



Planning and Zoning Board

Case Information

CASE NUMBER: **Z16-049** (PLN2016-00529)
LOCATION/ADDRESS: PAD MOD: 2400 to 2700 blocks of South Signal Butte Road (west side), 10000 through 10700 blocks of East Guadalupe Road (north side), and 2600 through 2700 blocks of South Crismon Road (east side)
PARCEL 5 REZONE/SPR: 10000 through 10300 blocks of East Guadalupe Road and 2600 through 2700 blocks of South Crismon Road, known as Mulberry Parcel 5
GENERAL VICINITY: Located west of Signal Butte Road, north of Guadalupe Road and east of Crismon Road encompassing the entire Mulberry residential development.
ZONING REQUEST: PAD MOD: Modifying the project narrative associated with the Mulberry PAD as it pertains to development of Parcel 5 (172.5 ± acres).
PARCEL 5 REZONE/SPR: Rezoning from RSL-2.5-PAD and RM-2-PAD to RSL-4.5-PAD, Site Plan Review and Preliminary Plat
PURPOSE: This request will allow for a single-residence development.
COUNCIL DISTRICT: District 6
OWNER: Mulberry Community Association HOA - Paul Dugas, President
APPLICANT: Desert Vista 100, LLC - Paul Dugas
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NUMBERS: 304-01-976G, 304-01-991
PARCEL SIZE: PAD MOD: 172.5± acres
PARCEL 5 REZONE/SPR: 43.4± acres
EXISTING ZONING: PARCEL 5: RSL-2.5-PAD and RM-2-PAD
GENERAL PLAN DESIGNATION: Neighborhoods – Traditional, Neo-traditional
CURRENT LAND USE: PAD MOD: Mulberry residential subdivision (developed & undeveloped)
PARCEL 5 REZONE/SPR: Undeveloped

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD RECOMMENDATION: ☐ Approval with conditions ☐ Denial
PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT – PARCEL 5 REZONE/SPR

NORTH:	Desert Ridge High School & Junior High School	– zoned AG
EAST:	Mulberry – Phase 4 Garden “Green Court Homes”	– zoned RSL-2.5-PAD
SOUTH:	(across Guadalupe Road) Existing single residences (Santa Rita Ranch Parcel 1 & Unit 2)	– zoned RS-6-PAD
WEST:	(Across Crismon Rd.) Existing commercial development	– zoned LC-PAD

