



PLANNING DIVISION
STAFF REPORT

City Council Hearing

December 2, 2019

CASE No.: **ZON19-00514**

PROJECT NAME: **Overlook at Forest Knoll**

Owner's Name:	PBL, LLC and ALO Investments, LLC
Applicant's Name:	Rob Stephan, Excolo Development
Location of Request:	Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road.
Parcel No(s):	136-04-008A and 136-05-002K
Request:	Rezone from Agriculture (AG) to single residence 15 (RS-15) Planned Area Development (PAD); and Site Plan Review. Also consider the preliminary plat for "Overlook at Forest Knoll". This request will allow for the development of a single-residence subdivision.
Existing Zoning District:	Agriculture (AG)
Council District:	1
Site Size:	9.3± acres
Proposed Use(s):	18 lot single residence subdivision
Existing Use(s):	Existing single residence
P&Z Hearing Date(s):	October 23, 2019 / 4:00 p.m.
Staff Planner:	Lesley Davis
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 22, 1979**, the property was annexed into the City of Mesa (Ord. #1202) and subsequently zoned to Agriculture (AG) (Case# Z78-099).

PROJECT DESCRIPTION

Background:

The purpose of the request is to rezone the property from Agriculture (AG) to Single Residence 15 (RS-15) with a Planned Area Development (PAD) overlay to allow development of an 18-lot single residence subdivision on 9.3 acres. The site plan shows the minimum lot size in the subdivision will be 15,002 square feet and the proposed street system as private with a gated entrance. There is an existing single residence on the property. According to the applicant, the existing house on the property will be demolished to allow the development of the subdivision. The main purpose for requesting the PAD overlay is to allow development of a private street system. Per Section 11-30-6.H of the Mesa Zoning Ordinance, a PAD overlay is required to allow private streets system in a Subdivision.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhood with a suburban sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The development of an 18-lot single residence subdivision with lots that are greater than 15,000 square feet will conform to the goals of the Neighborhood character designation. Per Chapter 7 of the General Plan, Single Residence (RS-15) zoning is listed as a primary use within the suburban sub-type. 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 of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The request includes rezoning of the property from AG to RS-15. The applicant is also requesting a site plan review, and a Planned Area Development (PAD) overlay to accommodate a private street system in the development. The proposed lot sizes range from 15,002 square feet to 19,248 square feet. Per Section 11-5-2 of the MZO, the proposed use of the property for single residential is allowed in the RS zoning district.

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

The purpose of this PAD request is to allow for a private street system in the subdivision. Section 11-30-6.H of the MZO requires that all parcels in the City of Mesa front onto a public right-of-way. In order to allow the proposed private street system within the subdivision, a PAD overlay is required to allow the proposed lots in the subdivision to front onto a common tract. The site plan shows the minimum lot size in the subdivision will be 15,002 square feet and the proposed street system as private with a gated entrance. Beside the request to allow the private street network, the applicant is not requesting any deviations from the required development standards for the RS-15 zoning district. The proposed subdivision is well designed and has an integrated open space that preserves the natural character of the land. The subject request is consistent with Section 11-22-1 of the MZO.

Site Plan and General Site Development Standards:

The site plan shows proposed development of 18 single residence lots with approximately 1.3 acres of open space. The subdivision will be gated with a private street that will be accessed from Harris Drive, which is located one half mile west of Gilbert Road. The property is located in a unique area of the City, specifically at the edge of the mesa. The unique elevated property provides an open view to over the Lehi valley to the northwest. The proposed subdivision design utilizes the unique location of the property and consist of several lots that will have direct view towards Lehi to the northwest.

The site plan also shows a proposed open space of approximately 1.3 acres located on the north western section of the subdivision. This open space area will be kept as a nature preserve and includes a granite pathway with a pedestrian access gate to an existing canal system adjacent to the northern property boundary of the subdivision. According to the applicant, the homes within the subdivision will be custom built and will comply with Building Form Standards set forth in section 11-5-3 of the Mesa Zoning Ordinance. The 35-foot private drive is wide enough to accommodate on-street parking; however, the applicant has indicated on their plans that parking will not be permitted on the private drive.

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 section 11-66-2 of the Mesa Zoning Ordinance, 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 a reduction in the number of lots.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Across Consolidated Canal Single Residence RS-43	North Across Consolidated Canal Single Residence RS-43	Northeast RS-15 Single Residence
West RS-43 Vacant	Subject Property AG Single Residence	East RS-15 Single Residence
Southwest RS-43 Vacant	South RS-15 Single Residence	Southeast RS-15 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 development and land uses.

Neighborhood Participation Plan and Public Comments

A Citizen Participation Process has been completed which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site. The applicant held two neighborhood meetings, which were both well attended by the surrounding residents. City Staff attended the second neighborhood meeting. The majority of questions discussed at the neighborhood meeting focused on inadequate water pressure in the area. Specifically, the residents expressed that there have been low water pressure issues for the homes located east of the subject proposed subdivision. The applicant informed the residents that their intent is to connect their development to a separate water line which would not impact the water pressure for the surrounding neighborhood. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the October 23, 2019 Study Session.

Staff Recommendations:

The subject request is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the Mesa Zoning Ordinance, and is consistent with the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO; Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. 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.