



mesa·az

Planning and Zoning Board

Case Information

ZONING CASE#: **Z13-013** PLN2012-00499
LOCATION/ADDRESS: The 8800 to 8900 blocks of East Range Rider Trail (south side)
GENERAL VICINITY: Located north of McDowell Road and East of Hawes Road
ZONING REQUEST: Rezone from RS-35 to RS-35 PAD. Also consider the preliminary plat of "Range Rider"
PURPOSE: This request is to accommodate the development of an 18 lot single residence subdivision.
COUNCIL DISTRICT: District 5
OWNER: Land Holdings Investment Co., LLC
APPLICANT: Paul Dugas, Pinnacle Ridge Holdings, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 219-24-010G, 219-24-010F, and 219-24-010E
PARCEL SIZE: 17.09± acres
EXISTING ZONING: Maricopa County R1-35
GENERAL PLAN DESIGNATION: Low Density Residential 0-1 dwelling units/acre (LDR 0-1)
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: (across Range Rider Trail) Single-residence – zoned Maricopa County R1-35
EAST: Single-residence – zoned Maricopa County R1-35
SOUTH: Single-residence – zoned Maricopa County R1-35
WEST: Single-residence– zoned RS-35PAD "Granite Mountain at Las Sendas" subdivision

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/ ZONING REQUEST

The request is for a rezoning from RS-35 to RS-35 PAD and approval of a Preliminary Plat to accommodate the development of an 18-lot, gated residential subdivision named "Range Rider". This proposed subdivision is located in the 8800 block of East Range Rider Trail, which is north and east of Hawes and McDowell Roads. The property is in the Desert Uplands and, therefore, will be required to comply with all requirements for preservation of the natural desert as required in the Desert Uplands Development Standards.

The proposed 18 custom home lots range in size from 30,594 square-feet to 37,136 square-feet. The development sets aside roughly 1.8 acres of natural area open space (NAOS). Based on this, the applicant is proposing to permanently disturb up to 50% of each lot, which is consistent with the Subdivision Regulations, Desert Uplands Guidelines, 9-6-5(H)(1).

The request for the PAD overlay will allow for the private streets and gating of the development. The private streets will not be lit. The entry gates to the community will be lit with lighting designed to avoid light pollution and still safely illuminate the entry area. Although this is proposed to be a PAD, the applicant has not requested any deviations to the setbacks for the RS-35 zoning district.

The site has several natural features that the developer has proposed to preserve. These features include rock outcroppings and a significant wash. Non-404 washes may be diverted to allow for the building pads to be created, but will be redirected to new retention areas or to locations where they currently leave the property.

The landscape palette for the development will be from the Preferred Plan List from the Desert Uplands Ordinance. The applicant will also complete a Native Plan Preservation Plan that includes an inventory of salvageable plants from disturbed areas. The plan will also include a re-vegetation plan for those salvaged materials.

The applicant has committed that this subdivision will be annexed into either the Las Sendas Community Association or the Mountain Bridge Community Association and will not be a stand-alone 18 lot subdivision with a private street to maintain. Therefore, the homes in this subdivision would also have access to the community amenities provided to those master associations, whichever is selected.

Planned Area Development (PAD)

In a PAD, variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations.

The PAD is being requested to accommodate the request for a gated subdivision with private streets. This typically allows the applicant to be more creative in their street design, provide streets that do not require lighting, and preserve more of the natural desert through decreased street widths.

Staff is supportive of the requested modifications to the zoning code.

SCHOOLS

The subject site would be in the attendance boundary of the following schools, which are within the Mesa Unified School District:

- Red Mountain High School
- Fremont Junior High School
- Las Sendas elementary School

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. The applicant also held a neighborhood meeting on February 27, 2013.

At the writing of this staff report staff had not received any phone calls or inquiries regarding this request.

GENERAL PLAN

The Mesa 2025 General Plan designation for this site is Low Density Residential 0-1 du/acre. This land use category identifies locations where large-lot, single family detached residential is desirable. The target density for these areas is 0.6 du/ac. The use of building envelopes is required for the residential development of the Desert Uplands areas of Mesa.

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

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

Objective LU-1.1: Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a: Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

Objective LU-1.3: Ensure that the land use pattern throughout the community is compatible with the provisions of all elements of the General Plan and the corresponding master plans prepared by the City.

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 Development Standards and grading plans.

STAFF ANALYSIS

Concerns:

Staff has had concerns throughout the review of this proposal with the long cul-de-sac crossing the 404-wash. There have also been concerns raised with the topography of lots 1 and 2 and the amount of disturbance to the existing drainage patterns that will be necessary to create the building pads. It does not seem that this is best design to mitigate disturbance on the property. Staff has suggested to the applicant that they consider alternative designs with two cul-de-sacs that would protect the entire wash by eliminating the need to cross the wash. This may have reduced the lot count, but could also have allowed the wash to become more of a feature of the development. Additional natural open space could also have been preserved by not gating the entrance, however staff understands that the applicant wishes to maintain consistency with what has been built in similar nearby Las Sendas subdivisions.

The applicant has not provided alternative designs and has chosen to move forward with the single cul-de-sac. The applicant contends that the wash will have to be disturbed with a crossing to install utilities and that the addition of the private street will not be a significant amount of additional disturbance to the wash. Staff would still prefer a more creative use of the property, but will support the proposal as designed.

CONCLUSION:

The applicant is requesting to rezone the site from RS-35 to RS-35 PAD and consideration of a Preliminary Plat for "Range Rider". This request will allow the development of a single residence custom lot subdivision.

Staff is supportive of the request. This request is in conformance with the General Plan and the Desert Uplands Guidelines. The addition of this site to the Las Sendas Community Association or the Mountain Bridge Community Association will help to ensure a quality development with numerous amenities. Staff is recommending approval subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative provided (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Desert Uplands Development Standards.
3. Full compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. View fences shall comply with the City of Mesa pool fence barrier regulations.
10. Compliance with the Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plant Preservation Plan.
11. Compliance with Ordinance #3694 requiring a grading permit.