HISTORY/RELATED CASES

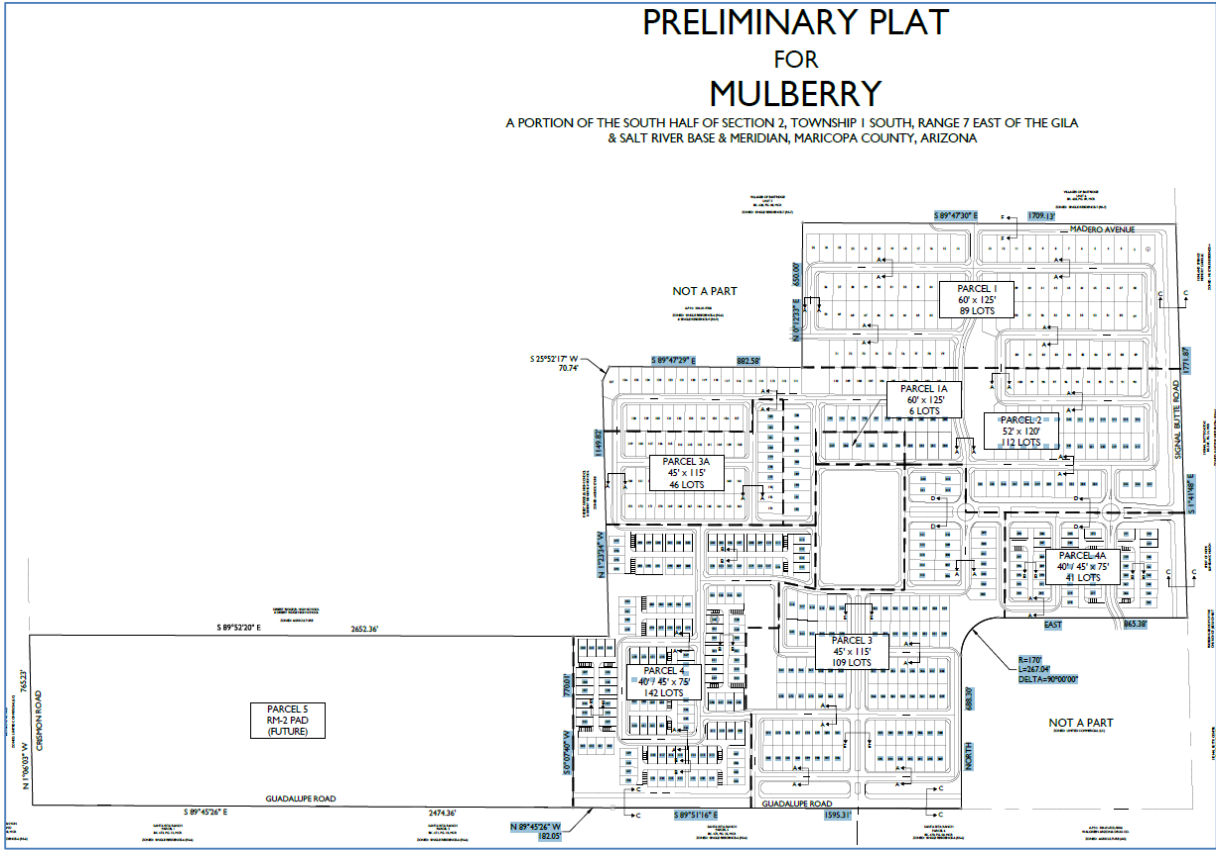
December 7, 1983:	Annexed into the City of Mesa (ordinance 1752)
July 16, 1984:	Comparable Maricopa County Rural-43 zoning converted to City of Mesa AG, (Z84-091)
August 28, 2006:	General Plan changed from MDR 4-6 to MDR 6-10. (GPMinor06-03) Rezoning of 175± ac. from AG to R1-9 PAD, R1-6 PAD and R-2 PAD, for the Desert Vista Development Master Plan. (Z06-45)
August 8, 2014:	General Plan change to MDR 6-10 & HDR 10-15. (GPMinor14-010) Rezoning of 172 acres to RS-6-PAD, RSL-4.5-PAD, RSL-2.5-PAD & RM-2-PAD. (Z14-037)
August 8, 2014:	General Plan change to MDR 6-10 & HDR 10-15. (GPMinor14-010)
February 8, 2016:	PAD Modification to allow reduced garage width on 2 models of the Americana Collection of homes in Parcel 3. (Z15-045)
March 21, 2016:	Rezone 27 acres of Parcel 5 to RSL-2.5-PAD, and Site Plan Review (Z16-010)

PROJECT DESCRIPTION

PAD MODIFICATION: Mulberry is a planned community. A PAD Overlay is the tool that instituted its Development Master Plan. Part of that plan was diversity of housing types, including multi-residential density in Parcel 5 only. The applicant proposes to remove the multi-residential component of the plan with this amendment and introduce a single residential product that is featured in other sections of the Mulberry community. This modification to the PAD does not affect the way Parcels 1 through 4 develop. The applicant also requests to expand a recent PAD modification to include Parcel 5. The PAD modification reduced garage width in two specific house models of the Americana Collection which was used in Parcel 3 and is proposed for Parcel 5. Lastly, the applicant requests modification of the RSL-4.5 standards.

REZONING, SITE PLAN REVIEW AND PRELIMINARY PLAT: The original zoning case for the Mulberry residential development proposed four different housing types on Parcels 1 through 4, and a future RM-2 “high-density development” on Parcel 5. A 27-acre portion of Parcel 5 was rezoned earlier this year, extending the “Green Court” development of Parcel 4 into Parcel 5. The current request will rezone all of Parcel 5 (43.4± acres) to RSL-4.5-PAD. This is the same zoning as Parcel 3, and the housing product used in that parcel, The American Collection, is proposed for Parcel 5. 163 dwelling units are proposed. A revision to the western boundary of the Parcel 4 plat will remove its existing perimeter wall, adjacent to Parcel 5 and push a street through, for an internal connection between Parcels 4 & 5. A Preliminary Plat is included for approval with Parcel 5.

