



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 11, 2022

CASE No.: ZON21-01301	PROJECT NAME: Burden West at Pioneer Crossing
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Owner's Name:	Burden West Limited Partnership, LLP; Todd R/Lisa K Burden
Applicant's Name:	Josh Hannon, EPS Group
Location of Request:	Within the 3500 to 3600 blocks of North Val Vista Drive (west side) and within the 3500 block of East Thomas Road (south side). Located south of Thomas Road on the west side of Val Vista Drive.
Parcel No(s):	141-18-001A, 141-18-008E
Request:	Site Plan Review. This request will allow for an attached single residence development. Also consider a preliminary plat for "Burden West at Pioneer Crossing"
Existing Zoning District:	Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD)
Council District:	1
Site Size:	9± acres
Proposed Use(s):	Attached Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 11, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **December 20, 2006**, City Council approved an annexation of 202± acres, including a portion of the subject site, and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z06-073; Case No. A06-16; Ordinance No. 4625; Ordinance No. 4619).

On **March 7, 2022**, City Council approved a rezone of the subject site from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD) (Case ZON21-00797; Ordinance No. 5683).

PROJECT DESCRIPTION

Background:

The applicant is requesting review of an Initial Site Plan to allow for an attached single residence development on a vacant parcel, 9± acres in size. The subject site is located at the southwest corner of Thomas Road and Val Vista Drive and is within the Pioneer Crossing Planned Area Development (PAD). As such, the subject request must conform to the regulations set forth in the PAD, the Design Guidelines, and Mesa Zoning Ordinance (MZO). Per the submitted site plan, the applicant is proposing ninety (90) attached single residence lots. Proposed amenities include a pool, tot lot playground and shaded lounge area.

General Plan Character Area Designation and Goals:

The General Plan character area designation for the subject site is Neighborhood Village Center. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Village Center is to serve as the focal point for the surrounding neighborhoods and the gathering place for local residents. Per Chapter 7 of the General Plan (pg. 7-16), a minimum of 80% of the total Neighborhood Village Center character area shall be reserved for primary zoning designation and uses. These primary designations shall include commercial zoning districts, such as Office Commercial (OC), Neighborhood Commercial (NC), Limited Commercial (LC) and Mixed Use (MX). The minimum percentages of the primary zoning can be met with a combination of the above listed zoning districts of the entire area and may be zoned under one primary zoning district. In addition to the zoning requirements, the General Plan also outlines the minimum and maximum percentages of primary and secondary land uses allowed in the Neighborhood Village Center character area designation. Per this requirement, the maximum allowed secondary land uses for Multiple Residence is 20%. However, per Chapter 7 (pg. 7-2 & 7-5) the City Council has the discretion to allow minor modifications to the required percentages. The General Plan also allows evaluation of the existing surrounding development to be considered for conformance to the required land use percentages of the character area. The subject site, with a zoning of Multiple Residence 2 (RM-2) to allow the development of residential uses, conforms to the intent of the Neighborhood Village Center considering the development of the surrounding properties is largely residential and also contributes to the revitalization of the area.

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.

Zoning District Designations:

The subject property is zoned RM-2-PAD. Per Section 11-5-1(B) of the MZO, the purpose of the multiple residence zoning district is to provide areas for small-lot single residences, townhouses, cluster housing, and multiple residence housing, with densities of up to 43 units per gross acre. Single residence is allowed by-right in the RM-2 district, provided the site is developed in accordance with applicable development standards, which includes the Pioneer Crossing PAD and Design Guidelines.

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 the Phoenix-Mesa Gateway Airport. There are no residential use restrictions on properties subject to AOA 3. Additionally, the Phoenix-Mesa Gateway Airport Authority reviewed the application and has no concerns with the proposed site plan.

Planned Area Development Overlay:

The Pioneer Crossing PAD established a master plan that outlines development themes, design guidelines, and development standards for the community. Site plans are reviewed against standards in the PAD including but not limited to the setbacks, open space, and landscaping. After review, the subject request complies with the applicable PAD standards and Design Guidelines.

Site Plan and General Site Development Standards:

The proposed site plan shows ninety (90) attached single residence lots. Per the submitted site plan, the proposed development is divided into thirty, two-story buildings with three units/lots per building. Unit types range from 3-bedroom to 4-bedrooms, and each unit's private open space (i.e., balcony and ground-floor patio) exceeds the minimum size and dimensional requirements set forth in the MZO.

Primary access to the site is from Val Vista Drive via a gated entry drive that terminates at the primary amenity area. Secondary access is provided from Thomas Road on the northern boundary of the site. Parking is provided throughout the development with a combination of garage and visitor parking spaces. Per Section 11-32-3 of the MZO, 189 spaces are required for the development, of which 180 spaces must be covered. According to the site plan submitted, 228 spaces will be provided, including 180 garage spaces and 48 guest parking spaces.

Design Review:

The proposed development does not meet the applicability for review by the Design Review Board per MZO Section 11-71-2. The proposed elevations will be approved as a part of the subject request. Staff has reviewed the proposed elevations against the Pioneer Crossing Design Guidelines and the design standards per MZO Section 11-5-5 and found the proposed elevations meet the required standards.

Preliminary Plat:

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 site, including 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:

Northwest (Across Thomas Road) GI Industrial	North (Across Thomas Road) GI Industrial	Northeast (Across Val Vista Drive) RS-6-PAD Vacant
West RM-2-PAD Multiple Residence	Subject Property RM-2-PAD Vacant	East (Across Val Vista Drive) RS-6-PAD & RM-2-PAD Vacant
Southwest RS-9-PAD Single Residence	South MX-PAD Restaurant	Southeast (Across Val Vista Drive) RS-6-PAD & RM-2-PAD Vacant

Compatibility with Surrounding Land Uses:

The subject site is currently vacant and zoned Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD). An existing multiple residence development is located to the east of the subject site. There are currently requests for detached single residence and multiple residence developments to the west of the subject site, across Val Vista Drive. The site to the south is currently zoned Mixed-Use with a Planned Area Development overlay (MX-PAD) and contains the existing Jalapeno Bucks restaurant and B&B farm stand. In summary, the proposed development for attached single residence will be compatible to the surrounding community.

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, and registered neighborhood within one mile of the site. As of the writing of this report, staff has not received any comments from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 11, 2022.

School Impact Analysis:

The Mesa Public School District reviewed the request as a part of the original rezoning request (ZON21-00797) and found the school district has adequate capacity to serve the subject development.

Proposed Development	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Ishikawa	Elementary	10	Yes
Stapley	Middle School	36	Yes
Mountain View	High School	77	Yes

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 General Plan, the Pioneer Crossing PAD and Design Guidelines; the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO, and 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 all conditions of approval for Case No. ZON21-00797 (Ordinance No. 5683).
2. Compliance with the final site plan, building elevations and landscape plan submitted.
3. Compliance with all requirements of Chapter 19 of the Mesa Zoning Ordinance including:
 - a. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
 - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 2 mile(s) of Falcon Field Airport.
 - c. 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - d. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Falcon Field Airport as specified in Section 11-19-5 of the Zoning Ordinance.
 - e. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON21-00797.

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

- 3.3 Landscape Plan
- 3.3 Elevations
- 3.4 Project Narrative
- 3.5 Preliminary Plat
- 3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement