

Bella Encanta Residential Development

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City Council Study Session
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Request & Purpose

Rezoning from:

- (1) Neighborhood Commercial (NC) with a Bonus Intensity Zone (BIZ) Overlay
- (2) Neighborhood Commercial-Planned Area Development (PAD) and,
- (3) Planned Employment Park-PAD-Council Use Permit

Rezoning to: Multiple Residence (RM-2 PAD); and Site Plan Review

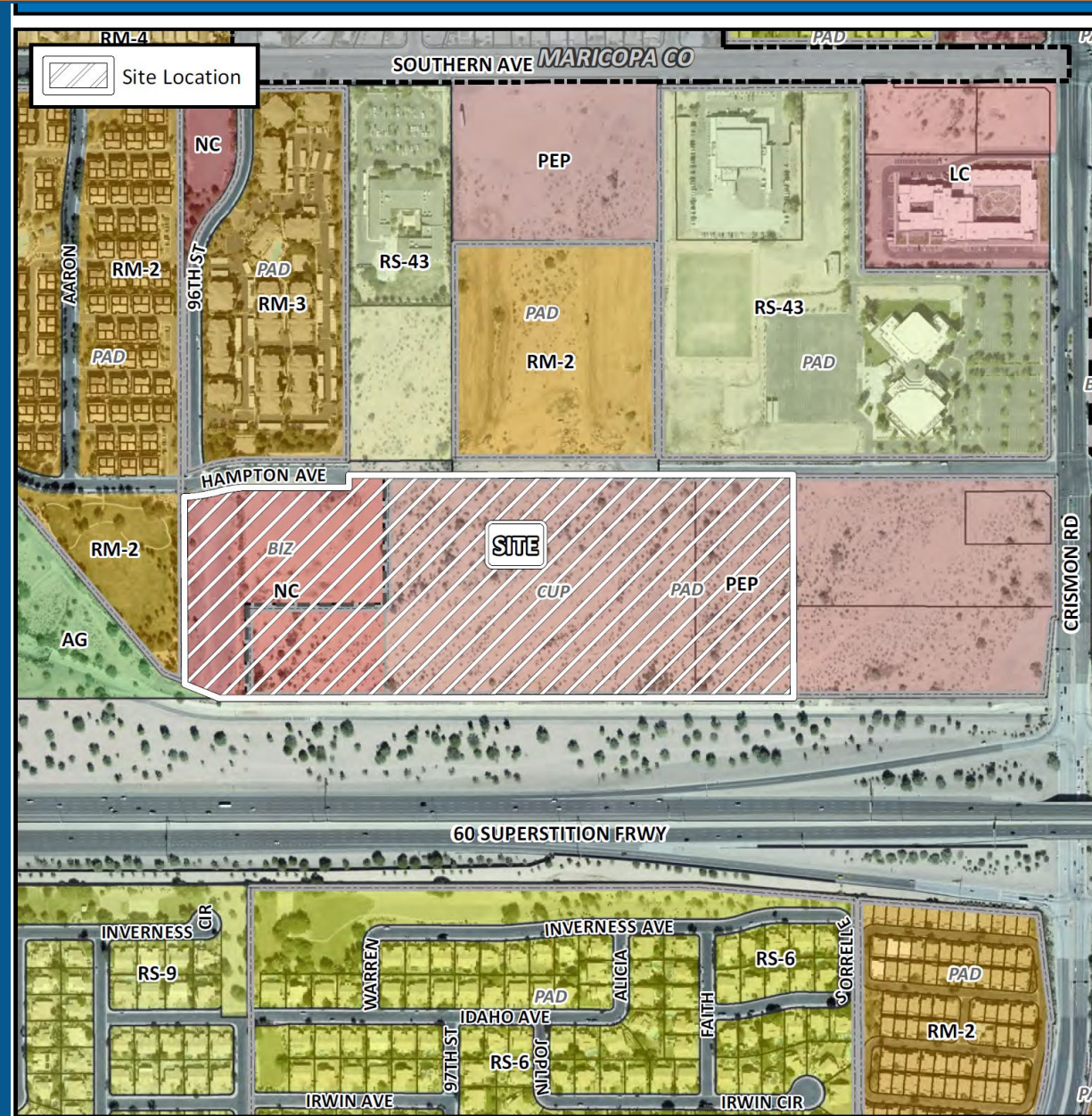
Purpose:

