



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00862
LOCATION/ADDRESS: The 8200 to 8500 blocks of East Baseline Road (north side).
GENERAL VICINITY: Located east of South Channing (Hawes Road) alignment on the north side of Baseline Road. (69± acres).
REQUEST: Rezoning 15± acres from AG to RSL-2.5-PAD incorporating the acreage into the approved 54± acre Baseline Mixed-Use PAD (Z14-021, ZON16-004, ZON17-00326, ZON18-00169 and ZON18-00171); and Site Plan Review and Preliminary Plat for "Heritage Crossing III".
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: 6
OWNER: NSHE POWELL, LLC
APPLICANT: Drew Huseth, AICP of Woodside Homes
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NO.: 218-57-006W (Site Plan Review)
PARCEL SIZE: Site Plan Review 15± acres (Heritage Crossing III).
EXISTING ZONING: AG
GENERAL PLAN CHARACTER: Neighborhood – Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: US 60 Freeway
EAST: Loop 202 San Tan Freeway
SOUTH: Existing apartment complex – zoned RM-4-PAD
WEST: Approved Baseline Mixed-Use PAD single residences – zoned RSL-2.5-PAD

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:	Rezoned to C-2 and R-4 to establish Baseline Center DMP (Z08-047, Ord. #4941). Adopted 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 adopted 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:	Rezoned to LC PAD, RSL-2.5-PAD and RM-4-PAD (Z14-021, Ordinance 5217)
May 2, 2016:	PAD Modification and Site Plan Review for a multi-residence development. (Z16-004, Ordinance 5322)
December 20, 2017:	Site Plan Review for a 198-lot subdivision for RSL-2.5-PAD (Z17-00326)
June 4, 2018:	PAD modification for reduction of interior garage dimension (ZON18-00169, Ordinance 5445)
August 27, 2018:	PAD Modification and Site Plan Review for a small lot subdivision RSL-2.5-PAD. (ZON18-00171, Ordinance 5467)

PROJECT DESCRIPTION / REQUEST

This request is to rezone 15± acres from AG to RSL-2.5-PAD and incorporate the acreage into the development of the previously approved Baseline Mixed-Use PAD. The Baseline PAD was approved as a mixed development consisting of single and multi-residence, as well as retail uses. The subject request includes site plan review and preliminary plat approval (Heritage Crossing III). The proposed preliminary plat is a small-lot subdivision with 122 lots.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process which included a mailed letter to property owners within 1,000’ of the site, as well as HOAs within a half mile and registered neighborhoods within a mile. The applicant held two neighborhood meetings (November 15 and December 18, 2018) at Desert Ridge Jr. High, which is located within 2 miles of the site.

As of writing this report, staff had not been contacted by any residents or property owners in the area to express support or opposition to the request.

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. The request also conforms to the intent and purpose of the General Plan Character area designation on the property. The Mesa 2040 General Plan Character area designation is Neighborhoods. Per Chapter 7 of the General Plan, 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 site is within the Suburban character sub-type which typically includes uses such as single-residence, attached and detached, duplex and multiple residence, small neighborhood-scale office, retail, restaurants, and services in appropriate locations such as along arterials or at the intersection of arterials and collector streets. The previously approved Baseline Mixed Use PAD was designed to provide an integrated, connected neighborhood. The proposed site plan and residential subdivision conform to the goals of the approved PAD.

ZONING:

The request is to rezone the property (15± acre) from AG to RSL-2.5-PAD overlay and incorporating the acreage into the approved 54± acre Baseline Mixed-Use PAD (Case# Z14-021 for 54 acres) The site plan and preliminary plat meet the requirements of the RSL-2.5-PAD, as well as the design standards for the RSL zoning designation. Per Section 11-5-4 of the MZO, the required design elements for an RSL-2.5 small-lot subdivision is six, the request conform to this minimum required design element.

SITE PLAN – MZO Section 11-69-5:

The proposed site plan meets all the review criteria outlined in section 11-69-5 of the Zoning Ordinance for site layout and functionality. The preliminary plat shows three different lot sizes – 32'x69' (2,208 sq. ft.); 37'x69' (2,553 sq. ft.) & 43'x69' (2,967 sq. ft.). These lot sizes also conform to the approved Baseline Mixed Use PAD standards.

Product Review:

Residential Product including Floor Plans, Plots Plans and 4-sided Elevations were submitted with the application for reference proposes only. A total of six floor plans were also submitted with the application. The floor plan shows a minimum of three elevations for each floor plan. Currently, the products for the previously approved phase I and II of the Baseline Mixed Use PAD are going through the administrative approval process. The proposed request, including the design of the buildings will be compatible with the approved Phase I and II of Heritage Crossing (See condition #6).

Open Space

Overall, there is 2.5± acres of proposed common open space to support the development. This open space, as shown on the site plan, will be centrally located within the development and include amenities such as a swimming pool, club house, playground, outdoor table tennis and gaming tables.

The site plan also shows a green space, approximately 35' wide, that runs in a north south direction between Idaho and Irvine Avenues. There is a pedestrian path that connects Irvine Avenue to the proposed green space in the new phase of the development. Staff is recommending a condition of approval to ensure connective of the development (See condition #7a).

Connectivity to Heritage Crossing II

The site plan shows connectivity between the proposed development with the adjacent and previously approved Heritage Crossing subdivision Phase I & II. The intent of the connectivity is to create one unified subdivision between the approved Baseline subdivision and the subject property. Currently, there is an approved perimeter wall between phase II and III. Because of the intention to create a unified subdivision, the applicant plans to remove the perimeter wall between the two sites. Staff is recommending a condition of approval to ensure the wall is removed (See condition #7b).

Safety and Lighting

The site plan shows a majority of the dwellings will be accessed through alleys proposed to be located at the rear of the buildings. To deter any potential or unauthorized use of the alley, staff is recommending a condition (See condition #7c & d) to ensure the applicant install lighting systems in the alleys.

Phoenix-Mesa gateway Airport:

This site is within the Airport Overflight Area (AOA) III as identified in Phoenix-Mesa Gateway Airport Authority's (PMGAA) 2017 Airport Land Use Compatibility Plan Update, and the published FAA Traffic Pattern Airspace for Gateway Airport.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The proposed development standards for this project will be conform to the standards approved with the Baseline Mixed Use PAD, which includes:

1. Reduced garage dimensions as follows:
 - a) All traditional lot homes (45'x110') allowed a garage width not less than 19'-4" and depth of garage shall meet City standards.
 - b) All courtyard and alley lot homes allowed a garage depth of not less than 20' and width of garage shall meet City standards.
2. Design Standards as follows:

Standard	Baseline Mixed Use PAD (Heritage Crossing I & II)	Proposed Heritage Crossing III
Lot Standards		
Min. Average Lot Area of Subdivision (sq. ft.)	2,500	Consistent with the Baseline Mixed Use PAD
Min. Individual Lot Area (sq. ft.)	2,000	Consistent with the Baseline Mixed Use PAD
Min. Lot Width – Interior (ft.)	25	Consistent with the Baseline Mixed Use PAD
Min. Lot Width – Corner (ft.)	30	Consistent with the Baseline Mixed Use PAD
Min. Lot Depth (ft.)	60	
Building Form and Location		
Maximum Height (ft.)	30	Consistent with the Baseline Mixed Use PAD

Maximum Number of Stories	2	Consistent with the Baseline Mixed Use PAD
Minimum Setbacks (Yard sizes) (See Notes: 8&9)		
Front – Building Wall (ft.)	7	Consistent with the Baseline Mixed Use PAD
Front – Garage (ft.)	5 or > 18	Consistent with the Baseline Mixed Use PAD
Front – Porch (ft.)	7	Consistent with the Baseline Mixed Use PAD
Street Side (ft.)	10	Consistent with the Baseline Mixed Use PAD
Interior Side: Minimum Each Side (ft.)	4	Consistent with the Baseline Mixed Use PAD
Interior Side: Minimum aggregated of 2 sides (ft.)	8	Consistent with the Baseline Mixed Use PAD
Rear – Private Lanes and Alleys (ft.)	5	Consistent with the Baseline Mixed Use PAD
Minimum Usable Outdoor Open Space (sq.) per unit	400	Consistent with the Baseline Mixed Use PAD
Rear or Side – Garage (ft.)	5 or 18	Consistent with the Baseline Mixed Use PAD
Additional Standards		
Open Space: Section 11-5-4 (B) 4a ii	To count towards require open space, porches must be a minimum of 5-feet in depth	
Open Space: Section 11-5-4 (B) 4a iii	Minimum dimension of the open space is 7-feet	
Open Space: Section 11-5-4 (B) 4b iv (2)	Common area useable dimension must be a minimum width of 50 feet in both directions	
Open Space: Section 11-5-4 (B) 4b iv (5)	All lot must be within 600 feet of common open space	

PRELIMINARY PLAT:

This request also includes approval of a preliminary plat to create 122 small lots subdivision. Section 9-6-2 of the Mesa Subdivision standards requires platting procedures to go through preliminary plat, subdivision technical review and final plat. As well as all approved preliminary plats are subject to potential modification through the Subdivision Technical Review process. The Subdivision Technical Review process consider the overall design of the subdivision and details such as utilities layout, ADA compliance, detention requirements, etc. This process sometimes results in modification to the lot sizes and configuration which sometimes could result in a reduction of lots.

The streets being proposed are public streets (Hawes Road alignment, Impala, 83rd Place, 83rd Way, Irvine Avenue and Idaho Avenue) except the alleys serving garages which will be private.

CONCLUSION:

The proposed rezoning request conforms with the goals and policies of the Mesa 2040 General Plan for areas with a Neighborhood character type. The subdivision design meets the development standards for the RSL-2.5 zoning district and is compatible with the surrounding neighborhoods. The proposed

development meets MZO Section 11-69-5 for site plan review.

Staff recommends approval of ZON18-00862 subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified by the Baseline Mixed Use PAD.
3. Compliance with the Baseline Mixed Use Planned Area Development Design Booklet.
4. Compliance with all requirements of the Subdivision Regulations.
5. 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.
6. Prior to submittal for a building permit, submit building product including floor plans, elevations, material, color and texture for the City's Planning Director review and acceptance.
7. Prior to final plat approval, submit a site plan to the Planning Director for review and acceptance. The site plan, at a minimum, shall include the following items:
 - a) Widen the width of the green space to 35' between the Irvine Avenue and the amenities to the south.
 - b) Remove the perimeter wall located between phase II and phase III.
 - c) Install street lights along the public streets and photocell coach lighting on each lot along the alleys that provide access to garages.
 - d) Path lights along the pedestrian connections.
 - e) Install landscaping with shrubs, groundcover and vines on both sides of the proposed trail/pedestrian path along the eastern property line.
8. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
9. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
10. Due to the proximity to Phoenix-Mesa Gateway 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.
11. 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 Phoenix-Mesa Gateway Airport* as specified in Section 11-19-5 of the Zoning Ordinance.
12. A building permit shall not 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 MZO.