

Project Description
“Heritage Grove” and “Mariposa Estates Unit 2”
Residential Subdivisions
3725 E. McLellan Road
Mesa, AZ 85205
December 31, 2020

A. Request

Vista Design Group (“Applicant”), on behalf Heritage Group, LP, owners, respectfully submit the attached Residential Zoning and Site Plan Application for a Rezone request along with a Subdivision Plat request. The owner desires to subdivide and develop their 10-acre property into eight separate residential lots. Six of the lots will be part of the “Heritage Grove” subdivision and two of the lots will be part of the “Mariposa Estates, Unit 2” subdivision.

B. Existing and Surrounding Site Uses

The property is located at 3725 E. McLellan Road (APN 141-31-022B) which is approximately 600 ft east of the intersection of N. Val Vista Drive and E. McLellan Road. The parcel size is 409,333 SF (9.397 Acres) as field measured by a registered land surveyor. The parcel is currently zoned AG and is an active citrus orchard with a single residential structure located near the center of the property. The surrounding properties are all residential use.

North: To the north across McLellan Road are two residential properties zoned RS-35 and a gated entrance to an eighteen lot subdivision also zoned RS-35 (Cobblestone at the Groves).

East: Adjacent to the east is a gated residential subdivision zoned RS-35 (Mariposa Estates). This subdivision has a private access agreement across the shared property line (see Appendix C)

South: To the south is an 11 lot non-gated residential subdivision zoned RS-35 which is separated from the subject property by a solid block wall.

West: To the west is a property similar to the subject property. It is a single 8.8-acre lot zoned AG with citrus groves and a single residential dwelling. The property has a driveway off of N. Val Vista Drive.

The aerial map in Appendix A shows the subject property and surrounding properties within 300 ft.

C. Project Description

The property owner would like to subdivide their property into 8 new lots, similar to the surrounding subdivisions. As noted above, the site has been used as a residential dwelling. The property is located within the City of Mesa Citrus Sub-Area. In compliance with the intended

use of this zoning ordinance, the owner's plan is to rezone the property to RS-35 with a PAD overlay. The lots will all have a minimum area of 35,000 sf and meet the minimum required dimensions per the zoning ordinance. The owner also desires to preserve and protect the existing single family residential dwelling structure and the proposed property lines provide the required setbacks from the existing home. Pictures of the existing structure are included in Appendix B.

A new subdivision for "Heritage Grove" has been designed with private streets and a new private gated entrance off of E. McLellan Road for Lots 1 thru 6. Lot 7 and Lot 8 will be subdivided as a separate plat called "Mariposa Estates, Unit 2" and have access to McLellan Road through a new 20' wide private tract dedicated along and adjacent to a similar tract to "Mariposa Estates" subdivision to the east. When "Mariposa Estates" was developed originally, access to the new lots was created through a 20' wide tract. At the same time, the two property owners contemplated a future development with a shared entrance and entered into a private access agreement to share maintenance costs of the private drive which was centered on the property line between the two properties. This existing drive is in place, and the private agreement is in effect. Although Lots 7 and 8 are part of the new "Mariposa Estates, Unit 2" subdivision, there Home Owner's Association for Mariposa Estates will be created to incorporate the two new lots from "Mariposa Estates, Unit 2" into the maintenance of the shared common areas.

New Cul-de-sac ("Heritage Grove Subdivision"): Lots 1 through 6 will have public Right-of-way access from a new private cul-de-sac. The distance from the E. McLellan Road Right-of-Way to the furthest point of the cul-de-sac is approximately 500 ft. The roadway will be within a private tract of 35 ft width (back-of-curb to back-of-curb). The proposed roadway section is the same as the standard "Suburban Ranch Street Section" per COM standard detail M-19.03 to allow for parking on both sides of the street. The urban roadway section has 2 Ft ribbon curbs on both sides. The proposed gated entrance has been designed per COM Standard Detail M-42.01.

Citrus Sub-Area: All eight lots will maintain citrus trees per the Citrus Sub Area requirements. McLellan Road is a collector road which requires one rows of citrus along the street and one row within the residential lots. The new cul-de-sac will be a local road with one row of trees on each side along the front or side yards of the new lots.

Storm Water Retention: These lots will all be flood irrigated and naturally retain the 100-yr 2-hr design storm water event. The Subdivision Retention Calculations do not account for this on-lot retention. The retention volume required for the entire subdivision is provided within Tracts (Basins) C, D and E. Tract C has a basin that is 3.5-feet in depth and drains to the existing catch basin in McLellan Road via a new 8-inch bleed-off line. Tract D has a basin depth of 12-inches max and dewater via infiltration and evaporation. Tract E also has a basin depth of 12-inches max and dewater via infiltration and evaporation. Tract E will be dedicated as part of the "Mariposa Estates, Unit 2" subdivision. Tract D, Tract E and part of Tract C is within the flood irrigation area for the citrus trees along McLellan Road.

