

ZON18-00067 & 00181

Bella Encanta Minor GP amendment, Rezone, Site Plan and Preliminary Plat



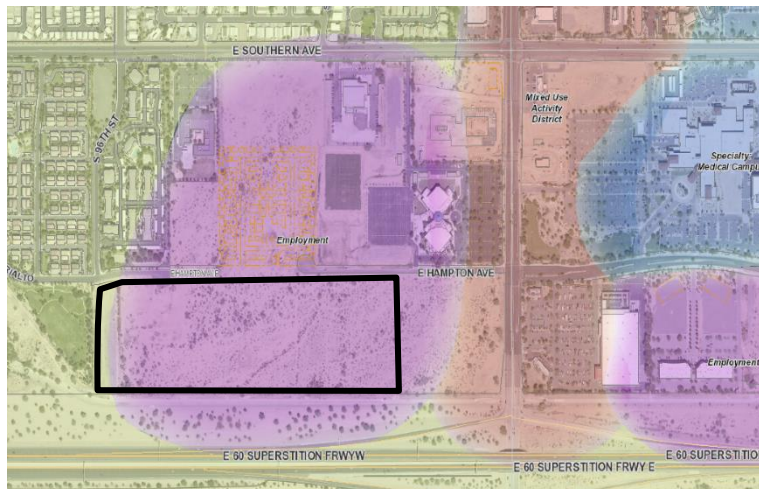
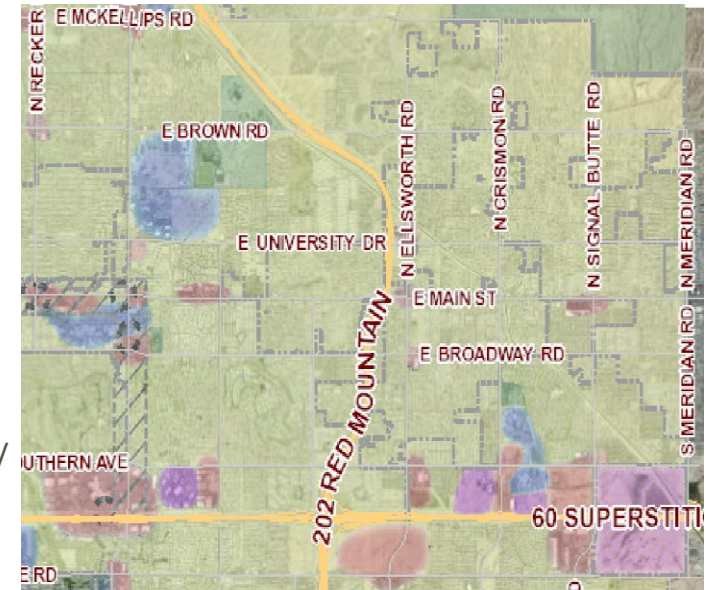
Planning & Zoning Study Session

October 16, 2018

Bella Encanta Minor GP amendment



- ∞ Request to change Mesa 2040 Character area from Employment to Neighborhood
- ∞ Not consistent with the City's economic goals
- ∞ Not consistent with Focus on principles that
 - build neighborhoods,
 - stabilize the job base, and
 - improve the sense of place.
- ∞ *A Ratio of Jobs per Capita*
 - Mesa at 0.3 jobs per capita
 - compared to a Maricopa County average of 0.45.
- ∞ Eastern area of Mesa has Employment areas
- ∞ Limited number of sites at grade of the US 60 Freeway



Bella Encanta Minor GP amendment



☞ Employment Character Area

- ☞ Employment uses at this location would benefit from access to other employment activities
 - Mountain Vista Medical Campus
 - Phoenix-Mesa Gateway Airport and Sky Harbor Airport.
- ☞ One of only a few locations designated for significant employment activities adjacent to the US 60.
- ☞ Highly visible from the US 60
- ☞ Does not to help move Mesa to become a more sustainable, balanced and recognizable City.
- ☞ Protection of employment is strong emphasis of GP
- ☞ If Neighborhood Character, Neo-Traditional forms and sustainable design.



Bella Encanta Rezone and Site Plan

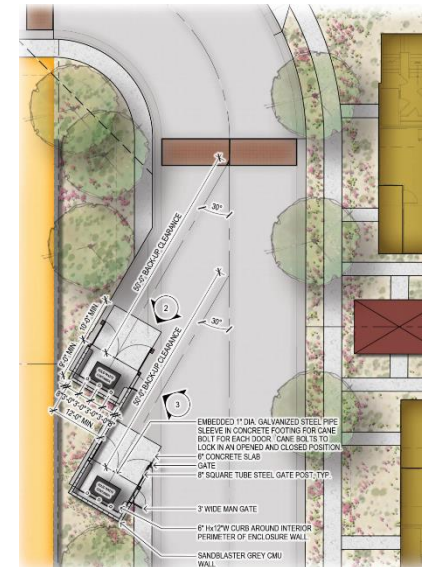
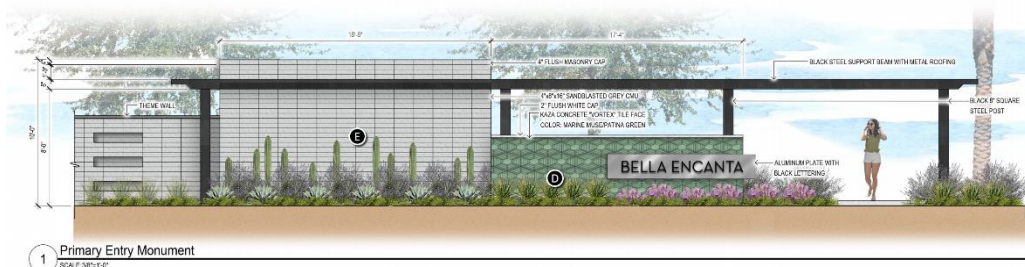