This request will allow for a single-residence subdivision

Background

- **Planning and Zoning Board Initial Review (October 2018)**
 - General Plan Amendment from Employment to Neighborhood
 - Rezoning and PAD
- Recommended Denial
- **Issues:**
 - Protecting Employment Areas
 - Long term sustainability of the development
 - Quality of development layout
 - Inadequate solid waste collection plan
- **City Council Review (December 3, 2018)**
 - Approved General Plan Amendment
 - Remanded rezoning and PAD to the P&Z

Aerial/Zoning Map



2018 Site Plan




2019 Site Plan



Comparison

Item	2018	2019
Density of Units	249 units (123 single residences and 126 attached condos) which included 8 and 14 pack small lot units	212 single residence attached
Density Per Acre	8.3 DU Per Acre	7 DU Per Acre
Solid Waste Requirements	Large commercial metal bins	Using barrels in front of each unit
Open Space Areas	8.23 Acres, but less diversified amenities	7.23 Acres; Diversified Open Space Areas, Increase Connectivity to Hampton Avenue
Building Elevations	Only two building types	Improved elevations with different building types

Recommendation

- Staff now recommends approval with conditions
 - The Planning and Zoning Board voted 3-3 (procedural denial)
 - Some members wanted an improved site plan and more compatibility to the surrounding area
 - Issues
 - Intensity of development and density
 - Long term sustainability of the development
- 
- A series of white diagonal lines of varying lengths and thicknesses are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

Questions/Discussion



Building Elevations



FRONT ELEVATION

OPTION 1A

SCALE: 3/16"=1'-0"



FRONT ELEVATION

OPTION 3



REAR ELEVATION



REAR ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

CONDITIONS OF APPROVAL

1. Compliance with final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. 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.
4. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.

CONDITIONS OF APPROVAL

5. Prior to submittal of a permit application for a masterplan, or any modifications to an approved masterplan, submit for review and acceptance by the Planning Director elevations and floor plans that demonstrate:
 - a. Compliance with the Building Form Standards outlined in Chapter 5 of the Mesa Zoning Ordinance and the Residential Development Guidelines;
 - b. Use of architectural enhancements, such as windows, recesses, shutters, or metal accents applied to elevations that are located adjacent to the street or an open space; and
 - c. Use of a variety of real building materials and finishes on the exterior of the homes, such as wood or quality wood synthetic, shutters, stone, or metal to create interest through color, material and texture.

CONDITIONS OF APPROVAL

6. Prior to submittal of any construction permit(s), revise the site plan to show the stormwater runoff for the project is retained within the limits of the Bella Encanta subdivision per City of Mesa Code or submit the following documentation that substantiates Bella Encanta has permission to retain a portion of their stormwater runoff in the Muirfield Village Condominium's retention basin and establishes that the retention basin satisfies the City's requirements:
 - a. A drainage report that demonstrates the required volume of stormwater runoff in the Muirfield Village retention basin can meet the City requirements for the retention needs for both the Muirfield Village Condominium and the portion of the stormwater runoff from Bella Encanta that will be retained in the Muirfield Village Condominium retention basin.
 - b. A signed and sealed certification from a registered land surveyor that the Muirfield Village Condominium retention basin can adequately retain the volume of stormwater runoff identified in the drainage report.

