



Planning and Zoning Board

Case Information

CASE NUMBER: **Z16-034 (PLN2015-00306)**
LOCATION/ADDRESS: 3117 S Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood.
GENERAL VICINITY: Located south of Guadalupe Road and East of Signal Butte Road.
REQUEST: Rezone from RS-6-PAD to RM-2-PAD-PAD and Site Plan Review. Also consider a Preliminary Plat of "Sunland Springs Village Desert Trails."
PURPOSE: The rezone and site plan will allow for the development of a 15± acre multi-residential project. The preliminary plat includes the 15± acre multi-residential project plus an additional 2± acre single residential project.
COUNCIL DISTRICT: District 6
OWNER: RAF Investments, LLC
Guadalupe/Signal Butte 36 Investments LLLP
Sunland Springs Apts LLC/Meridian Prop/ETAL
APPLICANT: Tim R. Nielsen, Farnsworth Construction Co.
STAFF PLANNER: Lesley Davis

PARCEL NUMBERS: **SITE DATA**
304-01-928E, 929D and 973J
PARCEL SIZE: 17± acres
EXISTING ZONING: RS-6 PAD
GENERAL PLAN: Neighborhood - Suburban
CURRENT LAND USE: Vacant

HISTORY/RELATED CASES
April 19, 1990: Annexed to the City of Mesa (ORD. #2497)
June 4, 1990: Rezoned from County Rural-43 to City of Mesa AG and SR (Z90-24)
January 22, 1996: Approval of Sunland Springs Village DMP with establishment of City zoning districts (Z95-109)

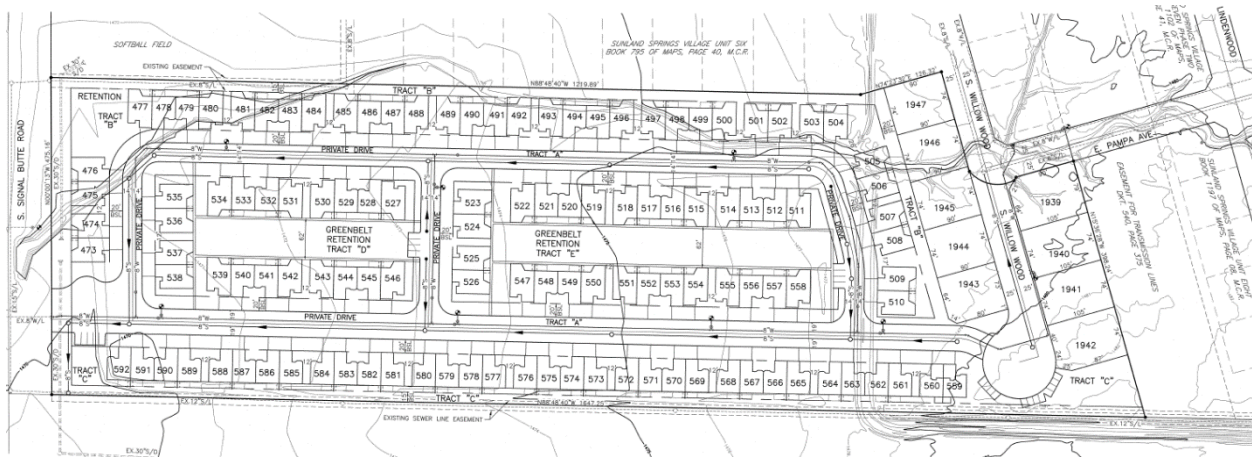
STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT

NORTH: Zoned RS-6-PAD Detached single residences (existing) - Sunland Springs Village Unit 6
EAST: Zoned RS-6 PAD Detached single residences (under construction) – Sunland Springs Village Unit 8
SOUTH: Zoned RS-6 PAD and PS existing transmission easement and SRP power facility
WEST: (across Signal Butte Road) Zoned RS-6 PAD Detached Single residences (existing) – Santa Rita Ranch Parcel 8

PROJECT DESCRIPTION/REQUEST

The applicant requests approval to rezone 15± acres from RS-6-PAD to RM-2-PAD-PAD with site plan review, within the Sunland Springs Village Master Plan (Z05-109) and has also requested approval of a preliminary plat entitled “Sunland Springs Village Desert Trails”, which includes the portion to be rezoned to RM-2-PAD-PAD for the proposed condominium development as well as an additional 2± acres at the east edge of the property to be platted as 9 detached single residence family lots, which will remain RS-6-PAD . The street that will be constructed to accommodate the 9 single residence lots will provide the access to the new townhome project from the interior side of the development. This access point is not proposed to be gated, however there will be a gated entrance off of South Signal Butte Road at the western end of this proposal.



