



PLANNING DIVISION
STAFF REPORT

City Council Hearing

April 6, 2020

CASE No.: **ZON19-00919**

PROJECT NAME: **Arboreta Village**

Owner's Name:	Lavigna Investments Corporation
Applicant's Name:	Jared Malone, Associated Architects
Location of Request:	Within the 7600 block of East University Drive (south side) and within the 300 block of North Sossaman Road (east side). Located on the southeast corner of University Drive and Sossaman Road.
Parcel No(s):	218-24-001H
Request:	Rezone from Single Residence 9 (RS-9) to Small-Lot Single Residence 3.0 Bonus Intensity Zone (RSL-3.0-BIZ). This request will allow for the development of a small-lot single-residence subdivision. Also consider a preliminary plat for "Arboreta Village".
Existing Zoning District:	Single Residence 9 (RS-9)
Council District:	5
Site Size:	1.7± acres
Proposed Use(s):	Single residence subdivision
Existing Use(s):	Vacant
P&Z Hearing Date(s):	February 26, 2020 / 4:00 p.m
Staff Planner:	Cassidy Welch
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **August 10, 2000**, the City Council adopted an ordinance annexing the property into the City of Mesa (Ord. #3785).

On **September 11, 2000**, the City Council approved a rezoning of the property to Single Residence 9 (RS-9) (Z00-056; Ord. #3811).

PROJECT DESCRIPTION

Background

The subject property is approximately 1.7± acres located at the southeast corner of University Drive and Sossaman Road. The applicant is requesting to rezone the property from Single Residence 9 (RS-9) to Small-Lot Single Residence 3.0 with a Bonus Intensity Zone (RSL-3.0-BIZ) overlay to allow development of a 14-lot single residence subdivision. Per the proposed preliminary plat, the minimum lot size in the subdivision will be 3,152 square feet. The preliminary plat also shows the construction of a private internal street within the 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. Per Chapter 7 of the General Plan, Small-lot Single Residence (RSL) zoning is listed as a primary use within the suburban sub-type. In addition to the goals of the individual character areas outlined in Chapter 7 of the General Plan, Chapter 4 of the General Plan outlines goals for the City to focus on creating and maintaining a variety of great neighborhoods as part of the implementation of the General Plan and development within the City. Further, the General Plan includes several key elements needed for the creation and maintaining strong neighborhoods (Mesa 2040 General Plan pg. 4-2), one of which is neighborhoods with well identified character and personality.

The proposed development is consistent with the goals of the General Plan. The submitted building elevations and plans shows a unique theme that consists of a Santa Barbara architectural style. The plans also show street landscaping with a defined theme utilizing a Purple-Leaf Plum tree species that contributes to the visual identity and personality of the neighborhood. Staff 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 a rezoning of the property from RS-9 to RSL-3.0 as well as a Bonus Intensity Zone (BIZ) Overlay to allow modifications to certain development standards of the Mesa Zoning Ordinance (MZO). According to the preliminary plat submitted with the application, the proposed lot sizes in the subdivision will range from 3,152 square feet to 3,445 square feet. Per Section 11-5-2 of the MZO, the proposed use of the property for a single residential subdivision is allowed in the RSL zoning district.

RSL Design Elements – MZO Section 11-5-4:

Per Table 11-5-4 of the Mesa Zoning Ordinance, there are five minimum design elements that must be implemented as part of the proposed subdivision to allow the RSL-3.0 zoning. The submitted application shows conformance to the required elements as described below:

Streetscape Elements (a minimum of two elements required):

- Parkland and Useable Open Space: In accordance with the required design element, parkland and useable open space areas that are at least 30 percent greater in area than the minimum required open space for a development can be used to fulfil the parkland and useable open space element. Per the MZO, such open space area must also be functional and consist of at least 500 square foot area and be finished with turf. The space must also include amenities such as benches, canopies and play equipment.

Per Section 11-5-4 of the MZO, the minimum required useable open space is 5,600 square feet. The plan provided with the application shows a proposed 7,441 square feet of common open space, which exceeds the 30 percent requirement. The proposed open space also includes an area of at least 500 square feet with a gazebo, benches, and a dog run.

