



Planning and Zoning Board

Case Information

CASE NUMBER: **Z17-001 (PLN2016-00882)**
LOCATION: The 1600 through 2000 blocks of North Ellsworth Road (east side) and the 9200 block of East McKellips Road (south side)
GENERAL VICINITY: Located on the east side of Ellsworth Road south of McKellips Road
REQUEST: Rezone from RS-35-PAD to RS-15-PAD-PAD; and Site Plan Review. Also requesting approval of a Preliminary Plat for "Canyon Preserve at Mountain Bridge"
PURPOSE: This request will allow the development of a residential subdivision with 63 lots
COUNCIL DISTRICT: District 5
OWNER(S): Phoenix Land Division
APPLICANT: Paul Dugas, Pinnacle Ridge Holdings
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 219-31-046H, 219-31-046G, 219-31-066, 219-31-047P, 219-31-065K
EXISTING ZONING: RS-35-PAD
GENERAL PLAN DESIGNATION: Neighborhood – Desert Uplands
CURRENT LAND USE: Vacant
LOT SIZE: 30.46± acres

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

SITE CONTEXT

NORTH: (across McKellips Road) – Vacant property within the Mountain Bridge Master Planned Community - zoned RS-35-PAD
EAST: Vacant property zoned RS-43 and property zoned in Maricopa County – developed as large lot residential subdivision
SOUTH: (across Ellsworth Road) Existing residential subdivision within Mountain Bridge Master Planned Community - Zoned RS-15-PAD-PAD
WEST: (across Ellsworth Road) Existing residential subdivision within Mountain Bridge Master Planned Community - Zoned RS-9-PAD-PAD

ZONING HISTORY

Nov 19, 1986:	Annexed (Ord. 2133) and subsequently zoned R1-35 (Z86-123)
Oct 19, 1987:	Council approved rezoning from RS-35 to RS-35 DMP (conceptual R1-15, RS-9, RS-6, RM-2, OC, and LC) establishing a maximum of 1,396 lots (case Z87-051).
Mar 19, 2001:	Council tabled a rezoning request (RS-35 DMP to RS-35) initiated by City staff (case Z00-22)
July 2, 2001:	Council approved a modification of previously approved case Z87-51, establishing a maximum of 1,050 lots, added 37 stipulations, deleting some of the previously approved uses (Z01-27) ordinance 3908
Dec 18, 2006:	Approval the Mountain Bridge Planned Area Development establishing a maximum of 1,210 lots and site plan review of Parcels 24, 26, and 27 (Z06-86) and General Plan Minor Amendments for Parcels 10 and 14 approving an HDR 15+ land use designation.
Jan. 23, 2012	Approval of Minor General Plan Amendment and PAD Modification to increase the maximum number of allowed lots to 1,480 and modification of the mixture of required open space totals (GPMInor11-002 and Z11-030)

PROJECT DESCRIPTION

This request is to rezone a property that is approximately 30.46± acres from RS-35-PAD to RS-15-PAD-PAD to develop a 63-lot, single residence subdivision. The site is located on the east side of Ellsworth Road on the south side of McKellips. The property is located within the Mountain Bridge Planned Area Development (PAD) that was approved in 2006. The community will be gated with their entry located at the south side of the property along the Ellsworth Road frontage. The street system within the subdivision runs primarily north and south due to topographical constraints. The proposed minimum lot size is 50-feet by 112-feet and proposed setbacks are consistent with neighborhoods that have similar lot sizes within the Mountain Bridge development. The proposed homes for this neighborhood consist of a collection of master plans that has been previously approved within the Mountain Bridge development.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site as well as registered neighborhoods and home owners associations within 1 mile. The applicant held a neighborhood meeting on December 15, 2016 and provided a brief summary to staff on the results of that meeting, indicating that 20 property owners attended the meeting and were supportive of the project. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the February 14, 2017 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

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 within the Mountain Bridge Master Planned Community. The proposed development is consistent with the land use character and surrounding zoning districts 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 Mountain Bridge development scheme of preserving significant terrain and natural desert features and concentrating densities on lower land featuring less natural features.

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

This area has been identified in the General Plan as the Desert Upland Sub-Area, however Mesa has not yet established a neighborhood or sub-area plan for the Desert Uplands. The Subdivision Regulations establish development standards for subdivisions within this area of Mesa. All subdivisions within the Mountain Bridge development have complied with these standards. This property is also subject to compliance with those standards.

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 neighborhood is located within the existing Mountain Bridge master planned community and the proposed density is consistent with what was anticipated for this property. The approved master plan includes a nearby area that is designated for commercial development. The master planned community also includes a clubhouse and many active and passive open space areas that would be available to homeowner's who live in this new subdivision within Mountain Bridge.