- 33 acre site
- 249 residential units proposed
 - 123 single residence lots (RSL2.5)
 - 126 attached condominium units (RM-3)
- No berm or sound wall at US 60
- ADOT channel at south side



Bella Encanta Rezone and Site Plan

- ☞ Gated entry at two locations from Hampton
- ☞ Wall adjacent to Hampton up to 10' high
- ☞ Wall on south, east and west all 6' in height
- ☞ Large trash bins are proposed for the Condominium owners

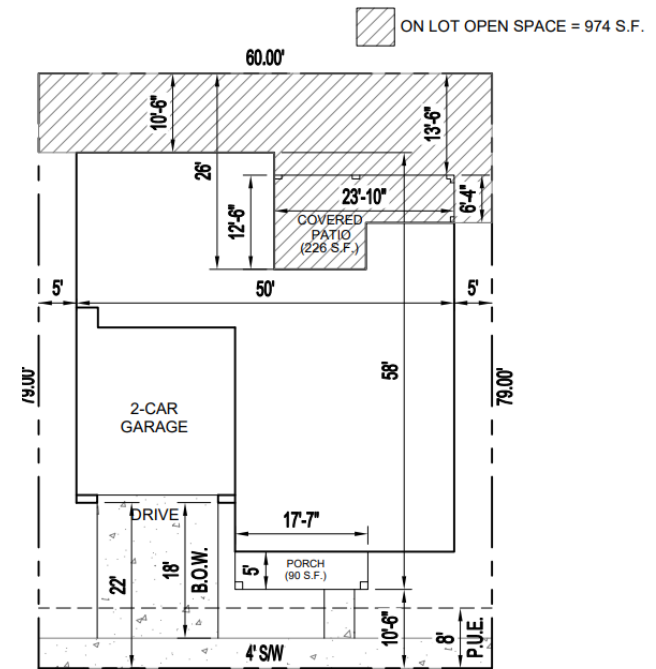


Bella Encanta Rezone and Site Plan



∞ RSL-2.5 District

- Reduce lot depth from 75' to 72'
- Reduce front yard setback to 10'-8"
- Reduce Rear yard setback to 10'-6"
- Reduce street side yard to 5'
- No maximum coverage in RSL district; min. open space



Front Elevation A
Farmhouse



Front Elevation B
Modern Prairie



Front Elevation C
Modern

Bella Encanta Rezone and Site Plan



RM-3 District

- Two-story condos with 7 units/building
- 10' min setback from ADOT -30' required
- Reduced building separation, front and side
- Distance to parking
- Distance to solid waste receptacles



FRONT ELEVATION



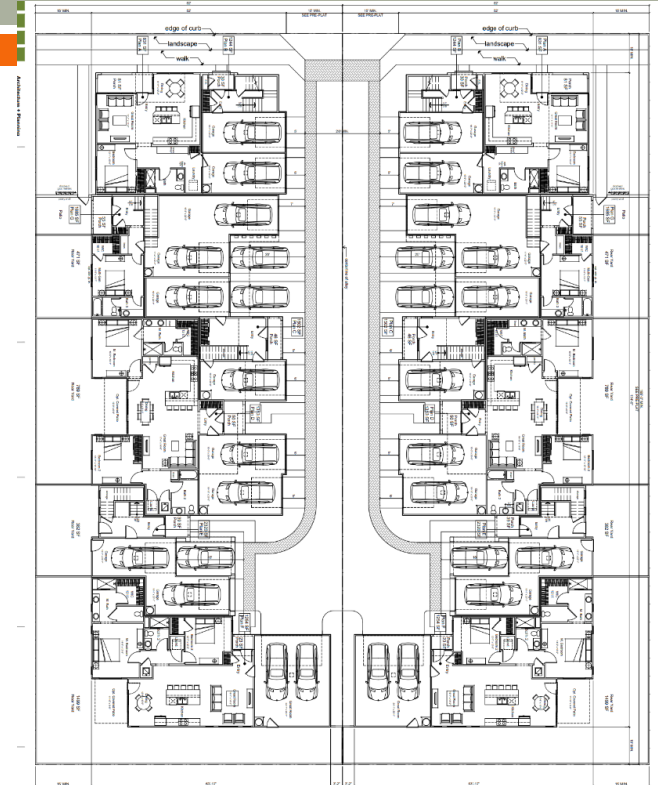
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



Bella Encanta Rezone and Site Plan



- ⌘ Limited landscape material adjacent to Hampton-No trees in PUE
- ⌘ Limited area for landscape buffering at south and east-min. 10' setback



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ZON18-00181-Staff recommends denial of the Minor GP amendment

Zon18-00067-Staff recommends denial of the Rezone, Site Plan Review, and Preliminary Plat