The approved master plan for Sunland Springs Village (Z95-109) designated this area as RM-2, anticipating that this area would be rezoned for condominiums. The 15± acres to be rezoned proposes 120 condominium units with private two-car garages on a private drive with sufficient width to accommodate parking on one side with the exception of the street at the south side of the development that connects both entry points, which will be wide enough to accommodate parking on both sides. Additional guest parking spaces have also been included.

This request is similar to previously approved condominiums within the overall master plan, but are most similar to the condominiums, approved and constructed at the northeast corner of the project,

which were approved in 2000 (Z00-049) and are shown in an aerial view below.



MODIFICATIONS/PAD REQUEST

The proposed zoning district is RM-2-PAD-PAD. The overall Sunland Springs Village community falls under a Planned Area Development (PAD) overlay district. The applicant has requested an additional PAD overlay to accommodate some minor deviations to Zoning Ordinance standards and to accommodate the private drive.

The purpose of the PAD District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit.

The requested deviations to the Zoning Ordinance standards have been listed below:

- A reduction to the setback along the north property line adjacent to single residences. The proposal would reduce the minimum setback from 20-feet to 15-feet. The product proposed has open patios along the rear of the home with very little livable area that extends into the setback. Open patios are typically allowed to encroach into a setback up to 15-feet. Therefore, staff believes that this reduction is supportable due to its minor nature. Minimum required separation distance between buildings is 25-feet for single story. Applicant has proposed a separation distance of 12-feet, which is consistent with previously approved condominium developments within the master plan.

Finally, the applicant seeks 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 to front onto a common tract.

The Sunland Springs Village Community is considered to be an upscale residential retirement community and provides significant amenities for its residents. The deviations requested are commensurate with previously approved condominium projects within this community. Staff believes that the amenities, coupled with the amount of open space provided within this condominium project, meet the increased quality to justify the PAD overlay and therefore staff is supportive of the proposed modifications.

NEIGHBORHOOD PARTICIPATION

The applicant initially submitted this application in July of 2015 and had identified the project as

apartments. Neighborhood notifications were sent and meetings were held that generated much concern from within the Sunland Springs Village residents. Staff received many calls expressing these concerns. The applicant has modified their proposal since those meetings and has proposed condominiums that will be for sale for ownership as condominiums. The applicant held an additional meeting with residents in March of 2016 that presented the new plan with the Condominiums.

Additional mailings were sent in early June as well as notifications on their HOA website that let the residents know that the revised proposal was moving forward. A meeting was held at the Sunland Springs Village Auditorium on June 28, 2016. Staff also personally contacted two separate residents via telephone, that had asked to be notified when this case was moving forward. Each of those residents were aware of the change to the proposal and did not raise a concern if the units were to be ownership. The applicant stated in their Citizen Participation Report, that as of July 1, 2016, they had had a few e-mails from residents clarifying the "rental" status for the project.

The questions in the neighborhood meeting seemed to focus primarily on issues that are more related to how this project will function or integrate with the existing HOA rather than the site plan or zoning case at issue with the requested Planning & Zoning Board approval. The minutes from the applicant's most recent meeting is included in the Report. Staff has not been contacted with concerns regarding the current proposal as of the date of this report.

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 ownership type adjacent to the existing RS-6-PAD neighborhoods within the same master planned community. 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 within the same master planned community. This proposal helps bring Sunland Springs Village toward final build-out, ensuring a sufficient base of property owners to contribute toward the Community's amenities.

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 residences.

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 smaller housing type with less maintenance within the Sunland Springs Village Community. The approved master plan anticipated this housing type and density on this property. This type of a subdivision is consistent with the development pattern and is appropriate adjacent to the RS-6 subdivisions in the area. Access is provided on the interior side of the development so that residents can get to nearby amenities for the community.

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

• Providing appropriate infill development;

This is the last portion of land that is left to develop within the Sunland Springs Village Master Plan, which was approved in 1995.

• 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 more of this housing options in an established neighborhood.

• Improving the streetscape and connectivity within the area;

The proposal improves the streetscape along South Signal Butte Road by filling in a void in the presence of the built environment south of the existing developed portion of Sunland Springs Village. The subdivision is gated from Signal Butte Road, but there is access provided at the east side of the development that leads residents into the existing neighborhood and provides connectivity to the areas that house the amenities for the development.

