



Planning and Zoning Board

Case Information

ZONING CASE#: Z12-020 (PLN2012-00058)
LOCATION/ADDRESS: 7555 East Eagle Crest Drive.
GENERAL VICINITY: Located east of Power Road and north of Thomas Road.
ZONING REQUEST: Modifications to the existing Planned Area Development (PAD) overlay for the Las Sendas PAD and Site Plan Review.
PURPOSE: This request will allow the development of a banquet facility.
COUNCIL DISTRICT: District 5
OWNERS: LSM Golf LLC
APPLICANT: David Iverson
STAFF PLANNER: Angelica Guevara

SITE DATA

ACREAGE: 5.2± acres of the 1,838± acre PAD
EXISTING ZONING: LC-PAD and RS-90-PAD as part of the Las Sendas Planned Area Development
GEN. PLAN DESIGNATION: MDR2-4
CURRENT LAND USE: Golf Course

SITE CONTEXT

NORTH: Mountain Preserve/existing residential and Office - zoned R1-35-PAD-PAD and LC-PAD
EAST: Existing Residential - zoned RS-9-PAD-PAD
SOUTH: Existing golf course and existing residential – zoned LC-PAD and RS-9-PAD-PAD
WEST: Existing golf course and existing residential – zoned RM-2-PAD and RS-9-PAD-PAD

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROP 207 WAIVER: Signed. Not Signed

ZONING / ANNEXATION CASE HISTORY

- June 27, 1986:** Annexed into City limits (Ord. 2087)
- December 15, 1986:** Establish R1-90 (Conceptual C-2) as part of the Conceptual development Master Plan for Falcon Ridge with 3,830 dwelling units (Z86-112)
- December 12, 1987:** Administrative modification to allow relocation of Parcel 44
- August 28, 1995:** Rezone from R1-90-DMP to C-2-DMP to allow the development of a pro shop and related facilities (Ord. 3090, Z95-073)
- August 28, 1995:** Modification of the "Las Sendas" DMP (Ord. #3091, Z95-074)
- July 17, 1997:** Modify DMP for Las Sendas (3,444 dwellings – 1.87 du/ac) heard by the Planning and Zoning Board and recommended 6-0 for continuance various times to allow additional time to resolve issues with neighbors, the applicant withdrew the case prior to final consideration by the board (Z97-060)
- August 31, 1998:** Modification to the Development Master Plan for "Las Sendas Mountain"
- July 21, 2008:** Administrative modification to site plan to allow an outdoor patio and two outdoor tent additions to the clubhouse (Z98-062)

PROJECT DESCRIPTION/REQUEST

The Las Sendas Planned Area Development is located east of Power Road on the north side of McDowell Road. The applicant is requesting a modification to the PAD and site plan review to allow the development of a banquet facility.

The development was initially approved in 1986 as "Falcon Ridge" and subsequently modified and approved as Las Sendas in 1995. The PAD included a land use plan containing 29 distinct development parcels, a mix of uses, and design guidelines to ensure a cohesive and aesthetically pleasing desert community with an open space plan that included areas for desert preservation and revegetation of the disturbed desert landscaping.

This request involves the area which was specifically approved in concept for recreational use in the original Development Master Plan. In 1995, a portion of the site received approval to rezone to Limited Commercial and authorized the existing pro shop and golf cart storage. At that time, uses such as a pool, tennis courts, and a restaurant were anticipated.

This modification to the PAD would now allow a 6,000 square foot conference and banquet facility to be used for golf tournaments, conferences, wedding, parties, and member functions. The facility is designed to appear to be one-story from the north and two-story from the south elevation. The architectural design of the building matches the existing pro shop and restaurant. The property owner is proposing this facility in order to provide additional facilities and services at the Las Sendas Golf Club.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within any subdivision abutting the site and any other property owners within 1,000 feet of the site, registered neighborhoods and homeowner's associations within one mile of the project. The applicant held a neighborhood meeting. The following are some of the comments/concerns that were expressed regarding the proposal (please refer to the Citizen Participation Report for a complete list of comments):

1. There was some general concern regarding the impact the facility would have on the drainage problems that Las Sendas currently has. The applicant indicated the project would not impact the drainage problem in the Las Sendas Golf Colony and Allen Engineering was used to confirm this.
2. There was a concern regarding the noise from the facility. The applicant indicated the building would be self-contained.
3. There was a question on the impact this facility would have on the existing Trailhead Center and their banquet facility. The applicant indicated the Trailhead Center only sells space and does not have a kitchen or food and beverage staff on site. Events held at the Trailhead Center must be catered in. The applicant also indicated the proposed facility would not sell space alone, but would sell the food and beverage as well. In addition, customers calling looking for space only would be directed to the Trailhead Center, increasing the Trailhead sales.

As of the writing of this report, staff had not received any phone calls regarding this proposal. Staff did receive one inquiry from a member of the Las Sendas Community Association Board of Directors asking for a copy of the exhibits submitted with the application.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Medium Density Residential 2-4 (2-4 du/ac) which identifies locations where detached, moderate-sized lot, detached single-family residential housing is desirable. Other uses permitted in this category may include Office and Neighborhood Commercial of less than 10 acres where deemed appropriate by the City.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

Goal LU-2: *Support the diverse and dynamic sub-areas within the City of Mesa by reinvesting in those neighborhood communities that exhibit unique character or History.*

Objective LU-2.1: *Promote Mesa's unique identity by encouraging the revitalization, preservation, or development of community sub-areas throughout the City.*

Policy LU-2.1e: *Maintain and enhance the architectural character of the Desert Uplands Sub-area through continued enforcement of existing Desert Uplands Standards and grading plans.*

Goal LU-4L: *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*

Objective LU-4.3: *Encourage the design and implementation of integrated residential commercial and office uses.*

The proposed facility does conform to the General Plan as part of the Las Sendas PAD.

STAFF ANALYSIS

The request is for modification of the Las Sendas PAD and site plan to allow the development of

a 6,000 s.f. banquet facility. The proposed banquet facility is appropriately proposed next to the club house, golf pro shop and restaurant.

Past modifications of the Las Sendas PAD did not anticipate the need for a separate conference and banquet facility. The facility is proposed to meet this new demand and the PAD Overlay allows flexibility for developments that are planned with multiple land use activities organized in a comprehensive manner, and designed to work together in common.

CONCLUSION

Staff is supportive of the requested modification to the Las Sendas PAD to allow the development of a banquet facility in association with the existing clubhouse, pro shop and restaurant at the golf course. Approval of this request will allow the continued improvement and enhancement to the services provided at the golf course.

Staff recommends approval of the modification to the Las Sendas Planned Area Development Overlay subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, floor plan, and landscape plan provided.
2. Certificate of Occupancy shall not be granted until Zoning Ordinance required parking and landscaping are constructed for the building.
3. Compliance with all City development codes and regulations.