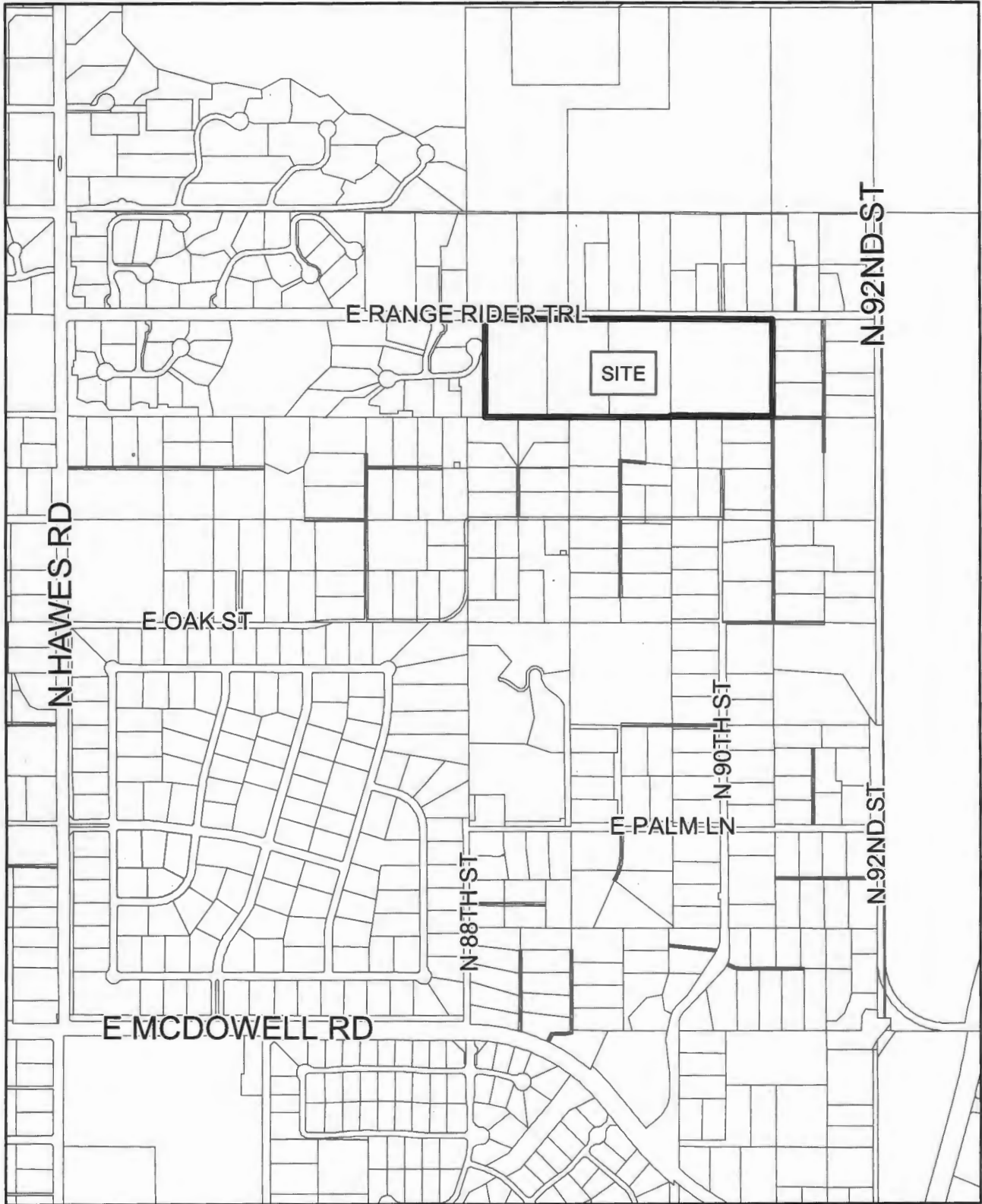


PLANNING AND ZONING VICINITY MAP



Z13-012

Z13-012

Z13-012

Z13-012

Z13-012



Planning and Zoning Board

Case Information

CASE NUMBER: Z13-012 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
REQUEST: Rezone from Maricopa County R1-35 to City of Mesa RS-35
PURPOSE: This request will establish a City of Mesa zoning on recently annexed property
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/REQUEST

This request is to establish a City zoning district upon land which is pending annexation. Currently, the County district Rural35 exist on the property. Comparable city zoning is Rural-35 (RS-35). The site is currently undisturbed vacant land.

