



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00933
LOCATION/ADDRESS: Within the 10800 to 11600 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 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 east of Signal Butte Road
REQUEST: Rezone to modify an existing Planned Area Development (Destination at Gateway); and Site Plan Review.
PURPOSE: This request will allow for the modification of the PAD for single residential development.
COUNCIL DISTRICT: District 6
OWNER: 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, 304-34-021Z, 304-34-932, 304-34-202A & 304-34-202B
PARCEL SIZE: 203± 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

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

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 request is to amend the Planned Area Development (PAD) for the Destination at Gateway planned community. Specifically, to modify the development standards approved with the PAD and reduce the side setbacks in the RS-6 and RS-7 districts from 15' aggregate to 10' aggregate. The request also includes an increase in the allowed lot coverage from 45% in the RS-6 district and 50% in the RS-7 to 55% in both the RS-6 and RS-7 districts. The subject request also includes a site plan review.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a citizen participation process, which included mailed letters to property owners within 1000' of the site, as well as HOAs and registered neighborhoods within a mile radius of the site. As of writing this report, staff has not been contacted by any property owner in the area to express concerns or support of the project. The applicant will be providing an updated Citizen Participation Report prior to the March 20, 2019 Study Session. Staff will provide an of the citizen plan during the scheduled study session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the request and determined it is consistent with the criteria for review 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 for the site 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 site plan provides an integrated and connected neighborhood. The proposed modifications to the PAD do not create a significant deviation from the previously approved plan, which was for the development of the Destination at Gateway planned community.

ZONING:

The subject site is currently zoned RSL-4.5-PAD, RS-6-PAD, RS-7-PAD. The City Council approved the PAD designation in 2018 (Case# ZON18-00247). The existing PAD specifically approved reductions in the required lot sizes and widths. Those deviations will be maintained with this request.

The table below is a summary of the requested PAD modifications. Items in **bold text** indicate modifications:

Table 1

	RS-6 per code	RS-6-PAD proposed	RS-7 per code	RS-7-PAD proposed
Interior Side: Minimum Aggregate of 2 sides	15'	10'	15'	10'
Maximum Building Coverage	50%	55%	45%	55%

According to the applicant, the purpose of the modifications and adjustments to the listed dimensional standards is to accommodate higher quality residential development within the PAD by allowing an increase in the allowed building coverage and a reduction of interior side setbacks. Staff has no concerns with the proposed modifications.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan conforms to the criteria for site layout and functionality outlined in Section 11-69-5 of the MZO. The proposed site plan includes 10 parcels that vary in lot sizes and the number of lots within each parcel. The table below is a summary of the proposed site plan:

	Zoning	Lot Dimensions	Number of Lots
Parcel 2	RS-6-PAD	50' x 115'	99
Parcel 3 <i>*Optional Parcel 3</i>	RS-6-PAD	55' x 120'	91 48
Parcel 4	RS-7-PAD	60' x 120'	77
Parcel 5	RS-7-PAD	60' x 120'	62
Parcel 6	RS-6-PAD	50' x 120'	82
Parcel 7	RS-6-PAD	50' x 115'	57
Parcel 8A	RS-6-PAD	55' x 120'	63
Parcel 8B	RS-6-PAD	50' x 115'	68
Parcel 9	RSL-4.5-PAD	45' x 115'	67
Parcel 10	RS-6-PAD	55' x 120'	43

*A portion of this parcel could be developed as a school, instead of residential.

The proposed site plan shows small and distinct blocks within each parcel. This is a continuation of the established neo-traditional theme within the development. The site plan also shows substantial areas dedicated as open space to support the development. These open space areas total approximately 41 acres. In addition, there are two large community amenity spaces located in the center of the development. These open space areas are connected by a landscape boulevard that runs through the center of the development.

Building Elevations:

As part of the application, the applicant provided Lot Fit Diagrams which demonstrate compliance with the City of Mesa residential development standards. No floor plans or building elevations were included with the application submittal. According to the applicant, the selected builder for the development will be providing elevations that comply with the Guidelines of the PAD and City of Mesa development

standards. The Lot Fit Diagrams shows compliance with City of Mesa's requirements for garage sizes, driveway lengths, setbacks, lot coverage, total garage width, and garage setbacks. All elevations and floorplans will be required to be reviewed and approved through the City's Administrative Design Review process.

CONCLUSION:

The subject request project is consistent with the General Plan and all review criteria for site plan review outlined in Chapter 69 of the City of Mesa Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan and preliminary plat submitted.
2. Compliance with all City development codes and regulations, except as modified in Table 1.
3. Compliance with conditions of approval for cases ZON18-00247 and ZON18-00142; except as modified by this request.
4. Compliance with all requirements of the Subdivision Regulations.
5. Compliance with the Building Form Standards outlined in Chapter 5 of the Mesa Zoning Ordinance, as well as the City's Residential Development Guidelines.
6. Prior to submitting for a building permit for the homes, Administrative Review and approval shall be required for the design of the proposed homes. The design of the homes shall include the following:
 - a. Additional detailing and real building materials and finishes on the exterior of the homes (i.e., wood, shutters, stone, metal, etc.) to create interest through color, material and texture.
 - b. Fence returns and/or the 6-foot wall for lots which side on an interior street or landscape tract shall be set back a minimum of 15 feet from the livable portion of the house or the front edge of the garage.
 - c. Elevations adjacent to the street or open space shall include additional architectural enhancements.