



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00470
LOCATION/ADDRESS: The 200 block of North Signal Butte Road (east side) and the 10800 block of East Mercury Drive (south side).
GENERAL VICINITY: Located south of University Drive on the east side of Signal Butte Road
REQUEST: Rezoning from RS-9 to RSL-2.5-PAD; and Site Plan Review, also consider the preliminary plat for "Montelucia"
PURPOSE: This request will allow for the development of a single-residence subdivision
COUNCIL DISTRICT: District 6
OWNER: Funk Family Enterprises
APPLICANT: Mark Funk, Funk Family Enterprises
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 220-54-073B and 220-54-073G
PARCEL SIZE: 5± acres
EXISTING ZONING: RS-9
GENERAL PLAN CHARACTER: Neighborhood - Suburban
CURRENT LAND USE: Vacant – Existing Vacant Residence

SITE CONTEXT

NORTH: (Across Mercury Drive) Existing single-residence – Zoned County R1-8
EAST: Existing single-residence – Zoned County R1-8
SOUTH: Existing single-residence – Zoned County R-2
WEST: (Across Signal Butte Road) Existing single-residence – Zoned County R1-8

STAFF RECOMMENDATION: Approval with conditions.

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

The applicant is proposing a 37-lot small-lot single-residence development. The site is located south of University Drive on the east side of Signal Butte Road. The subject property is 2 parcels. The applicant has submitted an application for the parcels to be annexed into the City of Mesa through a companion annexation case (ANX18-00471), which will be forwarded to the City Council for consideration concurrently with this zoning request. To facilitate the development of the small-lot single-residence subdivision, the applicant is requesting a rezone from the comparable RS-9 to RSL-2.5-PAD and Site Plan Review. The applicant is also requesting the approval of a preliminary plat for "Montelucia".

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on August 27th at Sousa Elementary School, which is located within a ½ mile of the site. The neighborhood meeting was attended by 23 neighboring property owners. The majority of the questions were related to how the construction of the proposed development will impact the surrounding neighborhood. At the time this staff report was written, staff has not been contacted by any neighbors in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 19, 2018 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 (15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhood – Suburban. The Neighborhood character area is primarily single-residence subdivisions, attached or detached, ranging from small-lot to medium density. 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 proposed project is consistent with surrounding uses and conforms with the Neighborhood – Suburban character area.

ZONING:

Upon annexation the site will be zoned RS-9. The applicant is proposing a rezone to RSL-2.5-PAD to accommodate the single-residence development. The requested zoning is consistent with zoning patterns in the area and the adjacent development to the south. The proposed development will provide an appropriate transition from the development to the south and the adjacent development to the north.

RSL DESIGN ELEMENTS – MZO Section 11-5-4:

Per Table 11-5-4 of the Zoning Ordinance, there are 6 design elements which must be implemented in this subdivision to achieve the RSL-2.5 designation. The applicant has chosen the following:

Streetscape Elements:

- **Parkland and Open Space:** *The common area open space proposed in this subdivision includes 25,887 square feet, or 9.5% of the gross acreage. Of this area, 22,147 square feet is retention area with grass, and 3,740 square feet is the amenity open space area. The main amenity tract is in the center of the subdivision and contains a shaded seating area adjacent to the play area. Additionally, there is an average minimum of 705 private rear yard open space area per lot. The proposed open spaces exceeds the required 400 square feet per dwelling unit.*
- **Paving Material:** *Stamped, colored asphalt bands will be located at both ends of the central street (Garrison Street & Boston Street entrances) as shown on the landscape exhibit. These will be maintained by the HOA. Alternatively, driveways will be done with pavers on each home.*

Site Design Elements:

- **Variable Front Yards:** *No more than 50% of the homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. Full depth single story plans will need to be able to reduce the rear yard setback an additional 2'.*

Building Design Elements:

- **Garage Setbacks:** *75% of all elevations offered have garages that will be set back at least 4 feet behind the primary front façade of the dwelling. A façade articulation waiver has been requested for the remaining elevations.*
- **Entries and Porches:** *At least 50% of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.*
- **Architectural Diversity:** *There are 4 plans being offered initially with 3 elevations per plan. The applicant plans to add an additional single-story elevation at a later date. Each elevation proposes a different combination of materials and colors (12 color schemes). Enhanced architectural elements with sand finish stucco on front elevation and real wood, wrought iron, and stone and brick material will be utilized (per plan and elevation).*

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The purpose of the Planned Area Development Overlay (PAD) is to allow flexibility for the development of a cohesive project. The intent of the PAD overlay is to provide for creative, high quality development in exchange for the flexibility in development standards. The table below show the required development standards and proposed modifications by the applicant. The items in bold are the requested modifications all other items are intended to show compliance with the current zoning code standard.

Table 1

Development Standard	Required	Proposed
Minimum Average Lot Area	2,500 S.F.	Exceeds – 4,000 S.F.
Minimum Individual Lot Area	2,000 S.F.	Exceeds – 3,900 S.F.
Minimum Lot Width – Interior	25'	Exceeds – 47'
Minimum Lot Width – Corner	30'	Exceeds – 47'
Minimum Lot Depth	75'	Exceeds – 80'
Maximum Height	30'	Meets
Setbacks:		
Front – livable	12'	Meets
Front – garage	20'	Meets
Front – porch	7'	Meets
Interior Side – minimum	3'	Meets
Side Aggregate	8'	Meets
Street Side	10'	Meets
Rear	15'	15', 13' & 11' **
Rear – patio	15'	6' - 10' – Allowed to encroach up to 5' into the rear setback
Minimum Open Space	400 S.F.	Exceeds

****The 13' rear setback is requested only for full depth single story homes with an additional 2' requested (11' rear setback) to achieve variable front yards.**

The PAD overlay has been included to accommodate a reduced rear setback. The applicant has provided additional private and common open space areas to offset the PAD request. Traditionally, City of Mesa has been hesitant to approve reduced setbacks on RSL developments, however the reduced setbacks only apply to the single-story product. The single-story product accounts for one of the four proposed elevations with the possibility of an additional single-story plan to be added at a later date that would also request to utilize a variable front yard. Staff feels the proposed request does not negatively impact the development and will, in combination with increased open space and a high-quality architecture, contribute to a viable and quality neighborhood.

