



PLANNING DIVISION
STAFF REPORT

City Council Hearing

January 10, 2022

CASE No.: **ZON21-00928**

PROJECT NAME: **The Grove at Lehi**

Owner's Name:	Reserve 100 LLC
Applicant's Name:	Sean Lake, Pew and Lake, P.L.C.
Location of Request:	Within the 2600 to 2800 blocks of East Lehi Road (west side). Located north of McDowell Road and east of the 202 Red Mountain Freeway.
Parcel No(s):	141-02-005X
Request:	Modify the existing Planned Area Development (PAD) Overlay. This request will accommodate an increase for lot coverage on individual lots.
Existing Zoning District:	RS-15 (PAD)
Council District:	1
Site Size:	41.8 ± acres
Proposed Use(s):	Single-Family Residential
Existing Use(s):	Commercial Orchard
P&Z Hearing Date(s):	December 15, 2021 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 5-0)	
Proposition 207 Waiver Signed: Yes	

HISTORY

On **June 21, 2021**, City of Mesa's City Council annexed the subject site into the City of Mesa and established comparable zoning of RS-43. At the same City Council hearing, the City Council approved a rezoning from RS-43 to RS-15-PAD and approved a preliminary subdivision plat for the Grove at Lehi (Case No. ANX21-00095; Case No. ZON21-00089; Ordinance No. 5625).

PROJECT DESCRIPTION

Background:

The applicant is requesting to modify the approved Planned Area Development (PAD) for the Groves at Lehi subdivision to allow increased building coverage. In June 2021 a rezone of the subject site from RS-43 to RS-15 and establishment of a PAD was approved for the development of a 108-lot single residence subdivision on 41.8± acres. The site plan showed a mixture of lot sizes ranging from 9,100 to 20,300 square feet with an overall density of 2.7 units per acres for the development. The requested PAD allowed certain modifications to development standards within the RS-15 zoning district such as minimum lot area, minimum lot width, setbacks, etc. However, maximum building coverage was inadvertently omitted from the requested deviations. The applicant is requesting to amend the PAD at this time to allow for greater building coverage for their single-story products.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhood with a Suburban Sub-type. 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 Sub-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.

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, the RS-15 District is listed as a primary zoning category within the Suburban Sub-type. In addition, the proposed lot sizes and density for the project conform with the planned lot sizes within the Suburban Sub-type character designation.

Zoning District Designations:

The subject property is zoned RS-15-PAD. Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), the proposed density and use of the property for a single residence subdivision is allowed within the RS-15-PAD zoning district.

Planned Area Development (PAD) Overlay District – MZO Article 3, Chapter 22:

The subject request includes a PAD overlay to allow for modifications to certain required development standards of the MZO. Per Section 11-22 of the MZO, the purpose of the overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards, the applicant's proposed PAD standards, and staff recommendations.

Table 1: Development Standards:

Development Standard	Required RS-15	Proposed RS-15-PAD	Staff Recommendation
Minimum Lot Area (sq. ft.) – <i>MZO Section 11-5-3(A)(1)</i>	15,000 square feet	9,100 square feet	As proposed
Minimum Lot Width – <i>MZO Section 11-5-3(A)(1)</i>	110 feet	65 feet	As proposed
Minimum Lot Depth – <i>MZO Section 11-5-3(A)(1)</i>	120 feet	140 feet	As proposed
Minimum Yard – <i>MZO Section 11-5-3(A)(1)</i> <ul style="list-style-type: none"> - Front and side (garage) - Front (enclosed livable areas, porches and porte cocheres) - Interior side, aggregate of two sides - Interior side, street side - Rear 	30 feet (front facing) 30 feet (side facing) 22 feet 20 feet 10 feet 30 feet	20 feet (front facing) 15 feet (side facing) 15 feet 15 feet 7 feet 25 feet	As proposed
Maximum Building Coverage (% of lot) – <i>MZO Section 11-5-3(A)(1)</i>	40%	50% (Single Story)	As proposed
Garage Frontage and Location – <i>MZO Section 11-5-3(B)(4)(b)</i>	Garages with three (3) or more doors, or designed to accommodate three (3) or more non-tandem parked cars, are permitted only on lots 75 feet wide or greater	Garages with three (3) or more doors, or designed to accommodate three (3) or more non-tandem parked cars, are permitted only on lots 65 feet wide or greater	As proposed
Maximum Wall Height in the RS District – <i>MZO Section 11-30-4(A)(1)(b)</i>	6 feet	8 feet	As proposed
Lots and subdivision (street frontage) <i>MZO Section 11-30-6(H)</i>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved	Every lot must have frontage along a private street	As proposed