This case is associated with other cases also on the March 20, 2013 agenda. The request is for rezoning (case number Z12-013) from RS-35 to RS-35 PAD for the development of an 18 lot subdivision.

CONFORMANCE WITH THE GENERAL PLAN

This request does conform to the adopted Mesa 2025 General Plan as it relates to the annexation of land adjacent to the City limits (objective LU-1.4). According to Table 2.2: Correlation Between Land Use and Zoning of the Mesa 2025 General Plan, the proposed zoning classification also conforms to the General Plan Land Use Map designation of Low Density Residential 0-1 (0-1 du/ac).

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable to but not more intense than what exists in the county. The RS-35 designation is the most comparable zoning category within the City to the Rural35 from the County. This zoning category is in conformance with the current General Plan land use designation. The associated rezoning (Z13-013) is scheduled to be heard by the City Council subsequent to the decision of this case. This case will amend the zoning designation to a category that is in conformance with current city land use policy for the area.

CONDITIONS OF APPROVAL:

1. Compliance with the Zoning Ordinance and all City development codes and regulations for the proposed development.



Pinnacle Ridge Holdings, LLC

THE ESTATES

(Aka Range Rider) Re-Zoning and Annexation Case

PROJECT NARRATIVE & DESCRIPTION

Land Holdings Investment Co., LLC (Owner), and Pinnacle Ridge Holdings, LLC, (Developer) are happy to propose RS-35 PAD zoning with (18) building envelope lots for the (3) Six Acre Parcels, (18) Acres Total to be known as The Estates. The Estates is currently still in Maricopa County and has R1-35 County Zoning. The Estates is proposed to be annexed into the City of Mesa along with this zoning request.

We are proposing (18) building envelope lots. Lots range in size from 30,594 sq. ft. to 37,136 sq. ft. These large format lots will follow the guidelines of the Desert Uplands Ordinance and will be allowed to permanently disturb up to 65% of each lot due to use of the NAOS section of the Desert Uplands Ordinance of Granite Mountain at Las Sendas. Building setbacks will conform with the setbacks in R1-35 zoning, those being 30' front and rear yard building setbacks and 30' of total side yard setbacks with 10' being the minimum side yard setback allowed. The new community will be serviced by City of Mesa water, sewer and gas.

Annexation into the City of Mesa is also being requested. Currently the subject Parcels and all of the surrounding Properties are Located in Maricopa County and are County Zoned R1-35. The (3) Subject lots are vacant desert lots with no improvements or structures located on them. City of Mesa Sewer, Water and Gas are located at the SWC and NWC of the Subject Parcels. The following Parcels and their Owners are in favor of the Annexation into the City of Mesa.

APN # 219-24-010G
APN # 219-24-010G
APN # 219-24-010G

Land Holdings Investment Co, LLC
Ricky L. & Patricia Ann Blandford
Land Holdings Investment Co, LLC

Walls will be constructed along Range Rider Trail on its south side as previously approved and constructed at Granite Mountain at Las Sendas. These walls will be of various heights and textures and will not exceed 4 feet in height. Also the walls will meander with the grade and have breaks in them for wild life and washes. Parts of the walls will be masonry, with other parts consisting of berming and landscaping to naturally blend in with the desert. These walls are not meant to wall off the subdivision, but instead create a soft sense of boundary.

Non-404 washes may be diverted to enable the formation of building pads providing that the washes are directed to the same locations that they currently leave the property on the south boundary line or to newly construction retention basins. Individual lot grading and drainage plans will be submitted as part of the buyers building permit application for review by the City of Mesa

The landscape palette for this community will be from Preferred Plant list of the Desert Uplands Ordinance. A native Plant Inventory will be completed and all salvageable trees will be salvaged and replanted in the community after improvements have been completed.

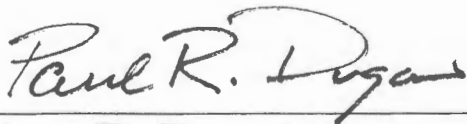
Private streets will not be lighted. Entry areas will be lighted and lighting can be designed to avoid light pollution and still safely aluminate the entry areas should the City of Mesa request dark skies.

Great care has been taken to preserve the natural features of the community. Hillsides and large outcroppings will be conserved as open space open and totaling approximately (2) acres of this new community.