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

The existing neighborhoods in the area are primarily single residences with single story homes. The neighborhood to the west across Signal Butte does have some two-story homes. The applicant is providing a product that is consistent with what has been constructed within the master planned community as well as what exists to the west. 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 housing type in the southern portion of their master plan, which does not currently exist, but was anticipated. The plan proposed appropriately transitions between housing types. This development also serves as a transition between the high power line easement to the south and the existing single residence area to the north.

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 Sunland Springs Village Master Planned Community is considered to be a premiere senior living development within Mesa with quality amenities and housing options.*
2. Changing Demographics
 - *This is an established neighborhood for seniors. This project creates an opportunity for more owners that may not want a lot to maintain, but would still like to be part of this community and share in the common amenities.*
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 project infills a bypassed parcel within a 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 throughout.*

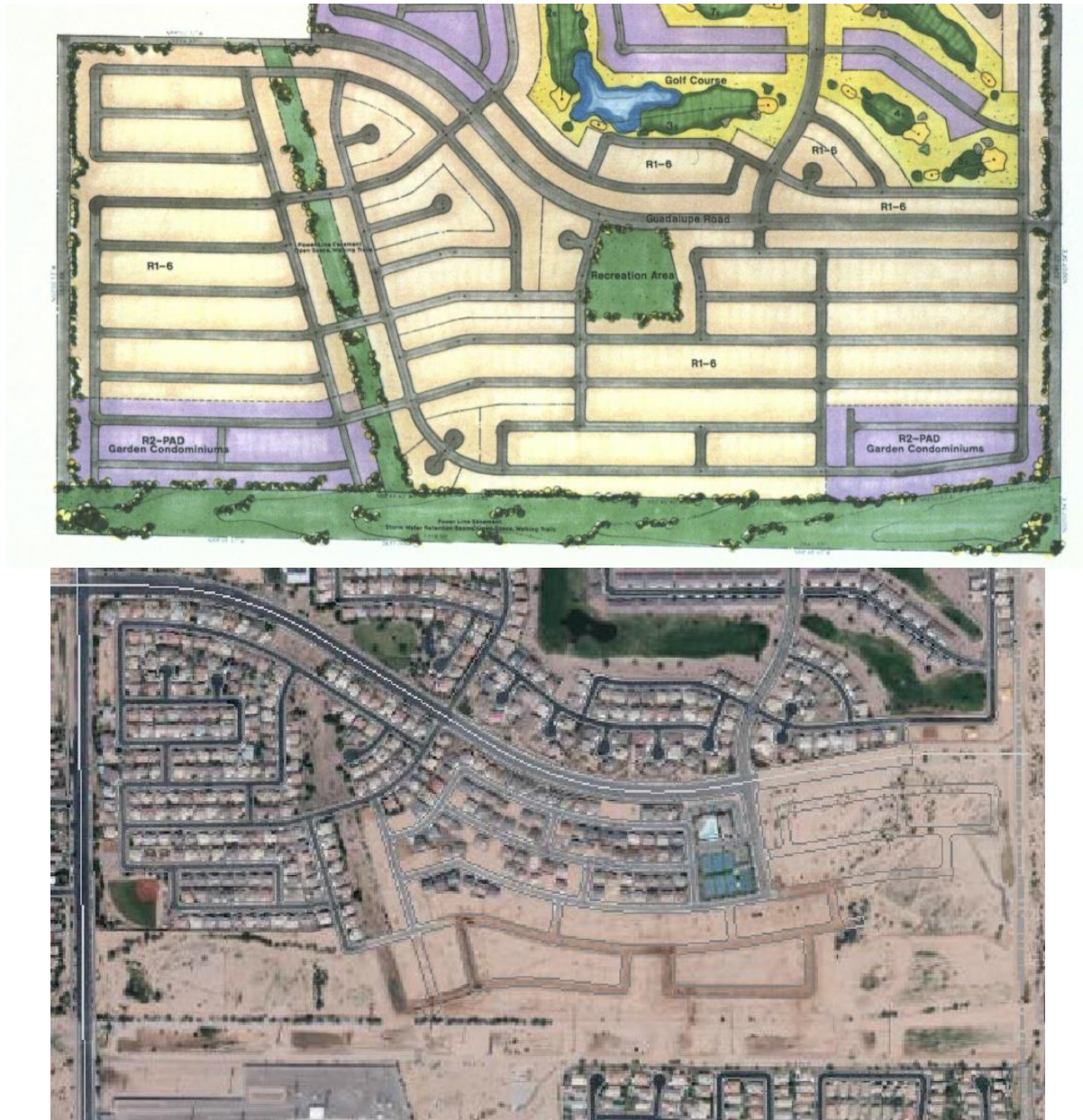
STAFF ANALYSIS

Rezoning:

