



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00158
LOCATION/ADDRESS: The 3700 block of East McKellips Road (South side)
GENERAL VICINITY: Located east of Val Vista on the south side of McKellips Road
REQUEST: Rezone from RS-35 to RS-35-PAD and Site Plan Review. Also, consider the preliminary plat for "Armistead Citrus"
PURPOSE: This request will allow the development of an 11-lot single residence subdivision.
COUNCIL DISTRICT: District 5
OWNER: Bettye Ann Armistead
APPLICANT: Paul Dugas, McDowell Citrus 100, LLC
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 141-30-007A & 141-30-005A
PARCEL SIZE: 11.48 +/- acres
EXISTING ZONING: RS-35
GENERAL PLAN CHARACTER: Neighborhood: Citrus
CURRENT LAND USE: Vacant
PROPOSED DENSITY: .96 DU/AC

SITE CONTEXT

NORTH: (across McKellips Road) Existing single-residence subdivision – zoned RM-4
EAST: Existing Commercial Uses – zoned RM-4
Existing single-residence homes – zoned RS-35
SOUTH: Existing single-residence subdivision – zoned RS-35-PAD
WEST: Vacant – zoned RS-35

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

September 24, 1979: Annexed into the City of Mesa (Ord. # 1277)
February 2, 1980: Rezoned from County RS-35 to City RS-35 (Z80-018; Ord. # 1313)

PROJECT DESCRIPTION / REQUEST

The applicant is requesting to rezone the property from RS-35 to RS-35 PAD to allow for the development of an 11-lot single residence subdivision. A rezone from the existing RS-35 to RS-35 PAD is required as the average lot size is below the minimum 35,000 square feet. The applicant has expressed a desire to create a high quality traditional neighborhood with a gated entry and private drives. This request also includes a preliminary plat titled "Armistead Citrus".

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500' of the site, as well as HOAs within a ½ mile and registered neighborhoods within a mile. Staff notified the applicant in the first review comments to expand the notification boundary for property owners to 1,000'. Staff has been contacted by one property owner who seemed in favor of the development.

At the time that this report was written staff had not received the updated Citizen Participation Report, however, the applicant will be providing an updated report prior to the October 17, 2017 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

Within the Neighborhoods character area, the primary focus is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The Citrus Neighborhood Sub-Area is intended to maintain the large lots with single-residence homes while also preserving and maintaining the citrus trees along streets that are so well-known in this area. The project maintains relatively large lot sizes and is consistent in providing a safe and high-quality neighborhood. The proposed development is consistent with the surrounding developments and meets many of the guidelines of the Citrus Sub-area. This project does not meet the requirements for a RS-35 PAD under the Citrus Sub-Area guidelines, however, special circumstances can allow for modifications to the lot sizes. The project will maintain two rows of citrus trees along McKellips Road in addition to one row of citrus trees surrounding the property. The community design is consistent with the high-quality design of surrounding neighborhoods and will provide unique architecture that stands out while simultaneously blending with the traditional character of this area.

ZONING:

The existing zoning for this property is RS-35. The RS-35 zoning district allows for single residence lots with a minimum lot size of 35,000 square feet and a maximum density of one dwelling unit per acre. The

PAD overlay request reduces the minimum lots size to 25, 516 square feet as well as modifying the minimum lot width and lot coverage. The PAD also identifies modifications to the setbacks including establishing setbacks for accessory structures and RV garages. The request for RS-35 PAD maintains the density at one dwelling unit per acre and creates a private gated community, consistent with the surrounding neighborhoods.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

Development Standard:	RS-35	Requested
Minimum Lot Size	35,000 s.f.	25,516 s.f.
Minimum Lot Width-Interior	130'	124'
Minimum Lot Depth	150'	176'
Maximum Height	30'	30'
Minimum Yards:		
Front- Livable/Porches	22'	25'
Front - Garage Wall	30'	25', 45' to accessory structures and RV garages
Interior Side: Minimum each Side	10'	10'
Interior Side: Minimum aggregate of 2 sides	30'	30'
Rear	30'	30' to livable, 15' to accessory structures and RV garages.
Lot Coverage	35%	40%

* 11-5-3(D) - A rear yard adjacent to an arterial street shall be at least 30 feet in depth. If a landscape tract, storm water retention basin or privately owned and maintained recreation open space separate, any of which is a minimum of 10-feet deep from the street, separates the residential lot from the arterial street, this requirement shall not apply.

The purpose of the PAD is to allow more freedom and creativity in subdivision design. In return for allowing deviations to the standard code requirements, there needs to be added features that provide for a higher quality development. The lot size has been reduced to allow for more common open space within the subdivision and additional landscaping along McKellips Road that maintains the citrus corridor associated with the area. The PAD is also needed to allow the gated entry and private drives that create a more secluded community that is consistent with the surrounding neighborhoods.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets the review criteria established in section 11-69-5 of the Zoning Ordinance. The project is consistent with the character of the Citrus Sub-Area and is compatible with surrounding neighborhoods. The development incorporates natural building materials and citrus tree landscaping to blend with the aesthetic of the greater Citrus Sub-Area.

PRELIMINARY PLAT:

The preliminary plat has been reviewed and found to be consistent with ordinance requirements and

surrounding neighborhoods.

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.

CONCLUSION:

The proposed project complies with the General Plan, the development standards of the Citrus Sub-Area Plan, and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (MZO Section 11-69-5). The proposed landscape and open space plan as well as the enhanced home elevations and private, gated community meet the review requirements for a higher quality sustainable development required for PAD requests described in Chapter 22 of the Zoning Ordinance. Staff recommends approval of case ZON17-00158 and the associated preliminary plat for "Armistead Citrus" with 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 Residential Development Guidelines as well as the Building Form standards established in Chapter 5 of the Zoning Ordinance.
3. Compliance with all City development codes and regulations.
4. 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.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
8. 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).
9. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Falcon Field Airport as specified in Section 11-19-5 of the Zoning Ordinance.
10. A building permit cannot be issued until a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction of 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
11. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any

effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

12. Written notice to be provided to all future property owners and acknowledgment received that the project is within 1 mile(s) of Falcon Field Airport.
13. The developer shall prepare CC&R's for the homeowners' association that includes the preservation, maintenance, replacement, and flood irrigation of the citrus trees. This shall be noted on the final plat.