



Planning and Zoning Board

Case Information

CASE NUMBER: **Z16-057 (PLN2016-00572)**
LOCATION: 3200 to 3300 block of Red Mountain Drive (west side).
GENERAL VICINITY: Located east of Power Road and north of Loop 202.
REQUEST: Rezoning from RS-90 to RS-9-PAD and Site Plan Review. Also requesting approval of a Preliminary Plat for "Sanctuary at Las Sendas"
PURPOSE: This request will allow the development of a residential subdivision with 50 lots
COUNCIL DISTRICT: District 5
OWNER(S): Desert Vista 100, LLC
Las Sendas Community Association
APPLICANT: Paul Dugas, Blandford Homes
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: New APN being created and 219-19-006V
EXISTING ZONING: RS-90
GENERAL PLAN DESIGNATION: Neighborhood – Desert Uplands
CURRENT LAND USE: Vacant
LOT SIZE: 13± acres

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: ☒ Approval with conditions. ☐ Denial
PROP-207 WAIVER: ☐ Signed ☒ Not Signed

SITE CONTEXT

NORTH: Zoned RS-7 PAD PAD - Existing single residence neighborhood within the Las Sendas Master Planned Community
EAST: RS-90 PAD – Existing Boulder Mountain Park within the Las Sendas Master Planned Community
SOUTH: Zoned RS-90 – Vacant property owned by Maricopa County Flood Control
WEST: (across CAP Canal) Zoned RS-90 - vacant land owned by the Las Sendas Community Association

ZONING HISTORY

May 5, 1986: City Council approval to annex property (Ordinance 2088)
September 8, 1986: Establish comparable zoning as RS-90 (Z86-087)

PROJECT DESCRIPTION

This request is to rezone a property that is approximately 13± acres from RS-90 to RS-9 PAD. The site is

accessed through their street frontage within the 3200 to 3300 block of North Red Mountain Drive. The bulk of the subdivision is located behind the existing Boulder Mountain Park, which is just south of the entrance into the proposed subdivision. The applicant is proposing a 50-lot, single-residence subdivision on vacant property that was recently purchased from Maricopa County Flood Control District. This property is a leftover parcel that the District determined to be surplus. Though the property is surrounded by the Las Sendas development on 3 sides it was not included within the Las Sendas Development Master Plan. The developer for Las Sendas has purchased the property and would like to develop a neighborhood with lot sizes and open space commensurate with adjacent and nearby developments within Las Sendas. The Las Sendas Community Association has provided signed documentation identifying that this subdivision would annex into their association.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site and registered neighborhoods within 1 mile. The applicant held a neighborhood meeting on July 13, 2016 and provided minutes from that meeting that indicate support for the project. At the time that this report was written staff had not been contacted by any residents or property owners in the area. An update will be provided by staff at the Planning and Zoning Board Study Session on December 20, 2016.

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 of Desert Uplands. This project provides a single-residence subdivision on a vacant piece of property adjacent to the west edge of the existing Las Sendas Master Planned Community. 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 largely consistent with the goals and objectives of the Plan.

The Mesa 2040 General Plan Character area designation is Neighborhoods with the sub-type large lot. 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 the intent to create a residential enclave that is consistent with the development pattern of existing neighborhoods surrounding the parcel. This development continues the Las Sendas development scheme of preserving significant terrain and desert natural features and concentrating densities on lower land featuring less natural features.

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 Large Lot/Rural, 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 new small lot subdivision in a neighborhood that has not had new production homes of this size introduced for many years. This location lends itself to a denser residential density than currently zoned due to its convenient access to connections to major roadways to the west and its location next to a major amenity area.

Sub-type: Large Lot/Rural – Desert Uplands

The Desert Uplands area is located east of Power Road and the Central Arizona Project canal and north of University. This is a low density residential area committed to preservation of a natural desert landscape. The character type in this area can have either large lots with preservation on each lot, or smaller lots with common open space to maintain the low density character of the area. Low lighting levels are used in this area to preserve a dark sky at

Density typically averages 1.25 dwelling units per acre within the Desert Uplands. A conventional RS-9 subdivision, outside of the Desert Uplands, allows for 4.84 du/ac. The applicant is proposing a maximum density of 3.97 du/net acre. The intent with this proposal was for the property to benefit from the large amount of open space provided within the existing Las Sendas Development Master Plan, which has a substantial amount of open space, exceeding the standards established for their development. This applicant's justification is based on the proximity and annexation of this subdivision into the Las Sendas Community Association upon completion. This will give homeowners within this proposed subdivision, the ability to utilize the amenities and open space areas within the Las Sendas community. Staff finds that due to the proximity to Las Sendas and access to their amenities once this property is annexed into the association, the subdivision will function the same as similar existing neighborhoods within the Las Sendas community and should benefit similarly, justifying the increase in density. In addition, it is important to consider the location of this property and the proximity to the Loop 202, which tends to be a deterrent for a large lot community.

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

• **Providing appropriate infill development;**

This proposal infills a property that was previously owned by the Maricopa County Flood Control District. Development of this property was not contemplated when the Las Sendas Community was developed. The property recently was sold to Blandford Homes, who developed the adjacent master planned community. This development allows the opportunity to create a new subdivision on a parcel that would be difficult to develop as anything but a subdivision with access to the Las Sendas Community due to its location and limited frontage. The proposed

design and scale is appropriate for this location. The design is an appropriate transition between the existing neighborhood and the CAP canal.