	Planned Area Development		
Garage Dimensions – <i>MZO Section 11-32-4(2)</i> - Double-car garage	20 feet wide and 22 feet long	20 feet wide and 19 feet long (floorplan numbers 2342, 2568 and 3177)	As proposed

A number of modifications from development standards were approved with the previous zoning case (ZON21-00089) and the establishment of the PAD. The following deviations were previously approved.

Minimum Lot Area:

Per Section 11-5-3 of the MZO, the minimum lot area for the RS-15 zoning district is 15,000 square feet. The applicant is requesting a minimum lot area of 9,100 square feet for the development. The proposed site plan shows lot sizes within the development will range from 9,100 square feet to 20,300 square feet. Per Section 11-5-3 of the MZO, the maximum density allowed within the RS-15 District with a PAD Overlay is 2.9 units per net acre. The proposed density for the development is 2.7 dwellings per net acre. This density is lower than the maximum density for a PAD Overlay in the RS-15 District and allows for additional open space areas within the development, increasing the overall quality of the project.

Lot Width and Lot Depth:

Per Section 11-5-3 of the MZO, the minimum lot width for interior lots in the RS-15 District is 110 feet. The applicant is requesting the minimum lot width to be 65 feet for the development. As mitigation for the reduction in lot width, the applicant is proposing to increase the minimum lot depth from 120 feet to 140 feet.

Minimum Yards - Front, garages and carports: Per Section 11-5-3 of the MZO, the minimum required front setback for garages and carports is 30 feet. The applicant is requesting a 20-foot setback for front facing garages and 15-foot feet setback for side entry garages. According to the applicant, this request will allow for a variety of housing designs within the development.

Minimum Yards - Front, enclosed livable areas, porches and porte cocheres: Per Section 11-5-3 of the MZO, the minimum required front setback for garages and carports is 22 feet. The applicant is requesting a 15-foot front setback for enclosed livable areas, porches and porte cocheres. According to the applicant, this modification will allow homes in the development to be staggered on the lots to create visual interest as well as enhance the streetscape design in the development.

Minimum Yards - Rear:

Per Section 11-5-3 of the MZO, the minimum required rear yard setback is 30 feet. The applicant is requesting a minimum rear yard setback of 25 feet. According to the applicant, this requested reduction will allow multiple floor plans to be offered to potential homeowners within the development.

Minimum Yards - Interior side, aggregate of two sides: Per Section 11-5-3 of the MZO, the minimum aggregate required for the two interior side setbacks is 20 feet. The applicant is requesting the minimum aggregate to be 15 feet. This request, in combination with the reduction in minimum lot width, will allow development of a variety of floorplans within the community.

Minimum Yards - Street Side: Per Section 11-5-3 of the MZO, the minimum street side setback within the RS-15 District is 10 feet. The applicant is requesting a reduction in the street side setback to 7 feet. The site plan shows all lots with sides facing the street will be adjacent to a landscape tract that is at least 10 feet wide. Overall, these lot will be approximately 17 feet from the street.

Garage Frontage and Location:

Per Section 11-5-3 of the MZO, garages with three or more doors, or designed to accommodate three or more non-tandem parked cars, are permitted only on lots 75 feet wide or greater. The applicant is requesting that garages with three or more doors be allowed on lots 65 feet wide or greater. The proposed reduction in the minimum lot width for a three-car garage aligns with the requested reduction in the minimum lot width.

