



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** Preliminary Plat  
**LOCATION/ADDRESS:** Within the 10800 to 1100 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of South Mountain Road (west side), the 6000 to 6500 blocks of South Mountain road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side).  
**GENERAL VICINITY:** Located south of Williams Field Road and east of Signal Butte Road  
**REQUEST:** Preliminary Plat for "Destination at Gateway"  
**PURPOSE:** This request will allow for the subdivision of land within the Destination at Gateway master planned community to accommodate residential development.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC  
**APPLICANT:** Sean Lake, Pew & Lake, PLC  
**STAFF PLANNER:** Cassidy Welch

#### **SITE DATA**

**PARCEL NO.:** 304-34-021V, 304-34-021W, 304-34-021U, 304-34-021X, 304-34-932, 304-34-202A & 304-34-202B  
**PARCEL SIZE:** 198± acres  
**EXISTING ZONING:** RSL-4.5-PAD, RS-6-PAD, RS-7-PAD  
**GENERAL PLAN CHARACTER:** Neighborhood  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** (Across Williams Field Road) Existing vacant and residential – Zoned RS-6 and County RU-43  
**EAST:** Existing residential – County land  
**SOUTH:** Vacant – Zoned RM-2, AG, LI and GI  
**WEST:** Vacant – Zoned RS-9-PAD and RSL-2.5-PAD

**STAFF RECOMMENDATION:** Approval with conditions

#### **HISTORY/RELATED CASES**

April 16, 1990:	Annexed into the City of Mesa (Ord. #2514)
June 4, 1990:	Establish City zoning from County Rural (RU-43) to Agricultural (AG) (Case# Z90-025; Ord. #2529)
June 18, 2018:	Rezone from AG to a Planned Area Development (PAD) overlay to allow for the development of a master planned community (Case# ZON18-00247; Ord. #5450)
June 18, 2018:	Minor General Plan Amendment from Employment to Neighborhood (Case# ZON18-00142; Ord. #11171)

#### **PROJECT DESCRIPTION / REQUEST**

The subject request is for approval of a preliminary plat titled "Destination at Gateway" to allow the subdivision of land for 709 single family lots within the Destination at Gateway development. The site is located south of Williams Field Road and east of Signal Butte Road.

#### **STAFF ANALYSIS**

##### **MESA 2040 GENERAL PLAN:**

Staff has reviewed the request 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 standards of the General Plan. The General Plan character area designation on the property is Neighborhood. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character area 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 proposed preliminary plat provides an integrated and connected neighborhood.

##### **STAFF ANALYSIS:**

Staff has reviewed the proposed preliminary plat and determined that the plat is consistent with the requirements of the RSL and RS zoning districts and the Mesa 2040 General Plan.

##### **PRELIMINARY PLAT**

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. The preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers 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 could result in reduction of lots.

##### **CONCLUSION:**

Staff recommends approval with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the preliminary plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.