- Paving Material: Per the additional design element, decorative paving material such as pavers, stamped, colored, or textured concrete and asphalt should be utilized for pedestrian areas, street crossings, and entries into the development.

Per the submitted plan, alternative paving will be constructed and located at the entry to private driveways, at pedestrian crossings, along the pedestrian thoroughfare, and at the termination of the private driveways.

Site Design Elements (minimum of one element required):

- Shared or Clustered Driveways: In accordance with the required design element, driveways should be paired or clustered so that there is a single curb-cut providing access to houses, and the total width for the paired driveway is not more than 18 feet.

Per the submitted plan, the shared common driveways within the development will provide access to either 2 or 4 lots and conform to the City's standards of required 18 feet maximum width at the entry of the driveways.

Building Design Elements (minimum of one element required):

- Entries and Porches: Per the Section of the MZO, at least 50 percent of homes should include entries and covered porches extending along a minimum of 50 percent of the width of the homes front facades, excluding the width of garages, porches meeting the requirement are required to have a minimum width of 8 feet and a minimum depth of 4 feet.

Per the floor plans, at least 50% of the homes in the proposed subdivision will have front porches which extend along a minimum of 50% of the width of the home. Porches meeting this requirement have a minimum width of 8 feet and a minimum depth of 4 feet.

- Variable Garage Entries: Per the requirements, the plans should include provisions for the varied placement of garage locations. At least 35 percent of the lots will have garages that are side-loaded.

Per the submitted plans, 10 out of the proposed 14 lots will have garages that are side-loaded. Development of the remaining four lots will include garages that are recessed from the front property line to reduce the impact of garage doors visible from the street and open spaces areas.

Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Chapter 21:

The purpose of this request for a BIZ overlay is to allow modifications to certain required development standards on the property. Per Section 11-21-1 of the MZO, the purpose of the overlay is also to allow greater intensity of development and encourage unique, innovative developments of superior quality.

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

Table 1

Development Standards	Required RSL-3.0	Proposed RSL-3.0			Staff Recommendation
		Lots 1-4	Lots 5-8	Lots 9-14	
Minimum Front Setback (ft)					
<i>Building Wall</i>	15'	12'	12'	12'	As Proposed
<i>Porch</i>	10'	7'	7'	12'	As Proposed
Minimum Street Side Setback (ft)*	10'	5'	5'	5'	As Proposed
Minimum Rear Setback (ft)	20'	14'	7'	15'	As Proposed
Minimum Rear – Patio Setback (ft)	20'	8'	7'	10'	As Proposed

*Per the submitted plan, the street side setback will only apply to lots 4 and 8.

As shown on the table above, the applicant is requesting the following deviations from the RSL-3.0 zoning district development standards from Section 11-5-4 of the Mesa Zoning Ordinance (MZO):

Front – Building Wall: The required front building wall setback, areas not defined as porches or garages, for RSL-3.0 zoning districts is 15 feet. The applicant is requesting a reduction to the required front building wall setback to 12 feet. This will allow the proposed houses to be constructed closer to the street and encourage a strong neighborhood character and interaction.

Front – Porch: The required front porch setback for RSL-3.0 zoning districts is 10'. The applicant is requesting a reduction in the front porch setback to 7 feet for lots 1-8. The requested front porch setback will aid in constructing porches within the subdivision closer to the to the street and creating an engaging pedestrian environment within the subdivision.

Street Side: The required street side setback for RSL-3.0 zoning districts is 10 feet. The applicant is requesting a reduction in the street side setback to 5 feet. This is to allow the street side setback for certain lots to be of the same distance as the required interior side setback.

Rear: The required rear setback for RSL-3.0 zoning districts is 20 feet. The required rear setback of 20 feet is intended for a traditional single residence lot configuration. To allow for the development of the proposed subdivision, the applicant is requesting a reduced rear setback that will be specific to the three lot types, as defined in the table above. The applicant is requesting a reduction in the rear setback to 14 feet for lots 1-4, 7 feet for lots 5-8, and 15 feet for lots 9-14.

