



PLANNING DIVISION
STAFF REPORT

City Council Meeting

February 3, 2025

CASE No.: **ZON24-00891**

PROJECT NAME: **Encanto by Blandford Homes**

Owner's Name:	CENTRAL CHRISTIAN CHURCH OF MESA
Applicant's Name:	Sean Lake, Pew & Lake, PLC
Location of Request:	Located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street.
Parcel No(s):	140-06-114
Request:	Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision.
Existing Zoning District:	Single Residence-9 (RS-9)
Council District:	1
Site Size:	11.25± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
Hearing Date(s):	January 8, 2025 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **December 8, 1975**, Mesa City Council annexed 248± acres of land, including the project site, into the City of Mesa (Annexation 54, Ordinance No. 967).

On **February 16, 1976**, Mesa City Council established R1-9 zoning (equivalent to current Single Residence-9 [RS-9]) on recently annexed property (Case No. Z76-009, Ordinance No. 978).

On **January 8, 2025**, the Planning and Zoning Board approved a Preliminary Plat titled, “Encanto” and recommended that City Council approve the Proposed Project (Case No. ZON24-00711).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone of the 11.25± acre project site from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD).

Proposed Project will contain 39 single residence lots, a pickleball court, and a small open space containing a sing set. The requested PAD overlay is to allow modifications to certain development standards set forth in the Mesa Zoning Ordinance (MZO).

General Plan:

The project site is designated as Traditional Residential under the Mesa 2050 General Plan, with a Sustain Growth Strategy.

Per Chapter 3 of the 2050 General Plan, Traditional Residential areas contain primarily detached single-family homes on medium or large lots, with densities up to 7.26 dwelling units per acre. These areas, guided by the Sustain Growth Strategy, are expected to largely maintain their current character, with gradual improvements and minor changes occurring over time. These include infrastructure improvements, home improvements, targeted infill, adaptive reuse projects, and slight transitions in uses along arterial roadways.

The requested RS-7 zoning is consistent with the Traditional Residential Placetype, and the Proposed Project has a density of 2.46 dwelling units per acre, which is below the maximum density for single residential developments. Furthermore, the Proposed Project represents infill development of a vacant parcel, aligning with the degree of change expected for a Traditional Residential area with a Sustain Growth Strategy. The Proposed Project also supports Strategy N2 of Great Neighborhoods section in Chapter 2, which encourages adaptive reuse and infill as tools for rejuvenating and revitalizing established neighborhood and Strategy N5 which encourages improved street and open space network connectivity within neighborhoods an local serving amenities as the Proposed Project and the church parcel adjacent to it are working to provide a pedestrian connection to the local school that is directly to the south of project..

In summary, staff finds that the Proposed Project furthers the implementation of the Vision, Guiding Principles, Strategies and applicable elements of the General Plan.

Zoning District Designations:

The request is to rezone the subject property from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD). The intent of the RS district is to provide areas for detached single residence housing at densities of up to seven units per net acre.

Airport Overflight Areas:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to Falcon Field Airport. There are no residential use restrictions on properties within an AOA 3.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RS-9 Single Residence	North RS-9 Single Residence	Northeast (Across Eastern Canal) RS-15 Single Residence
West RS-9 Place of Worship	Project Site RS-9 Vacant	East (Across Eastern Canal) RS-15 Single Residence
Southwest RS-9 School	South RS-9 School	Southeast (Across Eastern Canal) RS-15 Single Residence

Compatibility with Surrounding Land Uses:

The project site is currently vacant. To the north and east are single residence subdivision. To the west is a place of worship. To the south is Highland Elementary School. The proposed single residence development is compatible with the surrounding development and land uses.

PAD Overlay Modification – MZO Article 3, Chapter 22:

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to permit flexibility in the application of zoning standards and requirements. The Proposed Project must demonstrate that equivalent or superior is used to meet the intent of the underlying zoning district and General Plan. The PAD overlay allows for creative, innovative and flexible design that creates high-quality development for the site.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Minimum Lot Width–</u> <i>MZO Table 11-5-3.A.1</i>	65 feet	60 feet	As Proposed
<u>Maximum Lot Coverage (% of Lot) –</u> <i>MZO Table 11-5-3.A.1</i>	60%	65%	As Proposed
<u>Required Number of Plants by Street Type –</u> <i>MZO Table 11-33-3.A.4</i>	1 tree and 4 shrubs per 25 lineal feet of street frontage	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along	As Proposed

		the western boundary of the project	
<u>Perimeter Landscaping Minimum Size – MZO 11-33-3(A)(6)</u>	<p>25 percent of the total required trees shall be 36-inch or larger box trees</p> <p>50 percent of the total required trees shall be 24-inch box trees.</p> <p>50 percent of the total required shrubs shall be 5-gallon size or larger</p>	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project	As Proposed
<u>Fences and Freestanding Walls Maximum Height– MZO 11-30-4(A)(1)(b)</u> -Side and Rear Yards	6 feet	8 feet (north property line adjacent to APN 140-06-165 and south property line adjacent to APN 140-06-003B)	As Proposed

Minimum Lot Width:

Per Table 11-5-3.A.1 of the MZO, the minimum lot width in the RS-7 District is 65 feet. The applicant is requesting a 60-foot lot width.