- **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;**

N/A

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

The existing Las Sendas development began construction in the late 90's and continues to develop custom homes, although the production home neighborhoods have been completed. The homes in Las Sendas provide a housing type that has a desert character with subtle desert tones. The applicant is proposing an updated version of desert character homes by utilizing product that they have been building in their Mountain Bridge Master Planned Community in east Mesa. They are proposing a variety of elevations and building materials to enhance the architectural character of the homes 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 with a canal to the west, a nearby freeway and limited access limits the ability to develop the property creating an opportunity for a higher density residential project that can benefit the existing Las Sendas community.

STAFF ANALYSIS:

Request:

This request is to rezone a property that is approximately 13± acres from RS-90 to RS-9 PAD. The property is located immediately adjacent to the west side of the Las Sendas Master Planned Community, with their primary access onto North Red Mountain Drive within that community. The applicant is proposing a 50-lot, gated subdivision with a private street system. The proposed subdivision layout establishes a pattern in which all lots will back up to an open space area, which is a consistent development theme within Las Sendas. Until recently the property was in ownership by Maricopa County Flood Control and was purchased by Blandford Homes in October of 2016. The site has very limited access options and would be extremely difficult to develop without the cooperation of the Las Sendas Community Association allowing access to North Red Mountain Road through property owned by that Association. The Association has signed the application for this request and has provided recorded documents granting access and acknowledgment of future improvements on that portion of their property for the development of this subdivision.

Modifications (PAD request):

The applicant has requested a PAD overlay to accommodate the private drive as well as some minor modifications to the lot standards for an RS-9 neighborhood. The comparison of the standards with the

proposed lot size, setbacks and lot coverage have been provided in the table below with the deviations to code identified in bold font:

Zoning District	Typical lot sizes	Lot Yield	Max Density (PAD du / net ac)	Parcel Net Acreage (Open Space Net Acreage)	Max. Lot Coverage	Setbacks (minimum – ft)							Lot Size (s.f.)	
						Front			Rear		Sides		Average	Minimum
						Livable	Porch	Garage	Livable	Patio	Minimum	Total both sides		
RS-9	75' x 100'		4.84		45%	15"	15"	25'	25'	15'	7'	17'		9,000
RS-9 PAD	50' x 110'	50	3.97	12.6 (3.33)	54%	15'	11'	18'	15'	10'	5'	10'	5,943	5,500
Sanctuary at Las Sendas: Private streets, gated entry/exit, and production home lots.														

The Zoning Ordinance requires a front setback to livable space of 15', 25' to the front of the garage, a rear setback of 25', side setbacks of 7' and 17' total, minimum lot sizes of 9,000 s.f., minimum lot dimensions of 75' width by 100' depth, and maximum lot coverage of 45%.

The proposed modifications will allow a front setback to livable space of 15', 18' to the front of the garage, a rear setback of 15', side setbacks of 5' with a 10' total, a minimum lot size of 5,500 s.f., minimum lot dimensions of 50' wide by 110' depth, and maximum lot coverage of 54%.

The applicant is proposing lot sizes, coverage and setbacks that are commensurate with the RS-9 PAD developments within the adjacent Las Sendas Master Plan. Staff is supportive of these modifications. The increased lot coverage is being offset by the large amounts of open space within the subdivision.

Desert Uplands:

The project proposes 3.33 acres of open space, which will consist of passive and active open space areas that are dominated by plant material from the approved Desert Uplands Plant Palette while also considering the existing Las Sendas landscape palette. Existing mature landscaping along the collectors will be preserved to the extent possible while new landscape areas will carry the theme throughout the development.

A Native Plant Preservation Plan will be required prior to any grading on the site and all salvageable plant material will be preserved and either left in place or relocated on the site. Through this process, the project will be required to salvage native plant material wherever possible. Wall details, landscape design, lighting, and other design aspects must also comply with the intent of the Desert Uplands guidelines. It is important to note that many aspects of those guidelines were developed for application to low density development and certain concessions are understood to be necessary in areas designated for more intense development. Staff acknowledges that this particular property features a mix of desert vegetation however it does not have the more significant Desert Uplands geologic features that can be found to the east of this location.

Residential Product:

LD

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The applicant is proposing to introduce residential product that they have titled "The Vintage Collection", which will include 3 floor plans with each having 5 different elevations and paint schemes. Options offered for the homes include front porches and courtyards, creating a diverse street scene. All plans will be subject to City of Mesa Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.

Preliminary Plat:

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.

CONCLUSIONS:

The proposed development is largely in conformance with the Mesa 2040 General Plan, and meets the development standards for the RS-9 zoning district with proposed modifications through the PAD overlay. The proposed development meets the required PAD criteria from the zoning ordinance proportionate to the requested modifications. The overall subdivision design is compatible with the surrounding Las Sendas neighborhoods.

Staff recommends approval of Z16-057 and the associated Preliminary Plat for "Sanctuary at Las Sendas", 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).
2. Compliance with all City development codes and regulations.
3. A grading permit is required prior to any grading of the site.
4. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
5. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
6. Dedicate any necessary 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.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee, including the Desert Uplands Development Standards.
9. Owner granting 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) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
10. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
- 11. Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved prior to removal of any plants.**