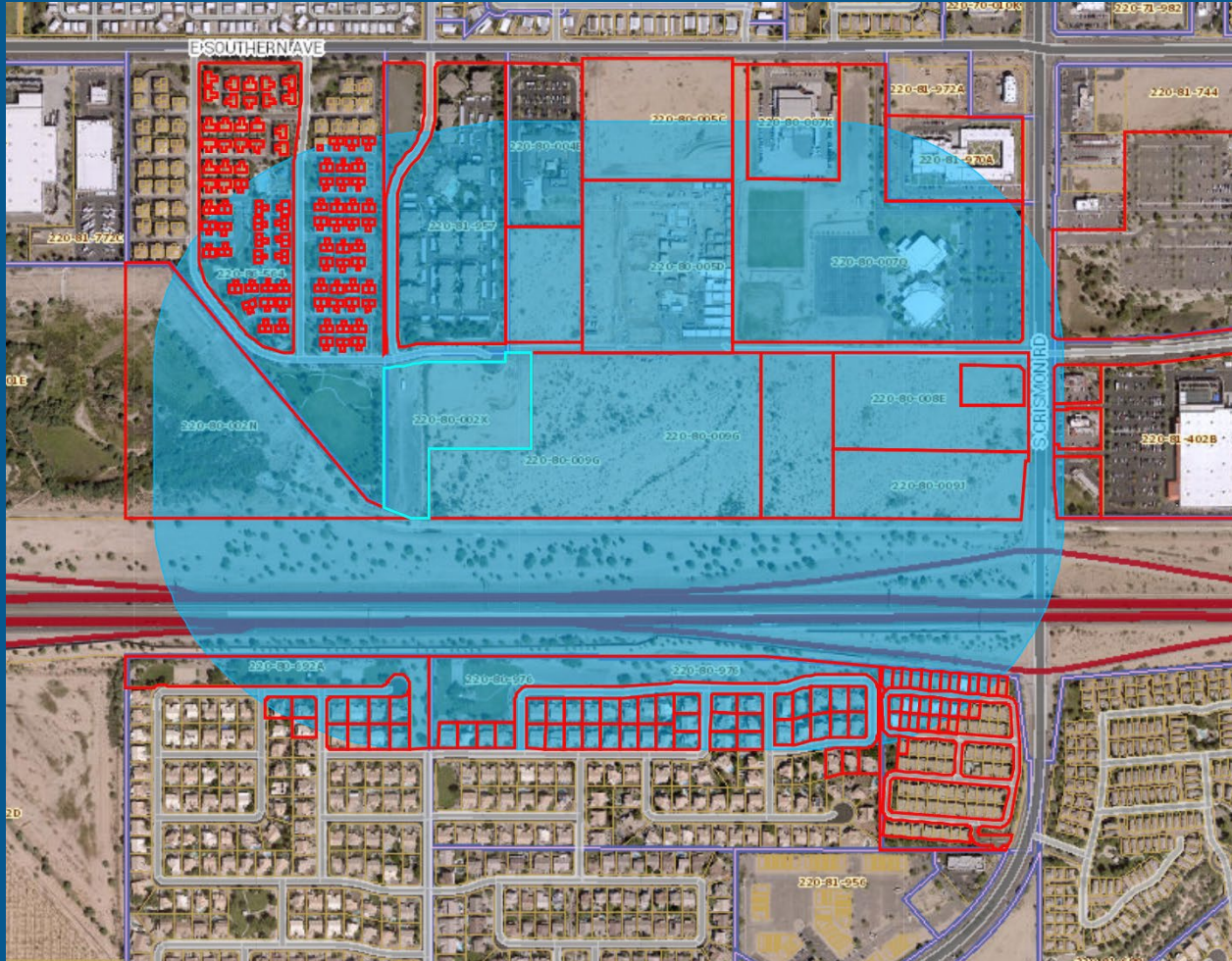
CONDITIONS OF APPROVAL

- 6c. Execute and record a contract, easement or similar legal document, acceptable to the City, that secures, in perpetuity, the right of Bella Encanta to retain a portion of their stormwater runoff in the Muirfield Village Condominium retention basin and addresses the long-term maintenance responsibility of the portion of the Muirfield Village Condominium retention basin used by Bella Encanta.
- 7. Comply with the City's requirement to provide an 8-foot wide public utility easement adjacent to the public streets. Relative to the private streets, the City will approve 6-foot wide public utility easements adjacent to the private streets if prior to the issuance of any construction permit(s), developer obtains consent, from each of the utility and telecommunication companies who will provide service to the property, that the 6-foot public utility easements are acceptable.

Planned Area Development Request

RM-2 Development Standards	Required	Proposed	Staff Recommendation
Minimum Lot Area	7,200 sf	3,150 sf	As proposed
Minimum Lot Width	36 feet	42 feet	As proposed
Minimum Lot Depth	94 feet	75 feet	As proposed
Front and Street Facing Side Setback	20 feet	10 feet	As proposed
Interior Side Setback - Attached	0 feet	0 feet, (attached side)/5 feet, (non-attached)	As proposed
Rear Setback	15 feet	10 feet	As proposed
Maximum Building Coverage	45%	56.9%	As proposed
Garage Dimensions Standard Tandem	20 feet x 22 feet 10 feet x 44 feet	20 feet x 22 feet 11 feet 4 inches x 41 feet 6 inches	As proposed As proposed

Citizen Participation



- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Neighborhood meeting held on February 22, 2018
- 6 neighbors attended
- Updated neighborhood notification letter mailed May 14, 2019 reflecting updated design