Maximum Lot Coverage:

Per Table 11-5-3.A.1 of the MZO, the maximum lot coverage in the RS-7 District is 60%. The applicant is requesting a maximum lot coverage of 65%.

Required Number of Plants by Street Type:

Per Table 11-33-3.A.4 of the MZO, local streets require a minimum of one tree and four shrubs per 25 lineal feet of street frontage. The applicant is requesting no landscaping be provided along the local street on the western boundary of the project site identified as Road D on the Preliminary Plat.

Perimeter Landscaping Minimum Size:

Per Section 11-33-3.A.6 of the MZO, a minimum of 25% of the total required trees must be 36-inch or larger box trees and a minimum of 50% of the total required trees must be 24-inch box trees. A minimum of 50% of the total required shrubs must be five-gallon size or larger. The

applicant is requesting that no landscaping will be required along the local street on the western boundary of the project site identified as Road D on the Preliminary Plat.

Fences and Freestanding Walls Maximum Height:

Per Section 11-30-4(A)(1)(b) of the MZO, no fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of six feet in height.

The applicant is requesting a freestanding wall, eight feet in height, along portions of the north and south property lines. A portion of the existing parcel is being conveyed over to the single residence property owner directly adjacent to the project site to the north (APN 140-06-165) and the applicant is reconstructing their wall through this application. The existing wall surrounding the property to the north is eight feet in height and the property owner has requested that this wall height be maintained with its reconstruction. Additionally, Mesa Public Schools requires that all school properties be enclosed by an eight-foot-tall wall or fence. Therefore, the applicant is requesting an increased wall height on the portion adjacent to Highland Elementary School.

PAD Justification:

According to the applicant, the requested deviations will facilitate the development of a high-quality subdivision on an oddly shaped, infill parcel. The slight reduction in lot width is balanced by increased lot depth, providing more backyard space. The increase lot coverage allows for larger homes, offering greater flexibility in home customization. Additionally, since this parcel is being subdivided from the adjacent church site, the reduction in landscaping along the westernmost local street is not being fully removed but being relocated to the church's rear landscape yard. Finally, the increase in allowed wall height will address existing conditions and meet school standards. This adjustment, situated directly adjacent to the proposed development, will enhance the overall appearance of the community, creating the impression of a well-planned neighborhood that seamlessly integrates into the area.

Site Plan and General Site Development Standards:

The Proposed Project is a 39-lot single residence subdivision with access from Encanto Street. Most lots range in size from 7,800 to 8,500 square feet, with a few larger lots, including one exceeding 21,000 square feet.

Amenities include fenced pickleball courts with view fencing onto the canal, an active open space area, and a swing set, all located on the eastern side of the subdivision adjacent to the Eastern Canal. Additionally, the applicant, in collaboration with the adjacent church, will relocate the gate to Highland Elementary School further to the west to maintain access to the school.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

The applicant held a neighborhood meeting on October 17, 2024 with 25 neighbors in attendance. Questions from neighbors included, why previous development proposals for the project site were not constructed, whether homes along Encanto Street could be limited to one-

story, if the applicant could purchase the access drive on the church property and provide access to the subdivision through it rather than Encanto Street, and whether access to the school would remain.

In response, the applicant agreed to restrict the homes along Encanto Street to one-story to make sure they were in character with the existing neighborhood to the north. They explained that the City requires parcels to have access to a public right-of-way, therefore access to the subdivision can't be provided through the church, and that they're working with the church to move the gate onto the school property and maintain access.

Staff received two online comment cards in opposition to the Proposed Project, raising concerns about potential flooding from increased concrete, additional traffic impact on nearby neighborhoods, and the need for safe pedestrian access to Mountain View Regional Park during construction. Additionally, one resident spoke in support of the project at the Planning and Zoning Board hearing, and staff received an email with a petition signed by 17 residents and neighbors expressing their support.

School Impact Analysis:

The Mesa Public School District reviewed the request for its potential impact on the district and indicated that the existing schools in the area have capacity to serve the anticipated students.

Table 2: School Impact Analysis

Proposed Development (39 Units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Highland Arts	Elementary	10	Yes
Poston Junior	Middle School	4	Yes
Mountain View High School	High School	8	Yes

Staff Recommendations:

Staff finds the Proposed Project complies with the Mesa 2050 General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a Planned Area Development Overlay outlined in Section 11-22-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with the Preliminary Plat.
3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
4. Dedicate the right-of-way and easements 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 off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Lots adjacent to Encanto Street, identified as lots 1 through 8 on the Preliminary Plat shall be limited to one-story in height.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:

- a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2.5 mile of Falcon Field Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-3.A.1</i>	60 feet
<u>Maximum Lot Coverage (% of Lot)</u> – <i>MZO Table 11-5-3.A.1</i>	65%
<u>Required Number of Plants by Street Type</u> – <i>MZO Table 11-33-3.A.4</i>	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project
<u>Perimeter Landscaping Minimum Size</u> – <i>MZO 11-33-3(A)(6)</i>	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project
<u>Fences and Freestanding Walls Maximum Height</u> – <i>MZO 11-30-4(A)(1)(b)</i> -Side and Rear Yards	8 feet (north property line adjacent to APN 140-06-165 and south property line adjacent to APN 140-06-003B)

Exhibits:

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map
Exhibit 5 - Site Plan
Exhibit 6 - Minutes
Exhibit 7 - Submittal Documents