Rear – Patio: The required rear patio setback for RSL-3.0 zoning districts is 20 feet. Due to the unique lot configuration, the applicant is requesting a varied reduced rear patio setback that will be specific to the three different lot types as defined in the table above. The applicant is requesting a reduction in the rear patio setback from 20 feet to 8 feet for lots 1-4, 7 feet for lots 5-8, and 10 feet for lots 9-14. According to the applicant, the reduced rear setback for lots 9-14 to 10 feet is to create uniformity with the existing residential subdivision to the south.

As shown on the plan submitted with the application, the subdivision incorporates innovative design and features that conform to the goals and intent of a great neighborhood as outlined in Chapter 4 of the General Plan. Section 11-21-3 of the MZO outlines criteria for review that must be met in order to receive approval for a BIZ overlay. The applicant has proposed a plan that meets criteria 1 and 2 by providing distinctive and superior quality designs and addressing environmental performance standards through site selection and site design. In addition, the Zoning Ordinance requires compliance with the criteria proportionate to the modifications requested. The applicant is proposing a plan that meets the criteria by providing a superior quality design through the use of a centralized architectural theme and high-quality materials and site design standards that encourages alternative modes of transportation through pedestrian connections and parking that is appropriate for the development. The subject request is also consistent with Section 11-21-1 of the MZO, as well as Section 11-21-3 for Bonus Intensity Zone (BIZ) overlays

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 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 modifications to lot sizes and configuration and a reduction in the number of lots.

The proposed preliminary plat shows development of 3 types of lots and associated housing product with a gross density of 8.9 dwelling units per acre. The plat also shows the subdivision will include a private internal street; however, the proposed subdivision will not be gated. Further, the plat shows location of large open space areas on the western section of the site. There is also a proposed private pedestrian thoroughfare located horizontally at the center of lots 1 to 8 to connect the residents to the proposed open space and amenity area at the western section of the subdivision.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across University Drive) PS Vacant	North (Across University Drive) RS-43 School	Northeast (Across University Drive) RS-7-PAD Single Residence
West (Across Sossaman Road) RM-4 Multiple Residence	Subject Property RS-9 Vacant	East RM-2-PAD Single Residence
Southwest (Across Sossaman Road) RM-4 Multiple Residence	South RM-2-PAD Single Residence	Southeast RM-2-PAD Single Residence

Compatibility with Surrounding Land Uses:

The subject site is adjacent to an existing single residence patio home subdivision to the south and east of the property. The existing subdivision has a comparable typical lot size of 3,150 square feet to the proposed subdivision. In addition, the site is adjacent to a multiple residence complex to the west, across Sossaman Road. Overall, the proposed small-lot single residence subdivision, including its design elements will be compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within a 1/2 mile and registered neighborhoods within one mile. The applicant held a neighborhood meeting with the surrounding property owners on January 30, 2020 at Red Mountain Multigenerational Center.

According to the applicant, seven residents attended the meeting. The topics discussed at the meeting included the following:

- Impact on Traffic on University Drive and Sossaman Road:
The City of Mesa Transportation Department has reviewed the proposed request and determined that the proposed development will not impact traffic on University & Sossaman.
- Size of the Proposed Lots:
The proposed development includes design standards and principles for developing an infill site of this size. In addition, the proposed development includes similar lot sizes to the adjacent development.
- Impact on Property Values:
The proposed development will be of similar size and it is anticipated to contribute to the overall improvement of the area.

As of writing this report, staff has been contacted by one resident who expressed his support for the proposed project. Staff will provide an update of any residents' comments to the Board during the February 26, 2020 scheduled study session of the Board.

School Impact Analysis:

Staff sent the request to the Mesa Public School District for a capacity analysis and has not yet received a response.

Staff Recommendation:

The request for rezoning from RS-9 to RSL-3.0-BIZ is consistent with the Mesa 2040 General Plan and is consistent with the purpose for a Bonus Intensity Zone overlay outlined in Section 11-21-3 of the MZO; Therefore, staff recommends approval of the request with the following conditions of approval:

Conditions of Approval:

1. Compliance with the City of Mesa Zoning Ordinance, except the development standards modified in Table 1 of the staff report.
2. Compliance with the final floor plans and elevations submitted and dated January 24, 2020.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
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.