



PLANNING DIVISION
STAFF REPORT

City Council Hearing

September 23, 2019

CASE No.: **ZON19-00357**

PROJECT NAME: **Monteluna**

Owner's Name:	Desert Vista 100, LLC
Applicant's Name:	Alex Caraveo, Coe & Van Loo Consultants
Location of Request:	Within the 8000 through 8100 blocks of East McKellips Road (south side). Located west of Hawes Road on the south side of McKellips Road.
Parcel No(s):	219-31-057
Request:	Rezone from Single Residence 35 (RS-35) to Single Residence 15 (RS-15) with a Planned Area Development Overlay (PAD); and Site Plan Review. This request will allow for the development of a single-residence subdivision. Also consider the preliminary plat for "Monteluna".
Existing Zoning District:	Single Residence (RS-35)
Council District:	5
Site Size:	40± acres
Proposed Use(s):	Single-Residences
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 14, 2019 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions to include condition #4 as discussed at the study session
Proposition 207 Waiver Signed:	Yes

HISTORY

On **November 19, 1986**, the City Council annexed approximately 1,570 acres of land (Ord #. 2133) and subsequently zoned the property to a Single Residence (RS-35) (Case # Z86-123).

On **Oct 19, 1987**, the **City Council** approved rezoning from Single Residence (RS-35) to Single Residence and established the Mesa Highlands Development Master Plan (RS-35 DMP). This DMP created conceptual zoning districts (R1-15, R1-9, R1-6, RM-2, OC, and LC) on the property and established a maximum of 1,396 lots (case# Z87-051).

On **July 2, 2001**, the City Council approved a modification to the previously approved DMP (case Z87-51). This modification included the reduction of the maximum lot count to 1,050 lots, deleted some of the previously approved uses within the DMP, and removed the subject parcel from the overall master plan boundaries (Case Z01-27) ordinance 3908.

PROJECT DESCRIPTION

Background

The subject site is currently vacant. The requested rezoning is to allow for the development of a single-residence subdivision. The associated Planned Area Development overlay is to accommodate the preservation of the natural desert environment. By allowing reduced lot sizes the applicant is able to preserve the natural features of the property while maintaining the allowed densities within the requested zoning district.

General Plan Character Area Designation and Goals

The General Plan Character area designation on the property is Neighborhood with a sub-type of Large Lot/Rural designation. The site is also located within the Desert Uplands Area as defined in Chapter 7 of the General Plan. This chapter also states that the primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The Desert Uplands area can have either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area. Single Residence (RS-15) is listed as a secondary zoning district within the large lot/rural sub-type. The plan provides the common open space. The proposed project is consistent with the General Plan land use designation. Staff also 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.

Zoning District Designations

The request includes rezoning of the property from Single Residence 35 (RS-35) to Single Residence 15 with a Planned Area Development Overlay (RS-15 PAD). The applicant is also requesting a site plan review, and modifications to certain development standards on the property through a Planned Area Development (PAD) Overlay.

Per Section 11-5-2 of the MZO, the proposed use of the property for single residential use is allowed in the RS-15-PAD zoning designation.

Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:

The purpose of this request for an overlay is to allow modifications to certain required development standards on the property. The overlay is also to allow innovative design and flexibility that create high-quality development for the site.

Table 1 below shows the MZO required standards, the applicant's proposed PAD standards, and staff recommendations:

Table 1

RS-15 Development Standards	Required	Proposed (60'x130' lots)	Proposed (65'x140' lots)	Staff Recommendation
Minimum Lot Area (sq.ft.)	15,000	7,600	8,900	As proposed
Minimum Lot Width – Interior Lot (ft)	110'	60'	65'	As proposed
Minimum Front Livable (Porch) or Side Loaded Garage (ft)	22'	12'		As proposed
Minimum Yard Front Garage (ft)	30'	20'		As proposed
Minimum Interior Side (ft) – Aggregate of 2 Sides	20'	15'		As proposed
Minimum Street Side (ft)	10'	7.5'		As proposed
Minimum Rear Yard to Livable (ft)	30'	20'		As proposed
Minimum Rear Yard Abutting Arterial Street (ft)	30'	20'		As proposed
Maximum Building Coverage (% of lot)	40%	55%		As proposed

As shown on the table above, the applicant is requesting the following deviations from the RS-15 zoning district development standards from Section 11-5-3 of the Mesa Zoning Ordinance (MZO):

Setbacks:

- Front Livable: The required front setback to enclosed livable areas is 22'. The applicant is requesting a reduction to allow the minimum setback of 12'.
- Front Garage: The required front setback to a front facing garage is 30' to the front of the garage. The applicant is requesting the front garage setback to be 20'.
- Rear: The required setback from the livable section of the home to the rear lot line is 30'. The applicant is requesting a rear livable setback of 20'.
- Side aggregate: The required side setbacks is 7' with a combined side setback on both sides of 20'. The applicant is requesting a reduced combined side setback of 17'.

