



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00688
LOCATION/ADDRESS: Within the 2100 to 2400 block of South Signal Butte Road (east side)
GENERAL VICINITY: Located south of Baseline Road on the east side of Signal Butte Road
REQUEST: Rezoning from RM-2-PAD to RM-2-PAD-PAD; and Site Plan Review.
Also, consider the Preliminary Plat of "SSV-Olivewood Condos"
PURPOSE: This request will allow for an attached single-residence subdivision.

COUNCIL DISTRICT: District 6
OWNER: Springs Golf Company LLP
APPLICANT: Tim Nielsen, Farnsworth Construction Co.
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 304-01-383 & 304-01-391
PARCEL SIZE: 7.4+/- acres
EXISTING ZONING: Multiple Residence (RM-2-PAD)
GENERAL PLAN CHARACTER: Neighborhood: Suburban
CURRENT LAND USE: Office/Construction yard

SITE CONTEXT

NORTH: Existing single family residential, Zoned RS-6 PAD
EAST: Existing single family residential, Zoned RS-6 PAD
SOUTH: Existing assisted living facility, Zoned RM-4 PAD
WEST: Existing single family residential (across Signal Butte Road), Zoned RS-7 PAD

HISTORY/RELATED CASES

April 19, 1990: Annexed to the City of Mesa (ORD. #2497)
June 4, 1990: Rezoned from County Rural-43 to City of Mesa AG and SR (Z90-24)
January 22, 1996: Approval of Sunland Springs Village DMP with establishment of City zoning districts (Z95-109)
February 5, 2001: Modification of the Sunland Springs Village DMP and rezone from R1-6 (conceptual to R-2) and R-2-PAD (Z00-093).

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

This is a requested rezoning of 7.4 ± acres from RM-2-PAD to RM-2-PAD-PAD and site plan review, within the Sunland Springs Village Master Plan (Z95-109) for the development of an attached single-residence subdivision. The applicant is requesting the additional PAD overlay to accommodate some minor deviations to the Zoning Ordinance and to accommodate the private drive. The proposed development is the final phase of the Sunland Springs Village community. The site is located south of Baseline Road on the east side of Signal Butte Road.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within one-half mile and registered neighborhoods within one mile inviting them to a neighborhood meeting. Emails were also sent to members of the Sunland Springs Village HOA Community. The applicant held a neighborhood meeting on October 23rd at the Sunland Springs Village Auditorium, which is located approximately 1± mile from the site. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the November 14, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhood. The area has a Suburban character type. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed project is consistent with the General Plan by providing a small residential development adjacent to the existing residential communities within the same master planned community. This proposal will bring Sunland Village Springs Village to final build-out and increase the housing options within the development.

ZONING:

The property is currently zoned RM-2-PAD. The applicant is proposing to rezone 7.4± acres from RM-2-PAD to RM-2-PAD-PAD to accommodate the single-residence attached development. A PAD overlay has been included to deviate from the traditional RM-2 development standards. The property lies within the Sunland Springs Village, a master planned community for senior living, approved in 1995 (Z95-109). In 2001, a modification was made to the DMP to rezone the subject parcel from R1-6 to R-2-PAD.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The purpose of the Planned Area Development Overlay (PAD) is to allow for flexibility for the development of a cohesive project. Modifications to development standards are often requested to create innovative design. The overall Sunland Springs Village community falls under a Planned Area Development (PAD) overlay district. The applicant has requested an additional PAD overlay to accommodate some minor deviations to Zoning Ordinance standards and to accommodate the private drive.

The requested deviations to the Zoning Ordinance standards have been listed below:

- A reduction to the setback along the west property line adjacent to a 6-lane arterial street (§11-5-5). The proposal would reduce the minimum setback from 30-feet to 20-feet.
- The minimum required separation distance between buildings is 25-feet for single story in the RM-2 district (§11-5-5). The applicant has proposed a separation distance of 12-feet, which is consistent with previously approved condominium developments within the master plan.
- A request for a private drive. The zoning code requires that all parcels in the City of Mesa front onto a public right of way (§11-30-6.H). In order to accommodate the private street system within the subdivision a PAD is necessary to allow the lots to front onto a common tract.

As justification for the reduced development standards, the applicant is providing open space areas and the residents of the development will be part of the Sunland Springs Village HOA Community. Residents will have access to all the amenities including, tennis, pickleball, softball, swim and fitness centers, and access to the community recreation center. The applicant has stated that the departures to the Zoning Ordinance are requested to accommodate the odd shape of this infill parcel which is encumbered by the 135' transmission line easement.

The Sunland Springs Village Community is considered to be an upscale residential retirement community and provides significant amenities for its residents. The deviations requested are commensurate with previously approved condominium projects within this community. Staff believes that the amenities, coupled with open space provided within this condominium project, meet the increased quality to justify the PAD overlay and therefore staff is supportive of the proposed modifications.

SITE PLAN - MZO Section 11-69-5:

The proposed project will provide residential development on an irregular shaped parcel within the Sunland Springs Village Community. The overall development is just under 1,000 acres and is bounded by Baseline on the north, Signal Butte on the west, Meridian on the East and extends a half mile south of Guadalupe Road to an existing power line easement. The housing types within Sunland Springs Village are primarily detached single residences, however there are several multi-residential condominium neighborhoods within the development.

The site is currently used as an office and construction yard. Buffering the proposed development to the single-family residential (within the Sunland Springs Village development) to the east is a 135'± wide Western Area Power Authority (WAPA) high voltage transmission line easement. The applicant is working with WAPA for any necessary approvals for work within the easement. The intent of the development is to match previous Sunland Village Springs residential condominium products, with the most recent similar condominium project approved in 2016 (Z16-034). The applicant is proposing eight buildings, comprising of twenty-two single-story units. Ingress/egress for the site will be internal from Sunland Springs Village to the east from South Olivewood. A condominium resident "exit only" gate onto Signal Butte Road via gate is proposed as well. The amount of parking provided meets the minimum requirements. The street size (private streets) will allow for parking on one side of the street. Each home also provides parking with a two-car garage and additional guest parking spaces have also been included.

PRELIMINARY PLAT:

This request includes a preliminary plat titled "SSV-Olivewood Condos". All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration and could result in a reduction of lots. The proposed plat is consistent with the PAD and meets Subdivision Regulation requirements.

CONCLUSION:

The proposed project complies with the General Plan, meets the review criteria for the Planned Area Development Overlay from Chapter 22 of the Zoning Ordinance (Section 11-22-1), and meets the site plan review criteria listed in Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Z95-109 and Z00-093 except as modified below.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with the following code modifications approved as part of this Planned Area Development:
 - a. A minimum 20' setback along the west property line next to Signal Butte Road
 - b. A minimum 12' separation between buildings; and,
 - c. Allowing individual lots to be accessed by a private drive.