



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

September 27, 2023

CASE No.: **ZON23-00441**

PROJECT NAME: **Enclave at Mountain Bridge**

Owner's Name:	Reserve 100 LLC
Applicant's Name:	Tom Lemon, Blandford Homes
Location of Request:	Within the 9000 to 9200 blocks of East McKellips Road (south side) and within the 1800 to 2000 blocks of North Ellsworth Road (west side). Located south of McKellips Road and west of Ellsworth Road.
Parcel No(s):	219-31-048D, 219-31-047Q
Request:	Preliminary Plat for a six lot subdivision. This request will allow for a single residence development.
Existing Zoning District:	RS-9-BIZ-PAD
Council District:	5
Site Size:	3.3± acres
Proposed Use(s):	Single-Family Residential
Existing Use(s):	Vacant
Hearing Date(s):	September 27, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **November 19, 1986**, the property was annexed as a part of a larger 1,569-acre annexation and given the comparable zoning of R1-35 (now RS-35) (Ord. 2133, Case No. Z86-123, Ord. 2160).

On **October 19, 1987**, City Council approved rezoning the site from RS-35 to RS-35 DMP (Conceptual RS-15, RS-9, RS-6, RM-2, OC, and LC) for the larger Mountain Bridge Master Plan Community for the establishment of a maximum of 1,396 lots. (Case No. Z87-51)

On **July 2, 2001**, City Council approved a modification of the previously approved case Z87-51, establishing a maximum of 1,050, lots, added 37 new stipulations, and modifying the previously approved conceptual uses. (Ord. 3908, Case No. Z01-27)

On **December 18, 2006**, City Council approved of a rezoning from RS-35-PAD to RS-35-PAD-PAD establishing the Mountain Bridge Planned Area Development establishing a maximum of 1,210 lots. (Ord. 4656, Case No. Z06-86)

On **January 23, 2012**, City Council approved a Minor General Plan amendment and PAD modification to increase the maximum number of allowed lots to 1,480 and modification of the mixture of required open space totals. (Ord. 5075, Case No. GPMinor11-002 and Z11-030)

On **January 26, 2015**, City Council approved a rezone from RS-35-PAD-PAD to NC-PAD to allow for the development of a commercial pad for the subject property. (Ord. 5267, Case No. Z14-054)

On **February 27, 2023**, City Council Approved a rezone from NC-PAD to RS-9-BIZ-PAD to allow for the development of a residential subdivision for the subject property. (Ord. 5769. Case No. ZON22-00977)

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a preliminary plat titled “Enclave at Mountain Bridge” to create six lots on 3.3± acres in the RS-9-BIZ-PAD zoning district. The subject property is located south of McKellips Road on the west side of Ellsworth Road.

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 type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The Suburban sub-type is primarily single residence in nature with most lots ranging in size from 6,000 square feet to 18,000 square feet. 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. Schools, parks, and religious institutions are frequently found in these neighborhoods. Streets in the character area are generally wide and contain sidewalks on both sides.

Staff 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. Per Chapter 7 of the General Plan, the RS-9 district is listed as a primary zoning category within the Suburban sub-type. Overall, the requested preliminary plat is consistent with the intent of the Neighborhood character area.

Zoning District Designations:

The subject property is zoned RS-9-BIZ-PAD. The proposed lots comply with the development standards for the RS-9-BIZ-PAD district, which were established by Ordinance No. 5769 (Case No. ZON22-00977).

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 progressive stages. This review includes the evaluation of the overall site, including utilities layout, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat will create six lots and will contain common improvements including ingress and egress and retention. To accommodate the retention requirements for the project site, the overall number of lots has been reduced from seven lots, as shown in the development plan approved with Case No. ZON22-00997, to six lots with one tract dedicated to retention.

The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across McKellips Road) RS-9 PAD Single Residential	North (Across McKellips Road) RS-9 PAD Single Residential	Northeast RS-35 Vacant
West RS-15 PAD Single Residential	Subject Property RS-9-BIZ-PAD Vacant	East RS-15 PAD Single Residential
Southwest RS-15 PAD Single Residential	South RS-9 PAD Single Residential	Southeast RS-15 PAD Single Residential

Compatibility with Surrounding Land Uses:

The subject site is adjacent to properties zoned and developed as single residences to the east, north, west, and south. The proposed preliminary plat will not be out of character with the surrounding development.

School Impact Analysis:

Mesa Public Schools was notified of the proposed development; however, staff did not receive comment from the school district.

Neighborhood Participation Plan and Public Comments:

As of the writing this report, no comments have been received. Staff will provide the Board with any new information during the scheduled Study Session on September 27, 2023.

Staff Recommendation:

Staff finds that the subject request is consistent with the Mesa 2040 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with the following Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcels.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, at the time of recordation of a subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to issuance of a building permit, obtain approval of an Administrative Review for product approval of the proposed homes.
6. Compliance with all City development codes and regulations, except as modified by ZON22-00977.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Preliminary Plat
- Exhibit 5 – Power Point Presentation