



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: Z17-022 (PLN2017-00181)
LOCATION/ADDRESS: The 8500 block of East Guadalupe Road (south side).
GENERAL VICINITY: Located on the south side of Guadalupe Road east of Hawes Road.
REQUEST: Rezone from RS-6-PAD to RSL-3.0-PAD and Site Plan Review. Also, consider the Preliminary Plat for "Tavera South"
PURPOSE: This request will allow for the development of a single-residential subdivision.
COUNCIL DISTRICT: District 6
OWNER(S): Miramesa Properties, LLC
APPLICANT: Brennan Ray, Burch & Cracchiolo, P.A.
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBERS: 304-03-030, -031, -032A, -032B, -035 and -036
PARCEL SIZE: 10.2± acres
EXISTING ZONING: RS-6-PAD
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: Undeveloped
PROPOSED DENSITY: 7.43 DU/AC

SITE CONTEXT

NORTH: (across Guadalupe Rd) Single-residential subdivision – zoned RS-7; and vacant – zoned LC
EAST: Single-residential subdivision – zoned RS-6-PAD
SOUTH: Single-residential subdivision – zoned RS-6-PAD
WEST: Vacant – zoned RS-43

ZONING HISTORY

February 22, 1990: Annexed to City (Ord. #2482 – parcels 304-03-036, 304-03-032B, 304-03-031 and 304-03-030)
November 18, 1999: Annexed to City (Ord. #3699 – parcels 304-03-035 and 304-03-032A, and Guadalupe Road ROW)
April 2, 1990: Rezoned from County Rural-43, Rural-43 MHR and C-2 to City AG, SR and C-2 (Z90-009; Ord. #2511)
January 9, 2006: Rezoned to RS-6-PAD for a single-residential subdivision. (Z05-102; Ord. #4503)

STAFF RECOMMENDATION:

P&Z BOARD RECOMMENDATION:

PROP 207 WAIVER:

Approval with Conditions

☒ Approval with conditions ☐ Denial

☒ Signed ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

This request is to rezone and subdivide a 10.2± acre parcel from RS-6-PAD to RSL-3.0-PAD, Site Plan Review, and a Preliminary Plat titled "Tavera South". The site is located east of Hawes Road on the south side of Guadalupe Road. The property is currently undeveloped.

The applicant proposes a 68-lot, single-residential, detached subdivision with an average lot size of 3,403sf. The proposed subdivision has a minimum lot dimension of 50-feet wide and 60-feet deep for a minimum lot size of 3,000sf.

Vehicular access to this subdivision is proposed by a single gated entry from Guadalupe Road with an exit only gate on the east side of the Guadalupe Road frontage. The streets in this subdivision are planned as 34-foot wide, private streets with sidewalks placed on both sides of the street. This allows for 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:* RSL developments are required to provide a minimum of 400 sq. ft. of open space per lot, in this case 27,200 sq.ft. (68 lots x 400 sq. ft. min./lot). To meet the Parkland and Open Space Element and receive the point for it, the development must provide at least 30% more than the minimum required which, in this case would require at least 35,360 sq. ft.

The open space proposed in this subdivision is 76,957 sq. ft., or approximately 19.3% of the net acreage. The primary, central open space amenity area is over 40,000 sq. ft., which is 588 sq. ft. of open space per lot. The primary amenity area will include a community pool and spa with restroom building, lounge seating and tables with umbrellas, a tot lot with bench seating, open roof pergola with tables, trash receptacle and barbeque.

- *Paving Material:* As shown on the site plan and landscape plan submitted with this application, Decorative paving is provided at appropriate locations throughout Tavera South.
- *Shared or Clustered Driveways:* The driveways will be clustered (but not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
- *Variable Front Yards:* No more than 50% of the homes will be set back the same distance from the front lot line, with at least 50% being setback at least 2 feet further than the minimum.
- *Architectural Diversity:* With 68 lots, Tavera South is required to contain a minimum of 6 unique elevations. Although not finalized, Tavera South is anticipated to contain at least 3 floor plans, with a minimum of 3 different elevations for each floor plan, for a total of 9 unique elevations. The proposed product will be required to be reviewed and approved through the administrative review process (see condition #8). A perspective of the community is included as Exhibit 5 (Perspective) and a street scene showing how the lots, proposed housing, and street interact with each other is included as Exhibit 6 (Pocket Lot Street Scene).

Proposed Residential Development Guidelines

The applicant is in the process of developing elevations and floor plans for the subdivision. The product will be required to be reviewed and approved through the administrative review process. In order to ensure quality development for the homes within the subdivision, the applicant is proposing residential development guidelines as part of the narrative to be approved with this request. These design guidelines portray the quality, elements, colors, materials, and forms to be utilized in the review and approval of the product for the subdivision.

