



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**December 14, 2022**

CASE No.: **ZON22-00495**

PROJECT NAME: **Estates at Encanto**

Owner's Name:	Central Christian Church of Mesa
Applicant's Name:	Linda Heaps, Bowman Consulting Group
Location of Request:	Within the 3000 block of East Encanto Street (south side). Located east of Lindsay Road and south of Brown Road.
Parcel No(s):	140-06-114
Request:	Preliminary Plat. This request will create a 28-lot plat for a single residence development.
Existing Zoning District:	Single Residence 9 (RS-9)
Council District:	1
Site Size:	11± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant land
P&Z Hearing Date(s):	December 14, 2022 / 4:00 p.m.
Staff Planner:	Evan Balmer, Principal Planner
Staff Recommendation:	APPROVAL with conditions

**HISTORY**

On **November 8, 1975**, the City Council annexed approximately 247± acres of property, including the subject site, into the City of Mesa (Ordinance No. 967) and subsequently zoned the property to Single Residence 9 (RS-9) (Case No. Z76-009; Ordinance No. 978).

**PROJECT DESCRIPTION**

**Background:**

The subject request is for approval of a Preliminary Plat titled "The Estates at Encanto", to create a 28-lot plat in the RS-9 zoning district. The subject site is located east of the existing Central Christian Church. While the site is primarily vacant property, it does encompass four

rows of parking stalls at the far east side of the existing Central Christian Church parking lot. This change will result in the loss of 139 parking stalls from the Central Christian Church site. Per Section 11-32-3.A of the Mesa Zoning Ordinance (MZO), the uses on the site would require 948 parking stalls. The removal of 139 parking stalls from the site will result in 1,033 stalls available for church operations, which exceeds the number of parking stalls required and will not adversely affect church operations. As part of this proposal, the access on Encanto Street that currently serves the church will become the access to the Estates at Encanto subdivision. The church will still have two access points on Lindsay Road and an additional emergency access to Adobe Street to the south. As there are three additional access points to the church, the access to Encanto Street is not needed for church operations. Additionally, there is an existing access gate to Highland Elementary School south of the site that is currently used for student drop off and pickup. The proposed plat does not impact this access to the school. Per Section 9-6-2 of the Mesa Subdivision Regulations, a Preliminary Plat is required to be reviewed and approved by the Planning and Zoning Board prior to approval of a Final Plat by the City Council.

**General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan character designation for the site is Specialty. Specialty Districts are large (typically over 20 acre) areas with a single use such as an educational campus, airport, or medical facility. This specific Specialty District encompasses the Central Christian Church Campus, Highland Elementary School and City of Mesa water facilities. The subject property is situated between the Central Christian Church campus and the Eastern Canal, behind Highland Elementary School and a City of Mesa water facility. There are existing single-residence subdivisions adjacent to the subject site to the north, on the north side of Encanto Street, as well as east of the subject site across the Eastern Canal.

The Mesa Zoning Ordinance establishes permitted land uses and the appropriate location, size and height of structures, among other factors. The applicant is proposing to develop the subdivision in conformance with all applicable standards and is not requesting any deviations that would require a rezoning. Overall, the request for a Preliminary Plat is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

**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. This review includes the evaluation of the overall site, including utilities layout, ADA compliance, and detention requirements. The Preliminary Plat is reviewed and approved by the Planning & 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 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:**

<p><b>Northwest</b> RS-9 Residential</p>	<p><b>North</b> RS-9 Residential</p>	<p><b>Northeast</b> (Across Eastern Canal) RS-15</p>
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		Residential
<b>West</b> RS-9 Central Christian Church campus	<b>Subject Property</b> RS-9 Vacant	<b>East</b> (Across Eastern Canal) RS-15 Residential
<b>Southwest</b> RS-9 Park	<b>South</b> RS-9 Highland Elementary School City of Mesa Water Treatment Facility	<b>Southeast</b> (Across Eastern Canal) RS-15 Residential

**Compatibility with Surrounding Land Uses:**

The site is located east of the existing Central Christian Church campus and is currently vacant. The site is adjacent to an existing single-residence subdivision on the north side of Encanto Street and there is also an existing single-residence subdivision to the east of the subject site across the Eastern Canal. Approval of a preliminary plat for residential use will not be out of character with the surrounding area.

**Staff Recommendation:**

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. Therefore, staff recommends approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.

**Exhibits:**

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Preliminary Plat