The application is proposing 4 floor plans with 3 elevations each. Below are examples of the included product design. Full elevations and floor plans are provided for Board review with the supplemental materials included in the Planning and Zoning Board packet.

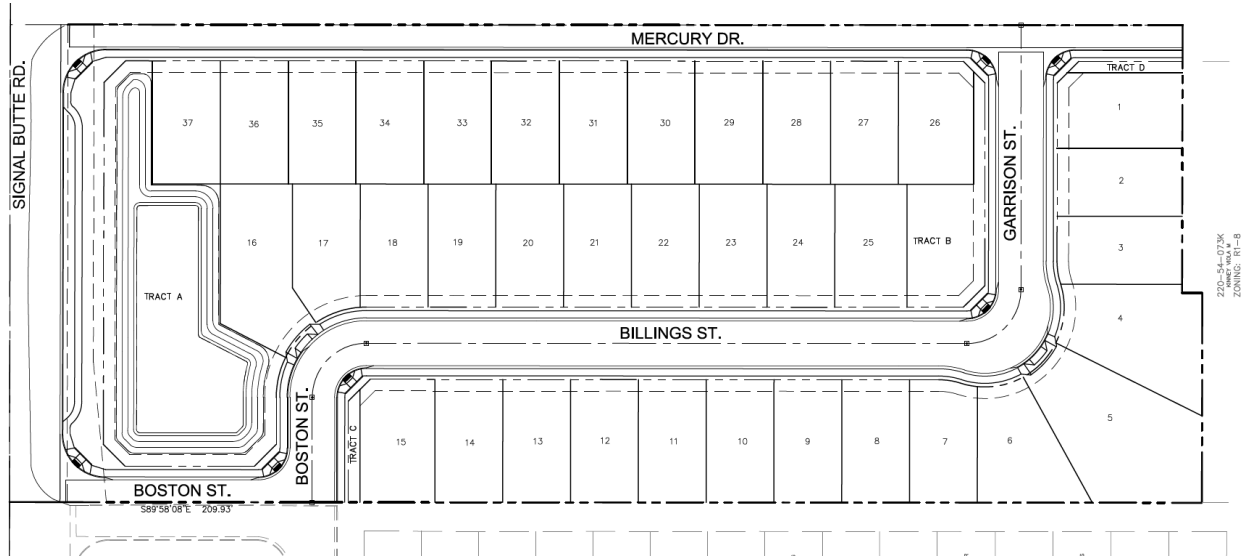


Façade Articulation Waiver:

Per section 11-5-3.E, a façade articulation waiver may be requested for the requirement to set the garage façade back 3' from the primary wall. Façade articulation waivers can only be approved for subdivisions with more than 25 lots and is only applicable to a maximum of 40% of the lots in the subdivision. The façade articulation would apply to a maximum of 14 of the proposed 37 lots in the development. The application is requesting a façade articulation for the "Spanish Colonial" elevation of 3 floor plans. The design of the "Spanish Colonial" elevations makes it difficult to extend the entryway without creating awkward and unusable space. Due to the high-quality architectural design and use of real materials, staff has no concerns with the proposed façade articulation.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all of the review criteria per section 11-69-5 of the Zoning Ordinance. The site plan consists of 37 detached single-residence lots at an average of 4,000 square feet. The subdivision is accessed through an existing shared street off Signal Butte Road (Boston Street) and from Mercury Drive. The majority of the 37 lots face a new internal street while the remaining lots face the existing single-residential homes across Mercury Drive. Open space tracts are located on the west along Signal Butte and at the corner of the proposed internal street.



PRELIMINARY PLAT:

This request includes a preliminary plat titled “Montelucia”. All approved preliminary plats are subject to potential modifications 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 plat is consistent with the PAD and meets Subdivision Regulation requirements.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for the Planned Area Development Overlay from Chapter 22 of the Zoning Ordinance (Section 11-22-1). The subdivision design meets the review criteria for the RSL-2.5 zoning district (Section 11-5-4) and is in compliance with the surrounding neighborhood. The proposed development meets MZO Section 11-69-5 for site plan review. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as shown on the site plan, elevations and floor plans (without guarantee of lot yield, building count, lot coverage except as modified below:
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Dedicate the right-of-way and easements 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. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Regulations.

6. The side wall return shall be set back a minimum of 15' from the front of the livable portion of the house and 15' from the front of the garage for lots that side on an interior or landscape tract.
7. Prior to submittal of a permit application for a masterplan, or any modifications to an approved masterplan, submit for review and acceptance by the Planning Director elevations and floor plans that demonstrate:
 - a. Compliance with the Building Form Standards outlined in Chapter 5 of the Mesa Zoning Ordinance and the Residential Development Guidelines;
 - b. Use of architectural enhancements, such as windows, recesses, shutters, or metal accents applied to elevations that are located adjacent to the street or an open space; and,
 - c. Use of a variety of real building materials and finishes on the exterior of the homes, such as wood - or quality wood synthetic, shutters, stone, and/or metal to create interest through color, material and texture.