(Existing) Mulberry Phasing Plan (Z14-037):



Mulberry Parcel 5 Proposal:

	Lot Size	No. of Lots	Gross Acres	Net Acres	Gross Density	Net Density
Requested Zoning RSL-4.5-PAD	45' x 120' (interior lots)	138	43.4	38.9	3.7	4.2
	50' x 120' (corner lots)	25				
Total:		163	43.4 ac	38.9 ac	3.7 du/ac	4.2 du/ac

CITIZEN PARTICIPATION

The applicant has completed a Citizen Participation process, mailing an invitation to a Sept. 8th meeting, held at Skyline High School. 13 neighbors signed the attendance sheet. The applicant has provided a description of the proceedings. In response to questions, the applicant confirmed that the Guadalupe Rd. and Crismon Rd. frontages will be developed with Phase 5; residents of all phases will have access to amenities throughout Mulberry and there will be a roadway connecting Parcel 4 to Parcel 5.

Staff has not received any requests for information about this case.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Summary: The Mesa 2040 General Plan Character area designation for this site is "Neighborhoods". This project provides a continuation of the neighborhood type approved, and currently under construction, in Parcel 3. The proposed development creates a neighborhood character that is consistent with the goals and objectives of the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhoods with the sub-type Traditional. 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 focuses on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

The existing Mulberry development establishes a sense of place by creating a walkable neighborhood with open common areas within walking distance of houses. Houses have front porches that face onto open spaces, providing opportunities for social engagement. The proposed development for Parcel 5 also integrates appropriately with the existing, adjacent development by modifying Parcel 4 to connect to Parcel 5 for internal circulation between neighborhoods. The General Plan promotes a diversity in housing products as Mesa develops. The existing Mulberry PAD includes three different housing products for Parcel 5 so that the entire parcel was not covered with a large apartment-type complex. With this amendment just one single-residential product line will be developed on Parcel 5. While this change removes the potential housing diversity, it is acknowledged that Mulberry provides several products within its boundaries and that there is an active market for the product that is proposed for Parcel 5.

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 area.

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 Neighborhoods and the area is developing to a sub-type of Neo-Traditional, which is 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.”

Without the multi-residential component Mulberry still complies with the above references to “a wide range of housing options”, by providing several lot and house types and slightly higher density than has been the norm in suburban development.

Sub-type: Neo-Traditional

“Neo-traditional neighborhoods have many of the same fundamental building blocks as traditional neighborhoods, but as newly developing neighborhoods, will not likely have as much of a mix of uses. Neo-traditional neighborhoods promote walkability by having shorter block lengths and perimeters, and have greater connectivity to recreational and commercial uses that typical suburban development. These neighborhoods should have a variety of lot sizes including some variation within a block. This is the desired character type for new neighborhoods and for retrofitting existing neighborhoods.”

The elements of this design that identify it with this sub-type are walkability to common, useable areas, front porches, and the lack of cul-de-sacs. Site visits to the property have identified that residents of the existing developed portions of Mulberry actively use the common spaces and a unique community identity has been fostered as a result of the subdivision design.

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

- **Providing appropriate infill development;**

N/A: this is new development at the perimeter of the city.

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

N/A: this is undeveloped land.

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

Mulberry was approved with a different housing type for each of its four original parcels. Parcel 5 was zoned for yet another housing type, multi-residential with a stipulation that three product types be included. This proposal deletes that additional housing type. It does, however, integrate with the character of the existing development, creating a unified pedestrian network, and including design elements that encourage active street elevations and a variety of public parks.

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

Rather than building a self-contained, walled development, the proposal improves connectivity by adding a street connection to Parcel 4 that did not exist in the original plat and Parcel 5 has been designed with good internal connectivity in its street design, plus additional pedestrian circulation routes through the development.

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

The applicant has indicated the intent to use the Americana Collection housing product for this phase that is being used in Parcel 3. This product provides good streetscapes with housing products that engage the street and wrap the corner of the house to add interest to the side streets between residential blocks.

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;

Parcel 5 continues the Mulberry design theme, which includes landscaped transitions between

this development and adjacent properties to the north. The arterial street fronts are also well landscaped. The proposed density of Parcel 5 is compatible with the adjacent single residences to the south across Guadalupe.