Sunland Spring Village is a residential Master Planned Community for Senior Living that was approved in 1995. The overall development is just under 1,000 acres and is bounded by Baseline on the north, Signal Butte on the west, Meridian on the East and extends a half mile south of Guadalupe Road to an existing power line easement. The housing types within Sunland Springs Village are primarily detached single residences, however there are several condominium neighborhoods within the development.

The portion of the master plan approved south of Guadalupe Road is shown below. The property proposed to be rezoned would be located in the area identified in the southwest corner of the plan below and is identified in the master plan as R2-PAD Garden Condominiums, which is RM-2 under the

current zoning ordinance. As the development has moved forward over time, some of the street layouts within the subdivision have been modified slightly, so the site plans do not match exactly with the current aerial view of the property (also shown below), but this type of housing has been anticipated in this area, since the approval of the master plan.



Preliminary Plat:

This request includes a Preliminary Plat for "Sunland Springs Village Desert Trails". The preliminary plat includes an additional 9 single residence lots that are retaining their existing zoning, which is RS-6-PAD-PAD. The development of these lots and the construction of South Willow Wood will provide the

internal access point to the Condominium project.

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 modified lot sizes and configuration, and could result in a reduction of lots.

Concerns:

The amount of parking provided exceeds the minimum requirements. The street sections provided would allow parking on one side of the street with parking allowed on both sides of the southernmost street that connects the two entry/exit points of the subdivision. Each home also provides parking within a two car garage and driveways that are deep enough to accommodate guest parking. Staff is concerned that the parking located on the western end of the project that is outside of the entry gate adjacent to Signal Butte Road may cause a traffic conflict and would recommend that those parking spaces be eliminated. **(See condition 9.)**

Staff also recommends that the parking spaces located along the private drive between units 527 and 546 either be removed or shifted so that they do not interrupt the linear open space corridor that runs across the length of the property. **(see condition 9.)**

Staff recommends that more space be provided between buildings that cap the central open space corridor to improve visibility to that area and make the open space more of a unique feature within the development. This would require shifting the buildings with units 535/536 and 537/538 as well as 523/524 and 525/526 to create more space between them. The applicant has indicated to staff that they would be agreeable to move those buildings for that purpose. **(See condition 10.)**

Parking spaces for bikes and golf carts were shown at the south end of the cul-de-sac on South Willow Wood. These are not required spaces and would be an additional amenity to the development. South Willow Wood is a public street, so these spaces would require approval from the Transportation Department. Parking spaces that back onto a public street are typically not supported, so they may not be allowed. **(See conditions 2. and 4.)**

Staff had asked the applicant to consider a pedestrian access point from the condominium development to the existing softball field to the north of the project. The softball field is located within a retention basin. The applicant has provided photographs that show how difficult this connection would be due to grade changes between this property and the retention area/softball field. There is an area where the grades are more compatible, however that would locate the gate adjacent to the rear yard of lot 1404, which does not have a rear yard fence. Staff agreed that it would be awkward to have an access point immediately adjacent to an unfenced rear yard and that the grade changes are significant enough that the pedestrian access point may not be practical.

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

in a reduction of lots.

Conclusion:

The requested re-zoning and associated preliminary plat will result in the development of multi-residential condominium development within a master planned community. The additional single family lots on the preliminary plat will remain RS-6 PAD and allow for 9 additional single family residences. The proposal is consistent with the approved master plan for Sunland Springs Village. 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 site plan, building elevations and preliminary plat provided without guarantee of lot yield);
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee;
5. 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.
6. All street improvements are to be installed with the first phase of development;
7. 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
9. Eliminate the guest parking spaces located outside of the western entry gate adjacent to Signal Butte Road and adjust or remove the guest parking spaces between units 527 and 546 so that spaces are not located within the central open space corridor.
10. Shift the buildings for units 535/536 and 537/538 as well as 523/524 and 525/526 to create more space between buildings to improve access and create more visibility into the central open space corridor. The Subdivision Technical Review process shall be used to work out the details of this modification..