D. General Plan

The General Plan character area designation on the property is Neighborhood with a Citrus sub-type. The proposed development conforms with the intent of the character area and its sub-type by providing large lots with single-residence homes surrounded by citrus trees. Additionally, the site is located within the Citrus Sub Area Plan that is discussed in detail later in this narrative. The proposed residential subdivisions conform to the intent of the citrus sub area by creating large lot residential properties while preserving rows of citrus trees and maintaining the rural street section familiar in this area.

D. Non-Compliance Requests

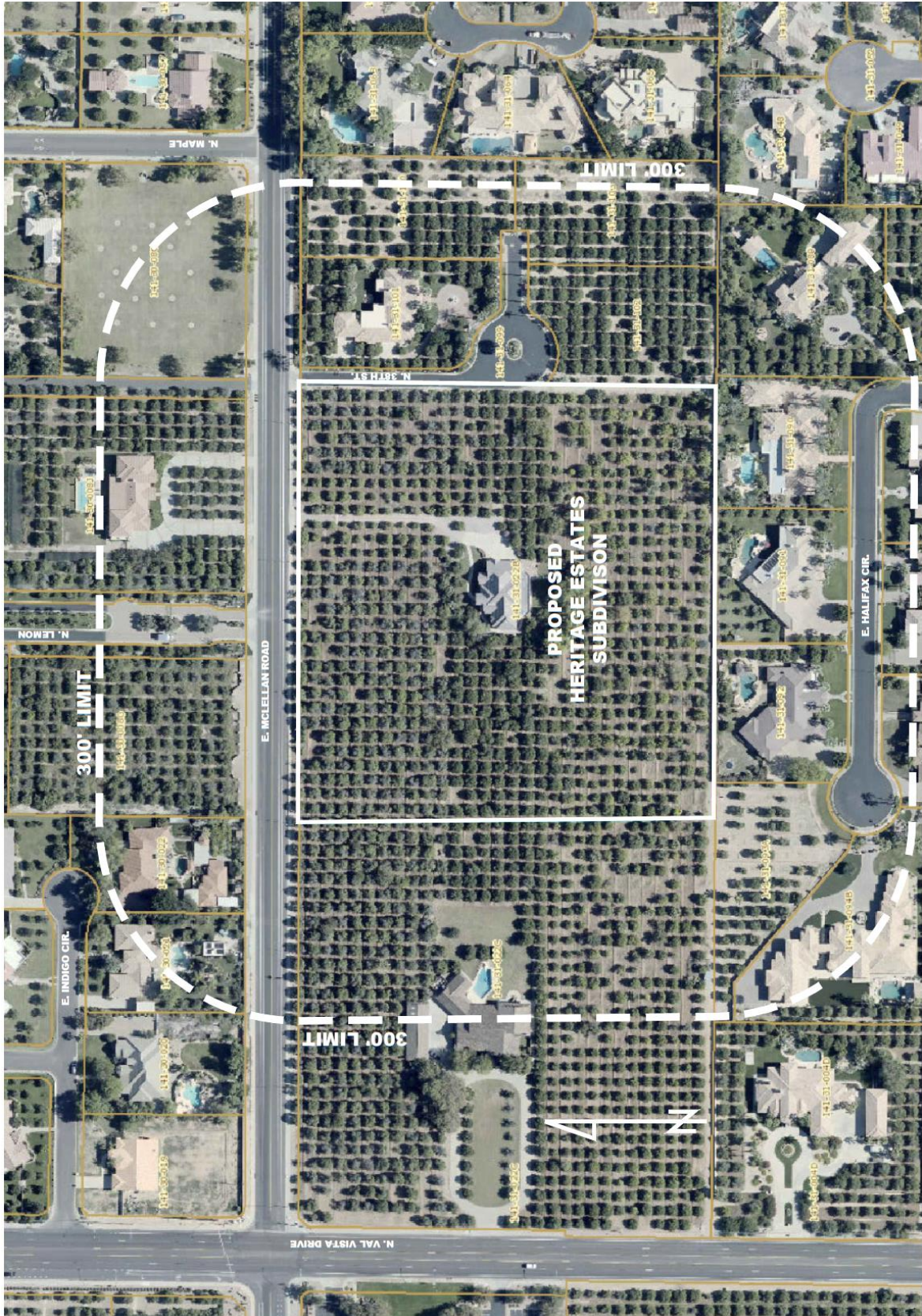
Private Gated Entrance: The subdivision is proposed as a Private Gated Community. The roads are therefore proposed as private tracts with access to the public Right-of-Way along E. McLellan Road. A Planned Area Development overlay is requested due to the private street requirements. The proposed private cul-de-sac street matches the City of Mesa Standard M-19.03 "Suburban Ranch Style Street".

