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Planning and Zoning Board

Case Information

CASE NUMBER:	**Z17-018** (PLN2017-00243)
LOCATION/ADDRESS:	The 400 block of South Bellview (east side)
GENERAL VICINITY:	Located south of Broadway Road and east of Mesa Drive
REQUEST:	Rezone from NC to RSL-4.5
PURPOSE:	This request will allow for the development of 3 single residence lots.
COUNCIL DISTRICT:	District 4
OWNER:	City of Mesa
APPLICANT:	Kim Fallbeck, City of Mesa
STAFF PLANNER:	Lesley Davis

DATA

PARCEL NUMBER:	139-23-015, 139-23-006 and 139-23-013
DEVELOPMENT AREA:	.5 ± acres
EXISTING ZONING:	Neighborhood Commercial (NC)
GENERAL PLAN DESIGNATION:	Neighborhood - Traditional
CURRENT LAND USE:	Vacant

ZONING HISTORY/RELATED CASES:

January 5, 1949:	Annexed and subsequently zoned NC, Ordinance No. 228

SITE CONTEXT

NORTH:	Existing single residence – zoned LC
EAST:	single residences and multi-family residences – zoned NC
SOUTH:	Existing single residence – zoned RM-3
WEST:	(across Bellview) Existing single residences – zoned RM-4

STAFF RECOMMENDATION: **Approval with Conditions**

P&Z BOARD RECOMMENDATION: ☒ **Approval with conditions.** ☐ **Denial**

PROJECT DESCRIPTION/REQUEST

This request is to rezone three existing vacant parcels currently zoned NC to RSL-4.5, which will allow for the development of three single residences. The property is located on Bellview, south of Broadway Road, east of Mesa Drive. Bellview is one street west of Horne.

These lots were occupied by a City of Mesa water tower until the late 1990's. The property has remained vacant since the removal of that structure. The existing lots are 50-feet wide and are each approximately 7,250 square feet in area. They are located within an existing neighborhood that is developed with a mix of single and multi-family residences.

NEIGHBORHOOD PARTICIPATION

The applicant sent mailings to property owners within 500 feet of the site, to HOAs within ½ mile, and registered neighborhoods within a mile of the site. The applicant reports that they have received one call about this proposal, just wanting to understand the purpose. Once it was explained that the intent was to allow for single residences, there were no concerns identified. Staff has not been contacted regarding this proposal

CONFORMANCE WITH THE GENERAL PLAN

Summary: The General Plan designates this area "Neighborhoods Traditional" featuring a development pattern consisting of predominantly single-residence uses but which includes a variety of lot sizes and dwelling types. The applicant's requested RSL-4.5 zoning is consistent with the Neighborhoods Traditional character type. The proposed development also addresses other aspects of the General Plan with regards to creating and maintaining a variety of great neighborhoods.

The goal of the Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity.
Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

Criteria for review of proposal: The following criteria of the Mesa 2040 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. Strengthening neighborhoods and the commercial centers that serve them is also important. There is an emphasis on retrofitting auto-centered form of suburban development with infill developments that provide pedestrian connections.

Section II of the General Plan establishes the primary elements of the document:

A. Creating and maintaining a variety of great neighborhoods,
B. Growing and maintaining stable and diverse jobs,
C. Providing Rich, High Quality Public Spaces and Cultural Resources, and
D. Community Character.

This property has been vacant since the late 1990's, when a City of Mesa water tower was removed. Establishing a presence on this property between existing residential areas will bring new residents and activity to the area, contributing to the public safety of the surrounding area. The addition of some new single residences in this area continues to support General Plan policies to provide for housing diversity and is consistent with the Neighborhoods Traditional development pattern with a mixture of single and multi-family residences.

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

The subject property is not located within an adopted sub-area or neighborhood plan.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The General Plan designates this area "Neighborhoods Traditional." The focus of this character type is to provide areas for housing that is predominantly single residence but that may vary in lot size or building type. To mimic traditional neighborhoods, this character type proposes diverse architectural designs and styles with homes close to the street and parking areas set to the back. This character type also proposes accessible, usable community spaces for small neighborhoods. The preferred zoning districts include RS-6, -7 and -9 as well as the RSL and RM-2 districts.

The requested RSL4.5 zoning is consistent with the concepts of the Neighborhoods Traditional character due the single-residence format proposed by the applicant and the character area's intentional blend of density that would be added to a neighborhood that contains both single and multiple residence forms of development. The RSL-4.5 zoning district provides a new lot type in the area with setback flexibility that will allow homes to be located closer to the street and parking areas to be set back behind a porch or livable area.

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

- **Providing appropriate infill development**;

This proposal infills property that has been vacant since the late 1990's and provides new housing in an aging neighborhood.

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

  Approval of this request will create the possibility of new single-residences to be developed on property that was once occupied by a City of Mesa water tower, which was removed in the late 1990's. The property has remained vacant since the removal of that structure.

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

  The Neighborhoods Traditional character area is intended mainly for single-residence but with varying lot sizes and dwelling types. The proposed attached single residence does not provide a new lot size, but does allow a zoning district that allows more flexibility in setbacks to introduce some variety to the streetscape by allowing the home to be closer to the street. This proposal has the opportunity to provide new housing options for an area developed in the 1940's.

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

  Approval of this request will improve the streetscape within the area. Connectivity will not be affected.

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

  The surrounding neighborhood was largely constructed in the 1940's. The new homes will be held to the current standards of development, which will include the Residential Development Guidelines and the Building Form Standards established in the Zoning Ordinance. These standards establish a need for enhanced quality in architecture and building form, which will enhance the elevations of the homes.

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 site is adjacent to existing single and multi-family residences. The proposed small lot single residences are consistent with the existing development patterns.

STAFF ANALYSIS

Summary:

This request is to rezone existing property owned by the City of Mesa from NC to RSL-4.5. The property has been within the City of Mesa limits since 1949 and was home to a City of Mesa water tower until the late 1990's. The parcels have remained vacant since its removal. The City wishes to sell the property for development, but realizes that the existing NC zoning is not compatible with the land use pattern immediately adjacent to the properties. The intent is to establish an appropriate zoning district so that the property can be developed in a responsible manner and will contribute to the sustainability of the neighborhood.

Analysis:
The minimum lot area, by-right in the RSL-4.5 District is 4,500 square-feet. The minimum lot width in the RSL-4.5 District is 40-feet and the minimum lot depth is 90-feet. The applicant has proposed lots that are 7,200 square feet in area, 50-feet wide and 145-feet in depth. These three lots are existing and are the same size as the surrounding parcels. Although the adjacent residential zoning districts to the west and south are RM-3 and RM-4, they are largely developed with single family homes, with a few multi-family residences mixed in, where lots have been combined. Based on the existing pattern of development and the narrow lot sizes, the logical zoning district for these lots is RSL-4.5, which will allow for a continuation of the single residence homes along this street.

Product:
The new homes will be subject to the City of Mesa Residential Guidelines as well as the Building Form Standards established in the Zoning Ordinance, which will enhance the existing streetscape as you enter or exit the neighborhood. **(See condition 2.)**

Conclusions:
The applicant has provided a project that complies with Zoning Ordinance standards. The proposal also supports the goals and objectives of the General Plan. Staff is in support of the proposed rezoning request and recommends approval of Z17-018 with the following:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in section 11-5-3(E) of the Zoning Ordinance.
3. Compliance with all City development codes and regulations.

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