



PLANNING DIVISION
STAFF REPORT

City Council Report

January 13, 2020

CASE No.: **ZON19-00473**

PROJECT NAME: **Eastridge Manor**

Owner's Name:	James Render
Applicant's Name:	Sean Lake, Pew and Lake, P.L.C.
Location of Request:	Within the 3100 block of South Eastridge (east side). Located south of Guadalupe Road and east of Hawes Road.
Parcel No(s):	304-03-017C & 304-03-017D
Request:	Rezone from Single Residence 6 (RS-6) to Multiple Residence 2 (RM-2) with a Planned Area Development Overlay (PAD); and Site Plan Review; also consider the preliminary plat for "Eastridge Manor". This request will allow for the development of a single residence development.
Existing Zoning District:	Single Residence (RS-6)
Council District:	6
Site Size:	4.2± acres
Proposed Use(s):	Attached Single-Residences
Existing Use(s):	Vacant
Hearing Date(s):	September 25, 2019 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 22, 1990**, the City Council annexed approximately 1,721.9 acres of land (Ord #. 2482) and subsequently zoned the property to a Single Residence (R1-43) (Case # Z90-009).

On **August 28, 2006**, the **City Council** approved rezoning of approximately 4.2 acres from Single Residence (R1-43) to Single Residence R1-6 (now called RS-6) for the development of 18-lot single-residential subdivision with 6,000 sq. ft. lots (Case# Z06-054, Ord #. 4590).

PROJECT DESCRIPTION

Update since September 25, 2019 P&Z hearing

The Planning and Zoning Board considered the subject request on September 25, 2019 with a failed vote (2-3) of recommending approval to the City Council. A number of surrounding property owners to the site spoke at the Planning and Zoning Board hearing to express their concerns about potential impact of the development to the neighborhood. Specifically, the residents expressed concerns with the proposed density and the type of residential product (i.e. attached single residence) and asserted that the proposed density will likely generate traffic congestion in the neighborhood. In addition, they stated that the proposed building type consisting of attached single residence would also be incompatible with the character of the surrounding neighborhood. After hearing the public responses, a number of the P&Z Board members expressed concerns with the proposed single residence attached units and said such building types have proven to be less sustainable in the City, and will be incompatible with the surrounding detached single residence neighborhood.

After the P&Z hearing, the applicant decided to revise the proposed building type from single residence attached to detached single residence as a further response to the surrounding residents and concerns of the P&Z Board. The applicant also met with the surrounding residents to discuss the proposed changes to the building type, as well as the reduction to the overall density. According to the applicant, the majority of the residents have been amenable to the revised site plan and building type. However, few of the residents insist the proposed development should be of the same density as the surrounding residential development. From the City's documents on file, the immediate surrounding subdivision is Eastridge and has an average density of 3.8 du/ac. The revised site plan shows an overall density of 7.1 du/ac. The following summary shows the specific revisions to the site plan considered by the Planning and Zoning Board:

1. Modification of the housing type from attached (duplex style) single residence development to detached single residence homes.
2. Reduction of the number of lots from 36 lots to 32 lots. This is to accommodate higher setback from the previous proposed site plan. It is also to accommodate increase in the lot width from 40 feet to 45 feet.
3. Increase in the number of guest parking spaces from 4 spaces to 18 spaces.

Overall, the proposed changes do not significantly alter the design of the proposed subdivision to a degree that requires a re-review by the P&Z Board prior to the City Council's consideration. See exhibit A for the attached P&Z staff report and site plan. The current staff report summary has been modified to reflect the proposed changes to the site plan.

Background

The subject site is currently vacant. The requested rezoning is to allow the development of detached single-residence subdivision on the property. The applicant is also requesting a Planned Area Development (PAD) Overlay to accommodate certain proposed modifications to specific standards pertaining to development on the property. The subject site is approximately 4.2 acres and surrounded by single-family developments to the north and west. There is an SRP substation located to the east and a major transmission line easement to the south of the site. Overall, the proposed development will not be incompatible to the surrounding residential uses.

General Plan Character Area Designation and Goals

The General Plan Character area designation on the property is Neighborhood with a sub-type of Suburban as defined in Chapter 7 of the General Plan. Per Chapter 7 of the General Plan, 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 suburban neighborhood character type are primarily single residence in nature with most lots ranging in size from 6,000 sq.f.t to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Multiple Residence (RM-2) is listed as a primary zoning district within the suburban sub-type (pg.7-10). The proposed project for a detached single-residence subdivision is consistent with the General Plan land use designation, as it will be compatible to the existing housing options for the neighborhood. 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 6 (RS-6) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD). The applicant is also requesting a site plan review, and modifications to certain development standards on the property through a PAD Overlay.

Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), the proposed use of the property for detached single residential development is allowed in the RM-2-PAD zoning designation.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

The subject site is within 2 miles of Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3). Residential land uses are allowed within the AOA 3 area and are subject to notification and noise attenuation requirements (See Condition #6).

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

The purpose of this request for a PAD overlay is to allow modifications to certain required development standards on the property. The overlay is also to allow innovative design and flexibility that creates 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

Standards	RM-2 Required	Proposed	Staff Recommendation
Minimum Lot Area per Dwelling Unit (sq. ft.)	2,904	3,150	As proposed
Minimum Lot Depth	94'	70'	As proposed
Minimum Lot width	36'	45'	As proposed
Minimum Lot width-corner lot	30'	45'	As proposed
Minimum Front setback	20'	10-12'	As proposed
Minimum Interior side setback	10'	5'	As proposed
Minimum Street side setback	20'	13'	As proposed
Minimum Rear setback	15'	Lot 1-9 (22'-27') Lot 24-32 (12.5') Lot 12-16 & 19-23 (12')	As proposed
Maximum Building Coverage (% of lot)	45%	52%	As proposed
Minimum Useable Open Space per lot	200 sq.ft.	1,492 sq.ft. Minimum rear yard 540sq.ft. and common area open space 30,479 or 952 sq.ft. per unit	As proposed
Parking and Garage Frontage Limitation	30%	36%	As proposed

As shown in the table above, the applicant is requesting the following deviations from the RM-2 zoning district development standards from Section 11-5-5 of the Mesa Zoning Ordinance (MZO):

Setbacks:

Street Facing Side:

The property is located along the east side of Eastridge Street. Per Section 11-5-5 of the MZO, the required street facing side setback along a local street is 20'. The proposed site plan shows a setback of 35' at the northwest corner of the site adjacent to the side of Lot 1 (i.e. as shown on the site plan) and the southwest corner of the site adjacent to the side of Lot 24. The applicant is requesting a reduction in the street setback adjacent to the sides of lots 10 and 17 to 8' (see attached site plan). This area is designed on the site plan as a landscaped retention area along Eastridge Street with wider than allowed setbacks to the north and south and a narrower landscaped area in the middle between the two local streets.

Front: The applicant is also requesting a reduction in the front setbacks for all 32 lots facing the private streets within the subdivision. The setback, as required in Section 11-5-5 of the MZO, is 20'. The proposed site plan shows the applicant is proposing a minimum front setback of 10' to the front porch or livable area and 18' to the garage.

Rear: The required setback to the rear lot line is 15'. Per the proposed site plan, the applicant is providing rear yard setback of 22'-27' for lots 1-9 along the north property line. This property line is adjacent to the existing East Ridge subdivision. The site plan shows a reduction in the rear setback to 12.5' from 15' for lots 24-32. Further, the site plan shows a reduction from 15' in the rear setback to 12' for lots 12-16 and 19-23. These lots are designed to be adjacent to 30' wide common open space areas, which will serve as a 40' wide landscape buffer between the houses. The lots adjacent to this open space will have larger separation space between the houses across the common area. Therefore, the reduced rear yard setbacks are justified along the common open space. The proposed site plan also shows a majority of the lots conform to or exceeds the required setback where the lots are adjacent to the existing residential development located north of the site.

Lot depth and lot area:

Per Section 11-5-5 of the MZO, the required minimum lot depth in the RM-2 zoning district for single residence detached buildings is 94' and lot width required is 36'. The applicant is requesting a minimum lot depth of 70'. Since the lots are 45' wider the request exceeds the required minimum lot area of 2,904 sq. ft. Therefore, the proposed development is able to provide minimum lot area per dwelling unit for 3,150 sq. ft. (70' x 30').

Lot Coverage:

Per Section 11-5-5 of the MZO, the required maximum lot coverage for development of the property is 45%. The applicant is requesting a maximum lot coverage of 52%. The increase lot coverage is needed to allow the proposed product to fit on the lots with reduced rear setback adjacent to common open space.

Although the proposed development has increased lot coverage, the overall density (7.1 du/acre) of the site is within the allowed maximum density of 15 dwelling units per acre within the RM-2 zoning district.

