



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00171
LOCATION/ADDRESS: The 8200 to 8400 blocks of East Baseline Road (north side).
GENERAL VICINITY: Located west of South Channing (Hawes Road) alignment on the north side of Baseline Road.
REQUEST: Rezoning 1.6± acres from RM-4 to RSL-2.5-PAD; incorporating the 1.6± acreage into the previously approved 52.4± acre Baseline Mixed Use PAD (Z14-021 including the PDA modification for garage sizes in case ZON18-00169); and Site Plan Review and Preliminary Plat for 1.6± acres known as Heritage Crossing II.
PURPOSE: This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision.
COUNCIL DISTRICT: District 6
OWNER: Baseline Mesa LLC & NSHE POWELL LLC
APPLICANT: Drew Huseh, Woodside Homes
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NO.: 218-57-006S (a portion of); 21857006Q; 21857006U and 21857006T
PARCEL SIZE: 54 ± acres
EXISTING ZONING: RM-4
GENERAL PLAN CHARACTER: Neighborhood - Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across vacant land zoned RSL-2.5-PAD) US 60 Freeway
EAST: (Across vacant land zoned AG) Loop 202 San Tan Freeway
SOUTH: (Across vacant land zoned RSL-2.5-PAD) Baseline Road. Across Baseline Road, existing residential and office – zoned RS-6 and OC PAD
WEST: Existing single residences – zoned RS-7

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

December 7, 1983:	Annexed to City (Ord. #1752).
July 16, 1984:	Establish City of Mesa AG zoning (Z84-94, Ord. #1854).
October 15, 1984:	Rezoned to R1-7 PAD (Z84-015, Ordinance # 1883)
November 18, 1985:	Established conceptual zoning on the site to allow the future consideration of a multi-zone land use development (Z85-126)
December 8, 1986:	Modification to DMP (Z86-109, Ordinance # 2154)
July 8, 2009:	Rezone to C-2 and R-4 to establish Baseline Center DMP (Z08-047, Ord. #4941). Adopting an amendment to Mesa 2025 General Plan to change the MUR designation to HDR 15+ for 20± acres and NC for 34± acres (GPMinor13-09, Resolution # 9537). Also adopting the development agreement for the “Baseline Center” (Resolution # 9538)
October 28, 2013:	GP amendment from HDR 15+ and NC to MDR 6-10, HDR 15+ and NC (GPMajor13-001, Resolution# 10352)
May 5, 2014:	Rezoning to LC PAD, RSL-2.5 PAD and RM-4 PAD (Z14-021, Ordinance 5217)
December 20, 2017:	Site Plan Review and Preliminary Plat for the development of a 197-lot single residence subdivision in the RSL-2.5 zoning district (ZON17-00326)
May 21, 2018:	PAD modification to allow for the reduction of interior garage dimension (ZON18-00169).

PROJECT DESCRIPTION / REQUEST

A portion of parcel 218-57-006S is surrounded to the north and south by the recently approved Heritage Crossing subdivision. This request is to rezone approximately 1.6 acres of parcel 218-57-006S from Multi-Residence (RM-4) to RSL-2.5 PAD and to modify the previously approved 52.4 acre Baseline Mixed Use PAD to incorporate the 1.6 acres into the PAD. The request will allow for the development of 18-lot, single residence subdivision called Heritage Crossing II at a density of 11.2 du/acre.

NEIGHBORHOOD PARTICIPATION:

The applicant has submitted a Citizen Participation Plan, which included a mailed letter to property owners within 1,000' of the site including registered neighborhoods within one (1) mile of the site and HOA's within a ½ mile radius of the site.

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 July 18, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The Mesa 2040 General Plan Character area designation is Neighborhoods. 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. The overall development, as previously approved, establishes a unique neighborhood character that is consistent with the goals and objectives of the Plan. The previously approved PAD was designed to provide an integrated, connected neighborhood.

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.

ZONING:

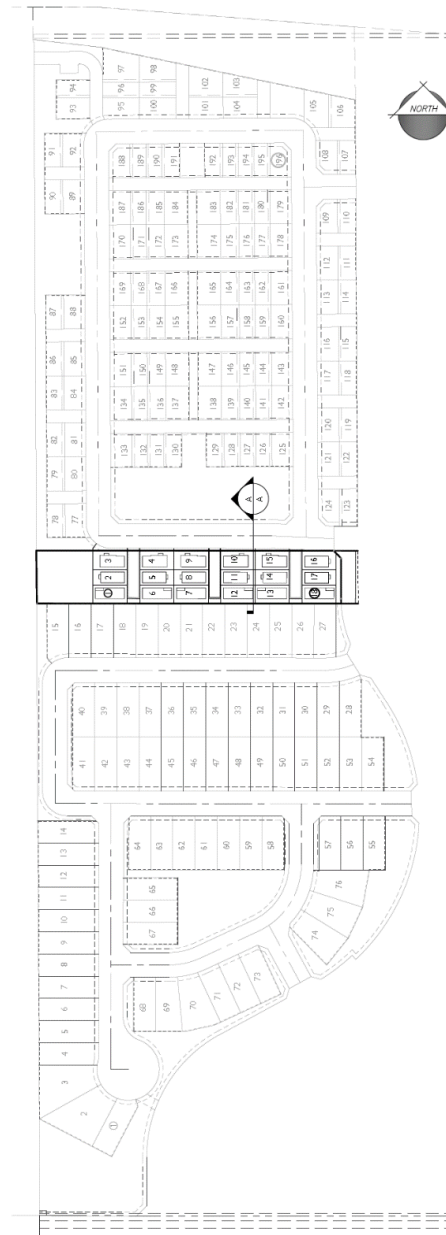
This request is to rezone the property from RM-4 to RSL-2.5 with the PAD overlay that was approved for Baseline Mixed Use PAD (Z14-021) and the PAD modification to the Baseline Mixed Use PAD to reduce internal garage dimensions (ZON18-00169).