Lot Dimensions: The lot widths at the cul-de-sac have widths that are irregular along the street frontage and less than the minimum 130' width. The lots are still well shaped, and the cul-de-sac configuration lends to a small neighborhood community. The lot sizes are all larger than the minimum required 35,000 SF. It is proposed that the lot configurations shown on the Preliminary Plats for both subdivision be accepted as shown.

Building Set Backs: No exceptions are requested from the RS-35 setback requirements. The following table below shows the requested setbacks in conformance with the Mesa Zoning Ordinance.

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
<i>Standard</i>	<i>RS-90</i> (R1-90)	<i>RS-43</i> (R1-43)	<i>RS-35</i> (R1-35)	<i>RS-15</i> (R1-15)	<i>RS-9</i> (R1-9)	<i>RS-7</i> (R1-7)	<i>RS-6</i> (R1-6)	<i>Additional Standards</i>
Lot and Density Standards								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	11-5-3(A)
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	11-5-3(B)
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	11-5-3(C)
Minimum Lot Depth abutting Arterial Street (ft)	150	150	150	120	110	104	100	
Maximum Density								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9.							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cocheres)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	11-5-3(D)
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	11-5-3(D)
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

Appendix A – Aerial Map Exhibit (north to left of sheet)



Appendix B – Existing House Photos



Existing House (looking Southwest)



Existing House Entrance (looking East)



Existing House (looking Southwest)



Existing House (looking Southeast)



Existing House Entrance (looking South)



Existing House (looking East)

Appendix C (Private Cross-Access Agreement to Mariposa Estates)

August 6, 1998

Dr. & Mrs. James Scoresby
Heritage Group Limited Partnership
936 N. Heritage
Mesa, AZ 85201

Re: Mariposa Estates Right of Way

Dear Jim and Rita:

Please let this letter serve as our memorandum of understanding regarding the above referenced subdivision regarding the following points:

1. You, through your family partnership, Heritage Group Limited Partnership, have agreed to provide a portion of the right of way (easement) necessary to build a private road cul-de-sac as shown on the attached map, at a cost of Ten Dollars (\$10.00) or other valuable consideration.
2. In exchange, we will improve this new private roadway at no cost to you. Regular daily ongoing access will be available to you upon notice by you, but until such notice is given, our deed restrictions will provide that all expenses for operations and maintenance of the road and landscape (common areas only, if any) and the private gated entry will be borne by the four (4) lot owners in our subdivision.
3. Upon notice that you desire daily ongoing access or use, you agree to participate in the M&O costs on a pro-rata basis, using the number of lots as your share. For instance, if you use it only for the existing 10 acre lot with the one home you now occupy, you would, if you choose to, have full access rights and would pay 1/5th of the M&O costs. In the future, if you built another home on a lot, split off from your present 10 acres, you would add another share to the total, making each lot owner responsible for 1/6th of the total, and so on. Additionally, if your land is ever subdivided and a plat recorded with the city, each new lot whose access is gained through the new roadway would become another participating lot in the total pro-rata equation for the purposes of paying for the M&O expenses.

The above will be incorporated into the homeowners association (to be formed) bi-laws and will be binding upon future lot owners, once sales take place.



Don Stapley, Broker
Land, Commercial Asset Management, Consulting

1819 E. Southern Ave., B-10
Mesa, AZ 85204
Phone (602) 892-3975 FAX (602) 892-2631

Appendix C (continued)

Don Stapley

June 23, 2000

James and Reta Scoresby
3725 East McLellan Road
Mesa, Arizona 85203

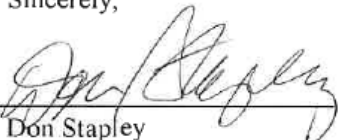
RE: Access Agreement for Mariposa Estates and the Scoresby Family Trust
(The Heritage Group)

Dear James and Reta,

This letter is to confirm our agreement and understanding that in consideration of your having granted to us (Mariposa Estates Lots 1-4) right-of-way easements for the construction of the roadway, you and your successors in interest are hereby granted rights to ingress and egress on the paved road for farming and maintenance.

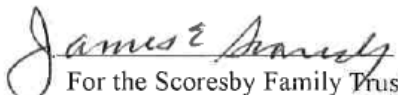
You will not be required to participate in construction costs or maintenance costs of the private road or landscaping. At such time as you or your successors in interest may choose to subdivide and plat your land, you agree to join the homeowner's association, if one exists. In such an event, you agree to contribute on a pro-rata basis in the homeowner's association maintenance expenses for the private road and landscaping, based on the total number of residential lots whose access point may run across the private road shown on our existing plat map.

Sincerely,


Don Stapley
For Mariposa Estates

6-23-00
Date Signed

Accepted and acknowledged


For the Scoresby Family Trust
(The Heritage Group)

6-23-00
Date Signed

6320 East Mariposa Street
Scottsdale, Arizona 85251
(480) 481-3414