STAFF ANALYSIS

RSL STANDARDS:

	Min. Lot Size Min. Dimensions	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	% Lot Coverage
RSL-4.5 Standards	4,500 SF (avg.) 4,000 SF (min.) - internal lots: 40' x 90' -corner lots: 45' x 90'	15' – Building 10' - Porch 20' - Garage	10' - Side Street 4.5' - Minimum 10' - Aggregate	20' – Rear of house	N/A
Proposed	5,400 SF (min.) 6,000 SF (max.) - 138 internal lots: 45' x 120' -25 corner lots: 50' x 120'	10' – Building* 10' - Porch 20' - Garage	5' - Side Street * (plus 10' tract) 5' - Minimum 10' Aggregate	20' – Rear of house 10' - Covered patio*	52%**

*As approved for Parcel 3, using the same Americana Collection houses

** This is a guideline set by the developer. Not enforced by the City.

SUBDIVISION DETAILS:

Street System	Entry/Fences/Walls (Dwgs. L-0.02, L-0.04 & L-0.05)	Open Space (Dwgs. L-0.03, L-0.03A, L-0.03B)	Other
Private streets with decorative surface at entrance and at parks	-6' CMU perimeter wall (solid wall on north property line) -6' view wall (4' solid & 2' view, along Guadalupe & Crismon.)	A central, common park & 2 smaller parks provide - ramadas, sports courts, pool, shaded tot lot, seating, BBQs Each residential lot has at least 900 SF of open private open space (code minimum is 400 SF)	-HOA -CC&Rs

RSL DESIGN ELEMENTS

This development meets the lot-size standards for RSL-4.5 zoning. It is not required to provide additional design elements (listed in Table 11-5-4.A) but many of these elements are included as a part of the Mulberry development theme.

The Zoning Ordinance allows RSL developments to meet open space requirements in one of two ways. 1) All required open space can be provided in private yards that meet the prescribed minimum sizes and dimensions, or 2) open space requirements can be split between central common open space, and private, smaller open spaces in individual yards. The applicant has provided at least 900 square-feet of private open space on each lot, which exceeds the minimum requirement of 400 square-feet with dimensions exceeding the minimum requirements. This satisfies the opens space criteria for the RSL district. In addition, a 1.6-acre park at the main entry, and two smaller parks

provide community open space and amenities.

PAD MODIFICATIONS

DIVERSITY OF HOUSING TYPES: The original Mulberry Master Plan is established through a PAD overlay that covers the entire development. The Narrative adopted with the Plan proposes diversity of housing types, with multi-residential densities and three housing products in Parcel 5. Parcels 1-4 have developed with a variety of single-residential offerings. Each parcel has its own lot size range and approved housing product. The current request modifies the Narrative, replacing the Parcel 5 multi-residential products with the single-residential product that is being used in Parcel 3. The diversity of offerings now consists of single-residential choices.

GARAGE WIDTH: Two of the house models in the Americana Collection (used in Parcel 3, and proposed for Parcel 5) have garage widths of 19'-4", which is 8" less than the 20' width required by Mesa's current Zoning Ordinance. The case for this deviation was made and approved in February of this year (Z15-045) and the applicant was granted a PAD modification to allow the deviation, limited to the undeveloped lots within Parcel 3. (See the Ordinance map, right, for the specific lots.) The current request extends the approval to Parcel 5 only. As in Parcel 3 the approval applies just to the two house models identified in the original request. The 8" width was transferred from the garage to the entry area of the house, in response to comments from buyers.



RSL STANDARDS: The request includes deviations to the RSL standards, as noted in the "RSL Standards" table above. These deviations were approved in Parcel 3 for the Americana Collection houses proposed for use in Parcel 5. The deviations are in keeping with the intent of Code. Since they have already been used in Parcel 3 without problems, and the Parcel 5 lots are larger than Parcel 3 lots, staff is in support.

SUMMARY:

This request is centered on the development of Parcel 5. As Parcel 5 was already approved to develop as multi-residential, the current case revises the narrative of the existing Master Plan, and the zoning to allow single-residences. The proposed site plan and preliminary plat reflect the good design principles that make for walkable residential neighborhoods with multiple parks accessible to all residents in Mulberry.

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:

This is a well-designed neighborhood that will be compatible with the surrounding uses. It has been designed to integrate with Parcel 4, to the east, and the rest of Mulberry. Staff recommends approval of Z16-049 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 rights-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. Written notice be provided to future residents, and acknowledgement received that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
7. Owner shall grant 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).
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
9. All off-site and on-site improvements must be installed with the first phase of construction for the subdivision.