



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**February 24, 2021**

CASE No.: <b>ZON20-00841</b>
PROJECT NAME: <b>Groves of Hermosa Vista Rezone &amp; Replat</b>

Owner's Name:	Brent/Deborah Berge
Applicant's Name:	Michael Stephan
Location of Request:	Within the 2100 block of East Menlo Circle (both sides) and within the 2100 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road.
Parcel No(s):	141-06-013F, 141-06-242 & 141-06-241
Request:	Rezoning from Single Residence 35 (RS-35) to Single Residence 15 (RS-15), and approval of a preliminary plat. This request will allow for the development of a single residence subdivision.
Existing Zoning District:	Single Residence RS-35 and Single Residence RS-15
Council District:	1
Site Size:	2.08± acres
Proposed Use(s):	Single Residential
Existing Use(s):	Vacant / Undeveloped
Hearing Date(s):	<b>February 24, 2021 / 4:00 p.m.</b>
Staff Planner:	Jennifer Gniffke, Planner I
Staff Recommendation:	Approval with Conditions
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **August 25, 1979**, the City Council approved the annexation of approximately 2,225 acres that included the subject property (Ordinance No. 1277).

On **February 18, 1980**, the City Council approved a comparable City of Mesa zoning designation of Single Residence 35 (R1-35) on the subject property after the annexation (Case No. Z80-020B, Ordinance No. 1313).

On **June 19, 1995**, the City Council approved a rezoning from R1-35 to R1-15 to allow development of a 103-lot single residence subdivision (Case No. Z95-042, Ordinance No. 3045). The eastern portion of the subject property was rezoned.

On **February 20, 1996**, the City Council approved a final plat for “The Groves of Hermosa Vista”. The plat covered approximately 51± acres of land including the eastern portion of the subject site.

On **March 13, 2014**, the City Council approved a final plat for “The Groves of Hermosa Vista II”. The plat covered approximately four acres and was comprised of 11 lots. The eastern portion of the subject property is comprised of Lots 3 and 4 from this subdivision.

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to rezone 1.1± acres of vacant land from Single Residence 35 (RS-35) to Single Residence 15 (RS-15) and to combine that land with Lots 3 and 4 of the Groves of Hermosa Vista II subdivision.

Currently, the 1.1± acres of vacant land west of the Groves of Hermosa Vista II subdivision is unplatted, meaning that it is not part of any approved subdivision. With the proposed replat, Lots 3 and 4 of the Groves of Hermosa Vista II plat would expand to the west and absorb the adjacent unplatted area, resulting in two lots, approximately 0.88± acres and 1.02± acres in size. If approved, Lots 3 and 4 would be removed from the Groves of Hermosa Vista II subdivision and become Lots 1 and 2 of the Menlo Circle subdivision.

The subject request is consistent with the surrounding zoning and lot sizes and meets all requirements of a Preliminary Plat.

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

The General Plan Character area designation on the property is Neighborhood with a sub-type of Suburban as defined in Chapter 7 of the General Plan. Per Chapter 7 of the General Plan, the primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The suburban neighborhood character type is primarily single residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are frequently found in these neighborhoods. Streets in the character area are generally wide and contain sidewalks on both sides. Further, the character area includes some form of accessible, usable community space spread throughout the community to provide a focus for smaller neighborhood areas (p. 7-10 of the Mesa 2040 General Plan).

Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. Per Chapter 7 of the General Plan, Single Residence 15 (RS-15) is listed as a primary zoning district within the suburban sub-type. The proposed request to rezone and replat the property to expand two lots within the existing Groves of Hermosa Vista neighborhood is consistent with the General Plan land use designation.

**Zoning District Designations:**

The request is to rezone the subject property from RS-35 to RS-15 to allow expansion of two lots within an existing single-residence subdivision. Per section 11-5-1 of the Mesa Zoning Ordinance (MZO), the purpose of the single residence district is to provide areas for detached single residence housing at densities up to seven units per net acre. Per Section 11-5-2 of the MZO, the proposed RS-15 use is allowed in the proposed single residence district.

**Preliminary Plat:**

The proposed preliminary plat is a replat of “The Groves of Hermosa Vista II” subdivision plat to absorb adjacent unplatted property to the west of the subdivision to expand Lots 3 and 4. Currently, Lots 3 and 4 are approximately 0.43 acres in size. The replat to include the unplatted property will result in increase in the size of lots 3 & 4 from 0.43± acres to 0.88± acres for the new Lot 1 and 1.02± acres for the new Lot 2.

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 design of the subdivision and details, such as 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:**

<b>Northwest</b> RS-15 Single Residence	<b>North</b> RS-15 Single Residence	<b>Northeast</b> RS-15 Single Residence
<b>West</b> RS-35 Single Residence	<b>Subject Property</b> RS-35 & RS-15 Undeveloped	<b>East</b> RS-15 Single Residence
<b>Southwest</b> (across Hermosa Vista Drive) RS-15 Single Residence	<b>South</b> (across Hermosa Vista Drive) RS-15 Single Residence	<b>Southeast</b> (across Hermosa Vista Drive) RS-15 Single Residence

**Compatibility with Surrounding Land Uses:**

The property is zoned Single Residence (RS-35 and RS-15). Currently, there are single residence subdivisions zoned RS-15 to the north, east and south of the subject property. Rezoning of the adjacent 1.1± acres of property and replatting the existing subdivision to include the newly rezoned area to increase the lot size of lots 3 & 4 will not be out of character with the surrounding residential developments.

**School Impact Analysis:**

Staff sent the application information to Mesa Public Schools to provide review comments. As of writing this report, staff has not received comments from the school.

**Neighborhood Participation Plan and Public Comments:**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site. The applicant held a neighborhood meeting on January 27, 2021 via a virtual format.

As of writing this report, staff has not received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the February 24, 2021 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

The subject request is consistent with the 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 City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
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.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

- 3.1 Project Narrative
- 3.2 Final Plat for The Groves of Hermosa Vista II
- 3.3 Preliminary Plat for Menlo Circle

**Exhibit 4-Citizen Participation Report**