM-2 subdivision with single story patio homes. The applicant has provided larger lots that are deeper adjacent to the RM-2 neighborhood to the west to reduce the impact of the new two story homes.

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

- *As previously stated, the applicant is proposing elevations that include upgraded building materials for the 31 homes proposed. They have proposed three (3) Floor Plans with (4) elevations each for a total of twelve unique elevations for the 31 lots.*

2. Changing Demographics

- *By providing more choices in the housing types on the market we can meet the needs of a wider demographic. This is an established neighborhood where new housing is not often introduced. This project creates an opportunity for new people to move into an area that may not want a larger lot to maintain.*

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 fairly traditional suburban part of our city.*
5. Desert Environment
- *This plan proposes large front porches on the homes and patio covers, which provide shade and cover from the elements. Trees have also been provided*

SUMMARY:

This request is to rezone and subdivide a 4.5± acre parcel from RM-2-BIZ-PAD to RSL-2.5-PAD-PAD with a Site Plan Review to facilitate the development of a 31-lot, single-residence, and small-lot subdivision on a non-gated private drive with an exit only gate onto McKellips Rd and parking allowed on both sides of the private drive. The request also includes the review and consideration of the Preliminary Plat for a subdivision titled "Sanctuary at Alta Mesa". The applicant is proposing a density of 6.46 du/acre.

The applicant has proposed a fairly standard subdivision design with standard detached house plans. The only difference is the size of the lots, which fall under the Residential Small Lot (RSL) category in the Zoning Ordinance. The applicant has met the requirement for six required design elements established in the code for the RSL-2.5 category.

The applicant is meeting the open space and retention requirements for the subdivision by utilizing the open space from Alta Mesa Park immediately adjacent to the south of the site. The previously approved townhome development worked with the City of Mesa in order to utilize the Park for retention and open space in exchange for improvements to the Park. These improvements were completed by the previous developer prior to the sale of the property to the current applicant. The current applicant has continued working with Parks and Recreation and the Engineering Department to be able to continue to utilize the Park in order to facilitate infill development.

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.

CONCLUSIONS:

The subdivision design meets the development standards for the RSL-2.5 zoning district. The request is also compatible with the surrounding neighborhoods and will provide a new housing option in an area where that has not been available for some time.

Staff recommends approval of Z16-030 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 requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. Owner shall grant an Avigation Easement and Release to the City, pertaining to 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).

6. Written notice be provided to future residents, and acknowledgment received that the project is within a mile of Falcon Field Airport.
7. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
8. **Building product must include a variety of building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**