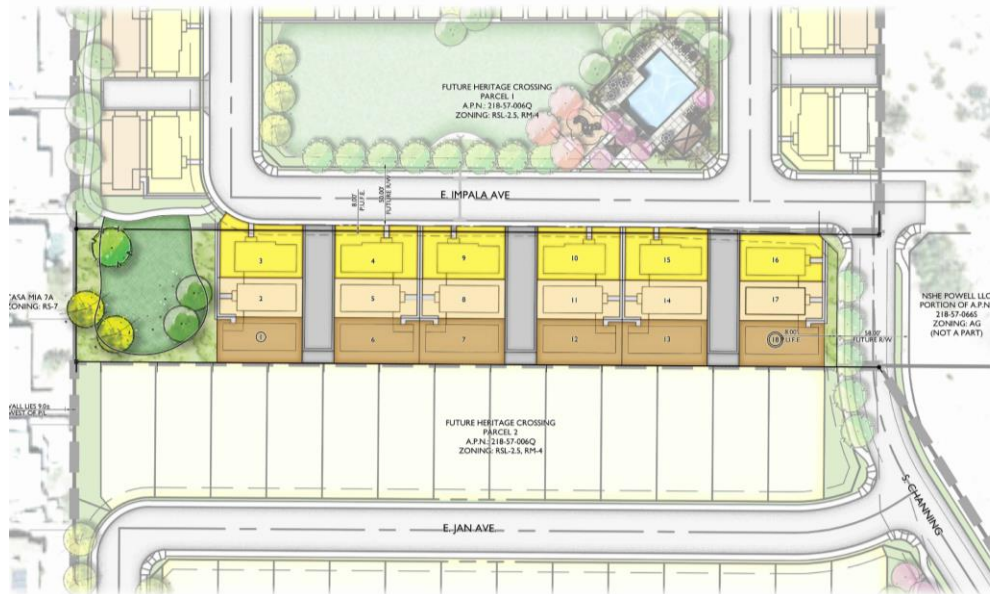
This is a logical extension of the previously approved PAD and the best use for this property; staff supports this rezoning.



SITE PLAN- MZO Section 11-69-5:

The site plan includes only 1.6± acres of 16.2 acres of parcel (218-57-006S) for a subdivision proposed for 18 lots located within Heritage Crossing at the southwest corner of proposed Channing (Hawes Road alignment) and Impala Avenue. This area has three different lot sizes – Lot A (a total 6 lots) 32'x69' (2,208 sq. ft.); Lot B (a total 6 lots) 37'x69' (2,553 sq. ft.) & Lot C (a total of 6 lots) 43'x69' (2,967 sq. ft.). The proposed courtyard lots are consistent with the design guidelines and requirements of the Baseline Mixed Use Planned Area Development Design Booklet and are similar to those approved with the previous phase of Heritage Crossing (ZON18-00326).

Lot #'s 3, 4, 9, 10 and 15 will have porches facing Impala Avenue. Lot #'s 1, 6, 7, 12, 13 and 18 will have a minimum 10' building setback along the south property line shared with parcel 2 of the Heritage Crossing subdivision. These lots will share the proposed open space located across Impala Avenue with amenities including a pool house, Ramada, benches, etc. There is a proposed retention basin at the west end of the subdivision along the west property line.





DEVELOPMENT DATA	
LOCATION:	NWCV OF BASILINE ROAD & LOOP 202
A.P.N.	A PORTION OF 218-57-0061
EXISTING GENERAL PLAN	NEIGHBORHOODS
EXISTING ZONING	RH 2.5
PROPOSED ZONING	VACANT LAND
CURRENT LAND USE	
GRACES ACRES	41.151 ACRES
 LOT A  LOT B  LOT C	6 UNITS 6 UNITS 6 UNITS
TOTAL NO. OF LOTS	18 UNITS
GRACES DENSITY	11.82 DU/AC
OPEN SPACE	41.0303 ACRES (20% OF GRACES)
TURF AREA:	41.019 ACRES (49.58, 5.9% OF 0.3)

This request is for approval of a preliminary plat titled "Heritage Crossing II. The proposed preliminary plat will add 18 lots to the previously approved 197 lots in Heritage Crossing.

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 proposed project complies with the General Plan, the development standards of Heritage Crossing with RSL-2.5 PAD Overlay and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval of ZON18-00171 subject to the following conditions:

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 City of Mesa Code requirements and regulations, except as modified with the approval of this PAD.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Compliance with all requirements of zoning case Z14-021 and ZON18-00169 including the Baseline Mixed Use Planned Area Development Design Booklet.

5. Prior to submittal for a building permit, submit building product including floor plans, elevations, material, color and texture for Planning Director review and acceptance.