Site Plan and General Site Development Standards:

The proposed development is designed to fit within the general and pedestrian circulation of the surrounding developments. All the lots and buildings are designed to face the proposed internal streets within the development. There is also a proposed landscape buffer to be constructed along the eastern property boundary. This section of the lot is adjacent to an SRP substation. According to the applicant, the landscape buffer area will be maintained by the Homeowners Owners Association to be formed for the development.

The site plan shows the proposed development of 32 detached single residence homes on 32 lots, including approximately 0.7 acres of open space with amenities such as a walking trail, sitting benches, picnic tables, pergola and barbeque grills. The open space areas include two retention basins located along the northwestern and southeastern section of the property. Specifically, along Eastridge Street. The large section of the open space area with the common amenities are shown on the site plan to be located in the center of the development. There are two street widths within the development, one is 25' wide (back of curb to back of curb) will provide access to houses and will not allow on-street parking and another 29' wide (back of curb to back of curb)

will allow street parking on one side. There are also thirteen proposed parking stalls to be reserved for the central open space area and five additional parallel parking stalls for visitors located along the westside of the street adjacent to east property line. The proposed development will have its own HOA to maintain common areas.

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 the proposed “Eastridge Manor” 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 in 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 Eastridge) RS-6-PAD Single Residence	North RS-6-PAD Single Residence	Northeast RS-6-PAD Single Residence
West (Across Eastridge) RS-6-PAD Single Residence	Subject Property RS-6 Vacant	East RS-43 SRP Substation
Southwest LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines	South LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines	Southeast LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines

Compatibility with Surrounding Land Uses:

The subject site is adjacent to an existing residential subdivision to the north and west, and is separated by a utility easement and overhead power lines to the south. The proposed single residence subdivision will be compatible with the surrounding residential uses.

Neighborhood Participation Plan and Public Comments

The applicant held a neighborhood meeting on June 19, 2019 at the Boulder Creek Elementary School Library. 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. The residents that attended the meeting expressed concerns. Here are the items and the proposed resolutions:

- a) The site plan presented at the meeting did not show the intersection of Posada Avenue and Eastridge aligned. The site plan is revised and shows the intersection aligned as requested.
- b) Residents wanted to make sure the proposed development will have quality perimeter wall and open space. The proposed development has been revised to upgrade both items.

- c) Impact on the existing Eastridge Subdivision HOA. The applicant assured the neighbors at the meeting and then with follow up phone conversation that the proposed development will have their own HOA for common area maintenance and upkeep of amenities including landscaping and streets.

According to the revised information submitted by the applicant, since the P&Z hearing on September 25, 2019 the applicant held the following meetings with residents:

1. In early October, the applicant met with representatives of the community to discuss revisions to the plan.
2. In middle October, the applicant and developer met with representatives of the neighborhood to discuss revisions to the project and to address the neighborhood concerns.
3. On November 15, the applicant and the developer met with the neighbors at one of their homes to discuss and present a revised site plan and preliminary plat which included, revisions from duplexes type buildings to detached single family homes, reduction in the number of lots, addition of a total of 18 guest parking spaces as well as other small changes to the plan..
4. On November 26th, the Applicant and developer attended the Eastridge HOA Board meeting and presented the same plan presented to the neighborhood representatives.
5. The Applicant has been in contact by phone, email and text with representatives of the neighborhood to keep them in the loop regarding the changes, resubmittal and timing for the hearing.

Summary of Concerns, Issues and Problems and Resolutions Citizen concerns were voiced throughout the process and the concerns included are:

- 1) attached housing,
- 2) parking
- 3) traffic on Eastridge
- 4) amount of traffic on Eastridge and
- 5) number of lots.

The applicant revised the plan eliminating the attached housing, reducing the number of lots, and adding parking spaces attempted to address as many concerns as possible without compromising the viability of the project. According to the applicant, many of the neighbors would still like to see a further reduction of 10 more lots, however, the project would not be financially viable to reduce the current proposed number of lots.

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 conditions:

Conditions of Approval:

1. Compliance with final site plan dated November 27, 2019.
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. 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.
5. Prior to submitting for a building permit for the homes, administrative review and approval is required for the design of the proposed homes.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, provide an FAA determination notice of no hazard to air navigation with any building permit application for the property.
 - b. Prior to the issuance of a building permit, provide documentation by a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Zoning Ordinance.
 - c. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit). Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.
 - d. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.