MODIFICATIONS

The applicant is proposing a PAD overlay to accommodate the private drive and to allow minor modifications to the RSL-3.0 design standards. Chapter 22 of the zoning ordinance states that the purpose of the Planned Area Development Overlay (PAD) District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of this district is to provide for creative, high-quality development.

The following table shows the required development standards and the standards proposed by the applicant. Proposed modifications are indicated in bold.

Regulation	City of Mesa RSL-3.0 Development Regulations	Tavera South Proposed Development Regulations
Min. Avg. Lot Area of Subdivision (sq. ft.)	3,250	3,250
Min. Individual Lot Area (sq. ft.)	2,750	3,000
Min. Lot Width – Interior Lot (ft.)	30	50
Min. Lot Width – Corner Lot (ft.)	35	50
Min. Lot Depth (ft.)	80	60
Max. Height (ft.)	30	30
Max. Number of Stories	2	2
Min. Yards (ft.)		
Front – Building Wall	15	10
Front – Garage	20	18
Front – Porch	10	10
Street Side	10	5
Interior Side: Min. Each Side	4	5
Interior Side: Min. Aggregate of 2 Sides	9	10
Rear	20	5, except 10 for lots 1- 22

Staff is supportive of the proposed modifications as proposed by the applicant. The modifications to the required lot depths is being off-set by the proposed modifications to the widths of the lots. The

applicant is proposing a reduction in the rear setback of the lots. The reduced rear yard is being off-set by the large open-space amenity and the size of the proposed common open space that is more than twice the required minimum. The proposed rear setback is larger along the perimeter of the site where it abuts neighboring properties to match the setbacks from the adjacent developments.

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. The applicant has reported that two citizens attended their meeting. The report shows concerns with 2-story homes on this property. They also asked if the development could be modified to put the retention area along the south property line.

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 Guadalupe 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 General 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 the intent to create a 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 RS-7 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 Guadalupe Road. This neighborhood is not able to directly connect with the subdivision to the east or south due to existing constraints of the built environment.

• **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 residential design standards that will require 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 applicant is proposing lots with greater lot depth and setbacks adjacent to the existing developments on the south and east sides of the property.

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
 - *The applicant is proposing an open space and amenity plan that is well designed and of a higher quality. The applicant is also proposing residential design guidelines that will require a high quality design of the proposed product for the subdivision.*
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
 - *The proposed landscape design is commensurate to the surrounding environment.*

STAFF ANALYSIS

SUMMARY:

This request is to rezone and subdivide a 10.2± acre parcel from RS-6-PAD to RSL-3.0-PAD with a Site Plan Review to facilitate the development of a 68-lot, single-residence, and small-lot subdivision. The request also includes the review and consideration of the Preliminary Plat for a subdivision titled "Tavera South."

Rezone

The adjacent property to the south and east is zoned RS-6 and developed with lots that are around 7,700 square feet in size. The currently approved zoning for this property is RS-6-PAD. This zoning was approved in 2005 and provided 45 lots that ranged in size from 5,266 sq. ft. to 7,668 sq. ft. Typical lot dimensions were to be 55' by 96'. The current proposal is for 68 lots with an average size of 3,403 sq. ft. Typical lot sizes will be 50' by 60'.

Given the location of this small property along an arterial street near the arterial intersection, this increase in density is appropriate. The requirements for the use of the RSL-3.0 zoning designation have been met with the design elements provided.

Site Plan/Preliminary Plat

The applicant has proposed a standard subdivision design with standard detached house plans

organized around a large central open space. The main entry is along Guadalupe Road near the center of the property with a secondary egress drive along the east side of the property. This development will have a gated access and utilize private streets. The streets are proposed at 35' in width which will allow on-street parking on both sides.

The central open space includes a pool, outdoor gathering area, tot lot, and open green space. It has been designed to be visible from the front entry and by adjacent lots. It is readily accessible to all part of the subdivision.

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.

The site plan has been reviewed for conformance with the requirements of the Section 11-69-5 of the Zoning Ordinance for site plan review. This plan addresses those requirements.

CONCLUSIONS:

The proposed zoning is in conformance with the goals and policies of the Mesa 2040 General Plan for areas with a Neighborhood character type. The subdivision design meets the development standards for the RSL-3.0 zoning district and is compatible with the surrounding neighborhoods. The proposed landscape and open space plan as well as the proposed residential design guidelines meet the purpose and review requirements for higher quality sustainable development required for PAD requests described in Chapter 22 of the zoning ordinance.

Staff recommends approval of Z17-022 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. Owner granting an Avigation Easement and Release to the City, pertaining to the Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, or prior to the issuance of a building permit).
6. Written notice be provided to future residents, and acknowledgment received that the project is within three (3) miles of the Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
8. **Building product is required to be reviewed and approved through the Administrative Review Process with a minimum of 9 elevations.**
9. **Update the Project Narrative to include building product to 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.