ZON18-00067 & 00181

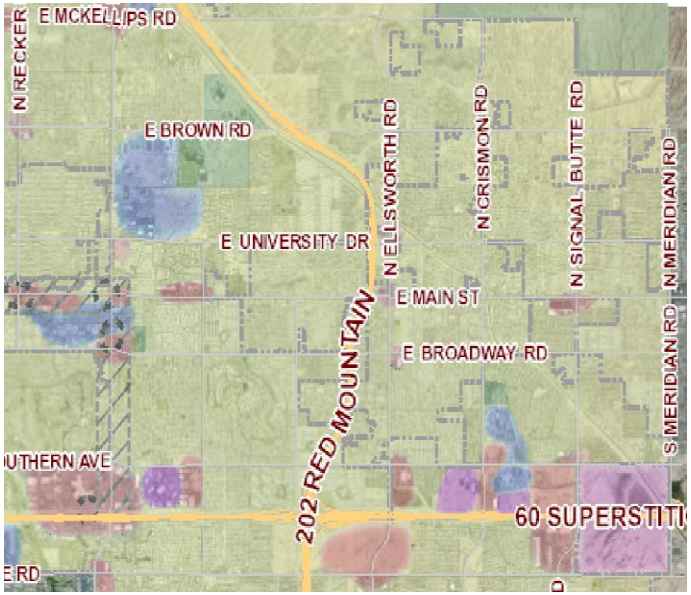
Bella Encanta Minor GP amendment, Rezone, Site Plan and Preliminary Plat

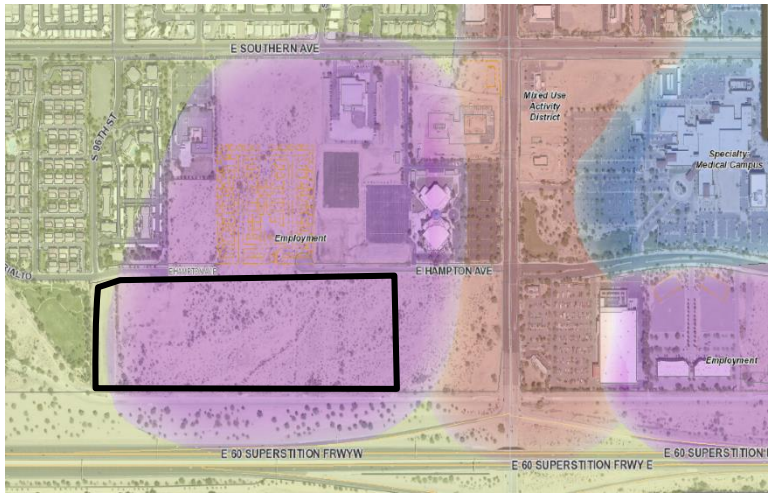
Planning & Zoning Study Session

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

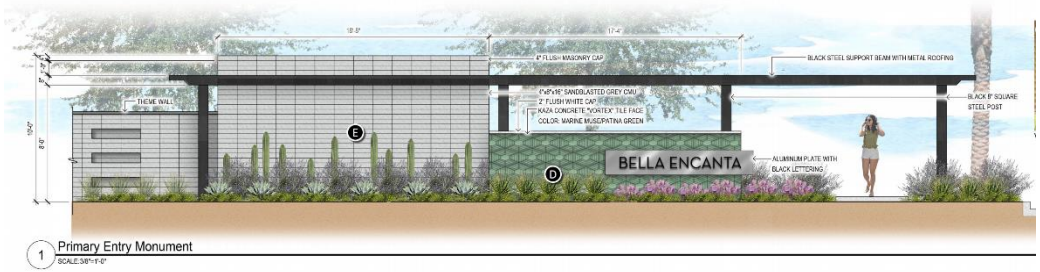
- 33 acre site
- 249 residential units proposed
  - 123 single residence lots (RSL2.5)
  - 126 attached condominium units (RM-3)
- No berm or sound wall at US 60
- ADOT channel at south side

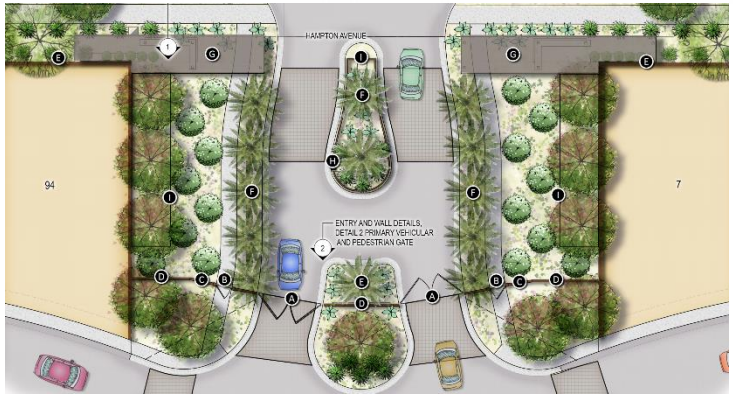
NOT OCCUIRNG AT THIS SITE-Example of sound attenuation wall in different area of US-60 adjacent to residential