Lot width and lot area: The required minimum lot width in the RS-15 zoning district is 110'. The applicant is requesting a combination of two minimum lot widths of 60' or 65'. Each of these lot widths have an associated minimum lots size of 7,600 and 8,900 square feet respectively. These minimum lots sizes have been distributed throughout the subdivision as identified on the preliminary plat and site plan.

Lot Coverage: The required maximum lot coverage is 40%. The applicant is requesting a maximum lot coverage of 55%.

The proposed modifications are consistent with other developments within the Desert Uplands area. The Desert Uplands allows smaller lots with common open space to maintain the low-density character of the area while maintaining larger common areas of land for the preservation of natural area open space. Although the lot sizes are reduced the overall density of the site is still within the density range of the RS-15 zoning district.

One of the purposes of planned area development overlay is to preserve the natural character of the land and encourage clustering of development. According to the applicant and from the site plan, allowing reduction of the required lot sizes provide the ability to cluster the proposed development and preserve substantial natural areas on the property. The proposed request conforms with the purposes of the Desert Uplands Area.

Overall, the site plan shows a total of 11.08 acres (28%) of open space proposed for the development of the property. With the inclusion of the preserve open space, the overall density of the development corresponds with the required density for the RS-15 zoning category.

The PAD also includes a request to allow for a private drive. Section 11-30-6-H of the MZO requires all parcels in the City of Mesa to front onto a public right of way, unless a PAD is approved to allow such street to be private.

Site Plan and General Site Development Standards:

The subject site is vacant and approximately 40 acres in size. The applicant is proposing 108 single residence lots with approximately 11.08 acres of open space and amenities. The site plan shows the amenities will be distributed throughout the community. There are two 404 washes that run through the property. The site plan shows this channel will not be disturbed. The site plan provided with the application show lots facing streets and open space areas will have view fences incorporated throughout the community. Secondary emergency access has been provided in the northwest corner of the site.

According to the applicant, the development will be a gated community with primary and emergency access from McKellips Road. The development is also not part of the adjacent Mountain Bridge master-planned community. Elevation plans submitted with the application shows the homes will be single-story and two-story that range in size from 2,355 to 5,200 square feet. Per Section 11-5-3 of the MZO, the elevations will be reviewed Administratively and are required to comply with Building Form Standards set forth in section 11-5-3 of the Zoning Ordinance.

PRELIMINARY PLAT

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be process through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per the Section of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved 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 can sometimes result in modification to lot sizes and configuration and reduction the number of lots. The final stage is the formal review of the final plat and approval by the City Council.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across McKellips Road) RS-15-PAD Single Residence	North (Across McKellips Road) RS-15-PAD Single Residence	Northeast (Across McKellips Road) RS-35-PAD Single Residence
West RS-35 Vacant	Subject Property RS-35 Vacant	East RS-15-PAD Single Residence
Southwest RS-35 Vacant	South RS-35 Vacant	Southeast RS-15-PAD Single Residence

Compatibility with Surrounding Land Uses:

The subject site is surrounded by single residence development. The proposed single residence subdivision will be compatible with the surrounding uses.

Neighborhood Participation Plan and Public Comments

The applicant held a neighborhood meeting on June 6, 2019. Property owners within 1,000 feet, HOA's within ½ mile, and registered neighborhoods within 1 mile were invited via mail to attend the meeting. According to the applicant, twenty-three (23) residents attended the meeting. The majority of the comments provided by the residence related to preservation of native plants, native animal disruption, preserving existing washes, how the development will impact adjacent properties, traffic on McKellips Road, lighting, and the proposed product to be offered. The applicant was also contacted by six (6) residents after the neighborhood meeting. Comments and concerns from those correspondences were related to buffer between the existing Mountain Bridge development, McKellips road traffic, the entrance to the development, maximum height of the homes, design of the open space, and the density of the project. As of writing this report, staff has been contacted by one resident in opposition of the proposed development. The main concerns expressed relates to potential traffic congestion and density of the development. Staff will provide any new information during the Board's scheduled study session.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 and for Planned Area Development overlays outlined in Section 11-22-5 of the MZO; Therefore, staff recommends Approval of the request with the following condition:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
4. Lots 9, 10, 24, 25, 35-37, 42-45 inclusive as shown on the Site Plan dated 7.8.19 shall be limited to single story only. **[Staff recommended new condition presented at the August 14, 2019 P&Z study session].**

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. Compliance with the City of Mesa's Native Plant Preservation Ordinance (Ord #3693) that requires submittal of a Native Plant Preservation Plan. The Native Plant Preservation Plan shall be reviewed and approved by the Development Services Department prior to removal of any plants.