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 also used in this area to preserve a dark sky.

Density typically averages 1.25 dwelling units per acre within the Desert Uplands. An RS-15-PAD subdivision, outside of the Desert Uplands, allows for a maximum density of 2.9 du/ac. The applicant is proposing a maximum density of 2.12 du/net acre. The overall density of Mountain Bridge is approved at 1.79 dwelling units per acre. The lower density subdivisions within Mountain Bridge are approved on the north side of McKellips, with the higher density subdivisions located south of McKellips Road. This subdivision is south of McKellips Road, and the higher density was anticipated in this location. There is a significant amount of topography on this property, that guided the subdivision design, which includes a significant amount of undisturbed open space area within this subdivision at approximately 13.9 acres. Low lighting levels will also be used consistent with the master plan and the Desert Uplands requirements.

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

• **Providing appropriate infill development;**

The proposed subdivision is located within the boundary of the existing Mountain Bridge master planned community and proposed to be developed consistent with previous approvals for that community.

• **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 proposed use is consistent with the approved master plan for Mountain Bridge.

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

The streetscape along the east side of Ellsworth Road will be completed south of McKellips Road with this subdivision and will be designed consistent with the overall master plan.

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

The proposed development is consistent with what has been developed within the Mountain Bridge community.

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 an appropriate transition to neighborhood to the large lot subdivision within Maricopa County's zoning boundary to the east by providing a large open space tract along the east edge of the development.

STAFF ANALYSIS:

Request:

This request is to rezone a property that is approximately 30.46± acres from RS-35-PAD to RS-15-PAD-PAD and approval of the site plan. The property is located on the east side of Ellsworth Road, south of McKellips Road. This subdivision is also located within the boundary of the approved Mountain Bridge

master planned community and was identified within that master plan for residential homes with lot sizes consistent with the proposal. The subdivision is designed as a 63-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 tract, which is a consistent development theme within the Mountain Bridge development. The homes within the subdivision are clustered along the west and southern edges of the property. There are significant slopes at the northeast corner of the property, which will remain as undisturbed natural desert open space, consistent with the requirements established in the Desert Uplands standards in the Subdivision Regulations. Site walls and lighting will also be consistent with those standards as well as with the approved standards for the overall Mountain Bridge development.

Staff has had some concerns with the amount of grading that will take place on the property and worked with the applicant to minimize this as much as possible. The applicant has provided sections that indicate retaining walls where necessary, which seem reasonable based on the slopes on this property. Staff is generally supportive of the retaining walls as shown, but would not support any additional walls unless they were minimal in height. Staff has provided those sections in the packet materials for the Board to review.

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-15 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-15	110' x 120'		2.9		40%	22'	22	30'	30'	15'	7'	17'		15,000
RS-15 PAD	50' x 112'	63	2.12	29.6 (19.32)	50%	15'	11'	18'	15'	10'	5'	10'	5,959	5,847
Canyon Preserve at Mountain Bridge: Private streets, gated entry/exit, and production home lots.														

The Zoning Ordinance requires a front setback to livable space of 22', 30' to the front of the garage, a rear setback of 30', side setbacks of 7' and 17' total, minimum lot sizes of 15,000 square-feet, minimum lot dimensions of 110' width by 120' depth, and maximum lot coverage of 40%.

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 square-feet, minimum lot dimensions of 50' wide by 112' depth, and maximum lot coverage of 50%.

One of the classic purposes of planning area development zoning districts is to allow clustering of development to preserve natural, difficult to develop terrain. In this case, a property of this size (30.54 acres) could develop with up to 38 lots with RS-35 zoning or up to 88 lots with RS-15 zoning. Rather than spread these lots over the entire parcel and thus destroy the natural features of the land, the planned area development zoning allows clustering the same number of units on the buildable portion of the property using smaller lots.

There is a total of 19.32 acres of open space proposed for this subdivision. The applicant has proposed that 13.9 acres of that open space will remain undisturbed, while the remainder will be revegetated. Given the amount of open space provided, the overall density of the request puts the zoning of the property in the RS-15 zoning category. The preservation of property that is above the 15% slope creates the need for the smaller clustered lots and the need for setbacks that are more consistent with a smaller lot subdivision. The proposed setback modifications are also consistent with previous approvals within the Mountain Bridge development. Staff is supportive of the proposed modifications.

Desert Uplands:

As previously noted, the project proposes 19.32 acres of open space with 13.9 acres that will remain undisturbed. This will create both passive and active open space areas that are dominated by native plant materials included on the approved Desert Uplands Plant Palette.

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.

Residential Product:

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-15 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 Mountain Bridge neighborhoods.

Staff recommends approval of Z17-001 and the associated Preliminary Plat for "Canyon Preserve at

Mountain Bridge”, 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. 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.