Maximum Wall Height in the RS District:

Per Section 11-30-4 of the MZO, the maximum allowed wall height for the side and rear yards in the RS district is 6 feet. Due to the location of the development adjacent to the Loop 202 Freeway, the applicant is requesting a maximum wall height of 8 feet within the development. This is to allow construction of a sound wall along the northern property line to mitigate potential noise emanating from the adjacent freeway.

Lots and Subdivisions:

Per Section 11-30-6(H) of the MZO, every lot is required to have frontage on a dedicated public street unless part of a Planned Area Development (PAD). The proposed PAD is to also allow lots to front onto a private street within the development.

Minimum Dimensions for Residential Enclosed Garages:

Per Section 11-32-4 of the MZO, a double-car garage shall be at least 20 feet wide and 22 feet long. The applicant is requesting a minimum dimension of 20 feet wide and 19 feet long for floorplan numbers 2342, 2568, and 3177. These floorplans include three car garages. However, a buyer could select to enclose the third car garage as a bonus bedroom. In the event the bonus room option is selected, and the buyer chooses not to add an extension on the front of the house, the resulting two-car garages will measure 20 feet wide and 19 feet deep.

The applicant is requesting one additional deviation through the subject request, specifically they are requesting a deviation from the maximum building coverage of Section 11-5-3 of the MZO. Below is a description of the new request.

Maximum Building Coverage:

Per Section 11-5-3 of the MZO, the maximum building coverage in the RS-15 District is 40%. The applicant is requesting an increase in the building coverage to 50% for all single-story products. According to the applicant. This increase in building coverage will allow additional floorplans to be offered to potential homebuyers within the subdivision.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Loop 202 Freeway	North RU-43 (Maricopa County) Gravel Mine	Northeast RU-43 (Maricopa County) Single Residential
West Loop 202 Freeway	Subject Property RS-43 Commercial Orchard	East RS-43-PAD Church
Southwest AG Commercial Orchard	South RU-43 (Maricopa County) Commercial Orchard	Southeast RS-15-PAD Single Residential

Compatibility with Surrounding Land Uses:

The subject site is adjacent to properties zoned and developed as single residence to the east, the Loop 202 Freeway to the west, a gravel mine to the north, and a commercial orchard to the south. The proposed rezoning of the property will not be out of character with the surrounding development.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site and conducted a neighborhood meeting on November 19, 2020. As of writing this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on December 15, 2021.

Staff Recommendations:

The requested Planned Area Development modification is consistent with the General Plan and meets the review criteria for Planned Area Development outlined in Section 11-22-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the final building product types submitted with application, including elevations and materials.
3. 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.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
Minimum Lot Area (sq. ft.) – <i>MZO Section 11-5-3(A)(1)</i>	9,100 square feet
Minimum Lot Width – <i>MZO Section 11-5-3(A)(1)</i>	65 feet
Minimum Lot Depth – <i>MZO Section 11-5-3(A)(1)</i>	140 feet
Minimum Yard – <i>MZO Section 11-5-3(A)(1)</i> <ul style="list-style-type: none">- Front and side (garage)- Front (enclosed livable areas, porches and porte cocheres)- Interior side, aggregate of two sides- Interior side, street side- Rear	20 feet (front facing) 15 feet (side facing) 15 feet 15 feet 7 feet 25 feet
Maximum Building Coverage (% of lot) – <i>MZO Section 11-5-3(A)(1)</i>	40% (Two-Story) 50% (Single Story)
Garage Frontage and Location – <i>MZO Section 11-5-3(B)(4)(b)</i>	Garages with three (3) or more doors, or designed to accommodate three (3) or more non-tandem parked cars, are permitted only on lots 65 feet wide or greater
Maximum Wall Height in the RS District – <i>MZO Section 11-30-4(A)(1)(b)</i>	8 feet
Lots and subdivision (street frontage) <i>MZO Section 11-30-6(H)</i>	Every lot must have frontage along a private street
Garage Dimensions – <i>MZO Section 11-32-4(2)</i> <ul style="list-style-type: none">- Double-car garage	20 feet wide and 19 feet long (floorplan numbers 2342, 2568, and 3177)

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Project Narrative

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report