



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: **Z16-040** (PLN2016-00377)
LOCATION/ADDRESS: The 600 block of South Signal Butte Road (west side).
GENERAL VICINITY: Located south of Broadway Road on the west side of Signal Butte Road.
REQUEST: Rezoning from RS-43 to RSL-3.0-PAD and Site Plan Review. Also consider the Preliminary Plat for "Diamond Court"
PURPOSE: This request will allow for the development of a single-residential subdivision.
COUNCIL DISTRICT: District 6
OWNER(S): Leon Rick's, Ricks Investments
APPLICANT: Sean Lake, Pew and Lake, PLC
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBERS: 220-71-004F
PARCEL SIZE: 3.1± acres
EXISTING ZONING: RS-43
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: Undeveloped
PROPOSED DENSITY: 6.13 DU/AC

SITE CONTEXT

NORTH: Church – zoned RS-43
EAST: (across Signal Butte Road) Single-Residential Subdivision – zoned RS-6-PAD
SOUTH: (across CAP Canal) Single-Residential Subdivision – zoned RS-6-PAD
WEST: (across CAP Canal) Single-Residential Subdivision – zoned RS-6-PAD

ZONING HISTORY

July 20, 1998: Annexed into the City of Mesa (Ord. #3494)
Oct. 22, 1979: Comparably zoned from County Rural-43 to City R1-43 (Z98-104, Ord. #3586)

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 and subdivide a 3.1± acre parcel from RS-43 to RSL-3.0-PAD, Site Plan Review, and a Preliminary Plat titled “Diamond Court”. The site is located south of Broadway Road on the west side of Signal Butte Road. The property is currently undeveloped.

The applicant proposes a 19-lot, single-residential, detached subdivision with an average lot size of 3,730sf. The proposed subdivision has 19 small lots that are a minimum of 40-feet wide and 80-feet deep.

Vehicular access to this subdivision is proposed by a single point of entry from Signal Butte Road. There will be two cul-de-sac streets branching off from the entry to the subdivision. The streets in this subdivision are planned as 34-foot wide, public streets with sidewalks placed on both sides of the street. This allows for ample on-street guest parking within this small-lot subdivision. Each of the homes in this subdivision has a two-car garage.

RSL Design Elements

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are five design elements that must be implemented in this subdivision to achieve the RSL 3.0 designation. The developer has chosen to implement the following design elements in consideration of reduced lot size and the 3.0 designator:

- **Parkland and Open Space:** The open space proposed in this subdivision is 20,866 square feet, or 16.8% of the net acreage. This is 1,098 square feet per lot and more than double the minimum code requirement of 400 square feet of open space per lot in an RSL-3.0 subdivision. As shown on the landscape plan submitted, there are two tracts that provide the majority of the open space in this project. The largest of the two open space tracts contains shaded seating areas, a ramada with picnic tables, a large play structure and turf areas.
- **Paving Material:** As shown on the landscape plan submitted with this application, two decorative paving materials will be applied at the main entry to the development.
- **Variable Front Yards:** As shown on the preliminary plat, 10 of the lots in this small subdivision will have front yards that are 17' deep or greater. The others will be 15' deep.
- **Entries and Porches:** At least 50% of the homes in this subdivision will have front porches that meet the minimum width of 8 feet and a minimum depth of four feet.
- **Architectural Diversity:** There will be five unique floor plans offered in this 19-lot subdivision, and four different elevation options.

Proposed Product

The homes proposed at Diamond Court will range in size from roughly 1,500 to over 2,000 square feet. Five different floorplans will be available and four different elevations for each plan will be available. The five different floorplans have been submitted concurrently with the rezoning application (Plans 1520, 1610, 1675, 1798 and 2050).

MODIFICATIONS

The proposed residential subdivision portion of this request, meets or exceeds all of the development standards for the RSL-3.0 zoning district, with the exception of the garage setback and a rear setback deviation. The applicant is requesting a modification to the required setback to the garage from 20' to 18'. Staff is supportive of this reduction as the garage will still be setback 20' from the sidewalk allowing enough space to park on the drive way. The applicant is also requesting that the rear patio be able to encroach 8' into the 20' rear setback. Staff is supportive of this reduction.

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 that was held at the Episcopal Church of Transfiguration, 514 South Mountain Road on June 15, 2016 at 6:00 p.m. The applicant has reported that there were no neighbors in attendance.

Staff has not received any comments or concerns from neighboring property owners concerning this request.

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 subdivision on a vacant piece of property along Signal Butte Road. The proposed development is consistent with the land use character and surrounding zoning district in the 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 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 neighborhoods 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 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.

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 1990's and 2000'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.

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

The proposal improves the streetscape along Signal Butte Road. Although this neighborhood is not able to directly connect with the subdivision to the west 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.

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

The existing neighborhoods in the area feature both larger and smaller lot neighborhoods with a variety of architectural styles and single story homes on public and private streets. 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 applicant has proposed a residential development that provides appropriate transitions to surrounding uses. The constraints of the site as an infill piece along the CAP canal limit direct connectivity to the surrounding neighborhoods.

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 19 homes proposed. They have proposed five (5) Floor Plans with (4) elevations each for a total of 20 unique elevations for the 19 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 project creates an opportunity for new people that may not want a larger lot to maintain to move into an area.*
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*

STAFF ANALYSIS

RESIDENTIAL SUBDIVISION DESIGN:

RSL 3.0 Standards	Required	Proposed
Minimum Average Lot Area within Subdivision	3,250 sf	3,730 sf
Minimum Individual Lot Area	2,750 sf	3,200 sf
Minimum Lot Width-Interior Lot	25'	25'
Minimum Lot Width-Corner Lot	30'	40'
Minimum Lot Depth	80'	80'

Maximum Height (ft.)	30'	30'
Maximum Number of Stories	2'	2'
Minimum Yard Size (ft.):		
Front (building wall)	15'	15'
Front- Garage	20'	18'*
Front- Porch	10'	10'
Street Side	10'	10'
Interior side: minimum each side**	4'	4'
Interior Side: Minimum aggregate of 2 sides	9'	9'***
Rear	20'	20'****
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction centerline of alley or drive	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit*****	400 sf	1098 sf

Table Notes:

* 18 feet from face of garage to property line, 20 feet to back of sidewalk.

**Interior Side- Minimum Each Side Provided will be 4 feet.

*** Front porch may encroach 1 foot into side yard setback.

**** Rear patio shall be allowed to encroach 8 feet into rear 20-foot setback.

*****400 S.F. of usable open space per unit x 19 units = 7,600 S.F. (.17 AC) required. The proposed plan provides 1, 098 S.F. of usable open space per lot

Additional development standards for the RSL-3.0 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City's zoning ordinance are also subject to compliance by this development.

SUMMARY:

This request is to rezone and subdivide a 3.1± acre parcel from RS-43 to RSL-3.0-PAD with a Site Plan Review to facilitate the development of a 19-lot, single-residence, and small-lot subdivision. The request also includes the review and consideration of the Preliminary Plat for a subdivision titled "Diamond Court."

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 5 required design elements established in the code for the RSL-3.0 category.

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-3.0 zoning district and is compatible with the surrounding neighborhoods.

Staff recommends approval of Z16-040 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. **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.**