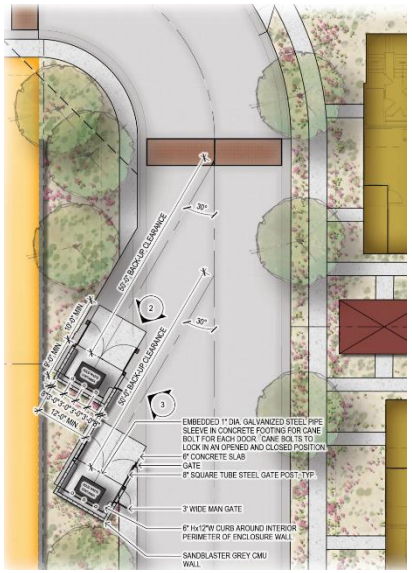
View of ADOT channel adjacent to site

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

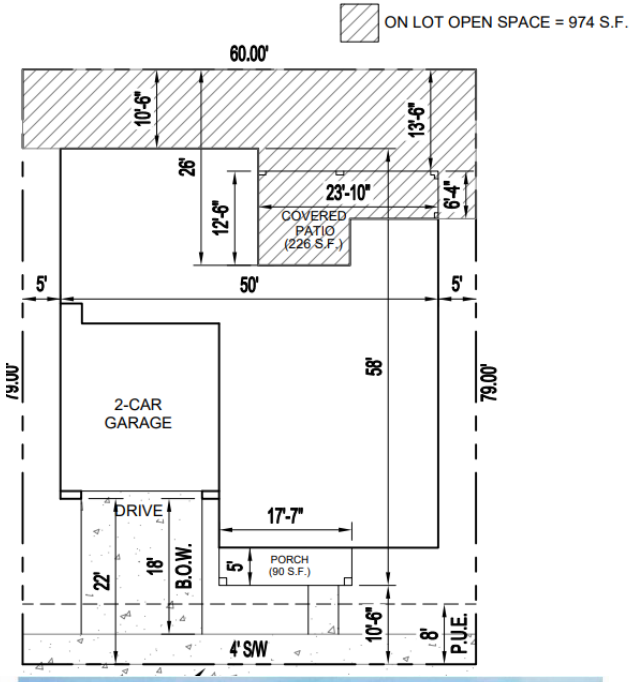






Bella Encanta Rezone and Site Plan

- 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

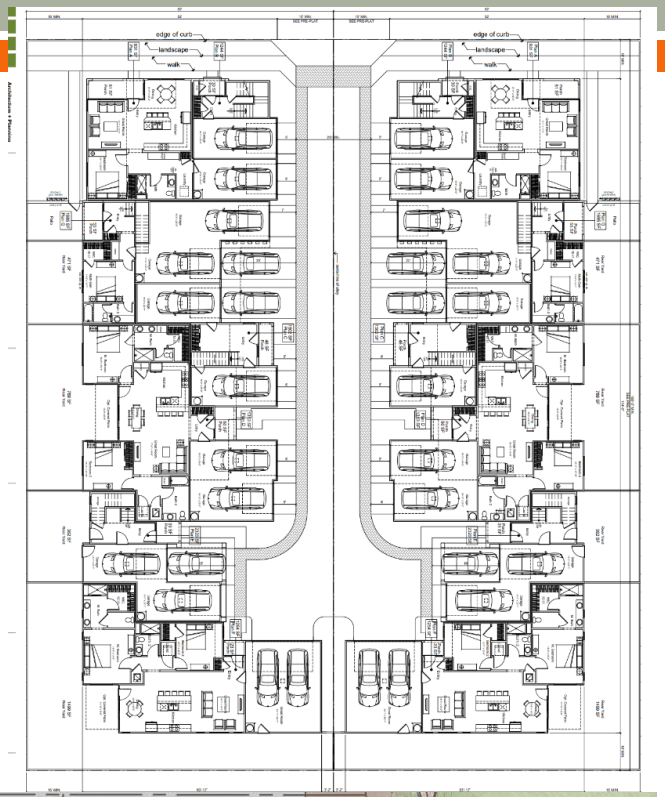
- RM-3 District
  - Two-story condos with 7 units/building
  - 10’ min setback from ADOT -30’ required
  - Reduced building separation, front and side
  - Distance to parking
  - Distance to solid waste receptacles

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

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

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