The proposed community would have one distinct Entry Location The entrance features of the community will have decorative concrete brick surface treatments along with an area for special monumentation. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional open space behind the homes and reduces the impact of the development in this sensitive part of the desert. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration.

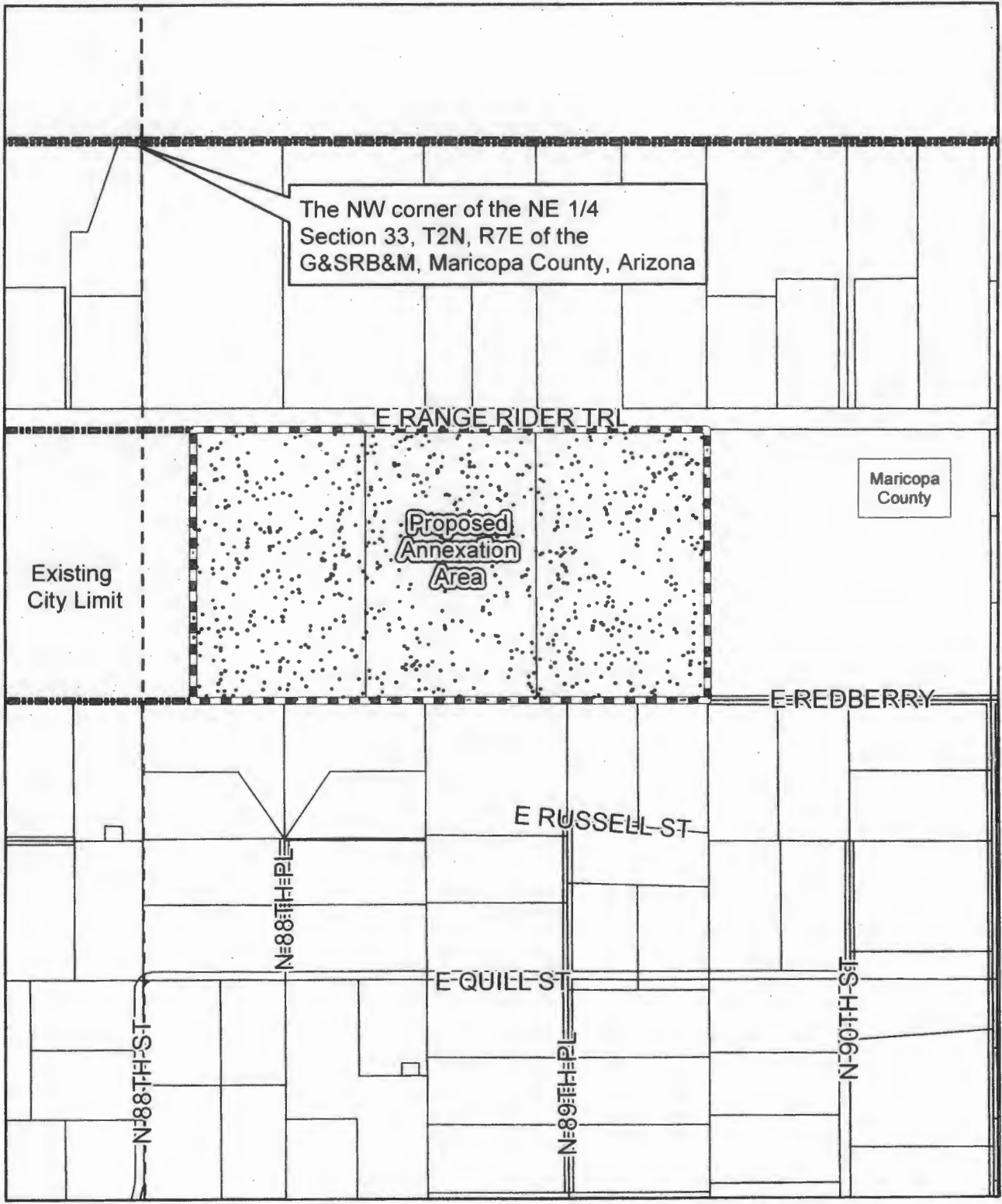
Land Holdings and Pinnacle Ridge Holdings are committed to building a quality community in relationship with the existing desert, maintaining the prestige and natural beauty of the area along with preserving the city and mountain views.

Sincerely,



Paul R. Dugas

Director of Land Development
Pinnacle Ridge Holdings, LLC






-  Proposed Annexation Boundary
-  City of Mesa Boundary
-  Quarter Section

EXHIBIT 'A'

