



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 8, 2022

CASE No.: **ZON22-00055**
Orchard

PROJECT NAME: **Burden**

Owner's Name:	Burden East Limited Partnership, LLP; Raymond T. and Deniece Burden Trust; Burden Family Trust
Applicant's Name:	Josh Hannon, EPS Group
Location of Request:	Within the 3300 to 3600 blocks of North Val Vista Drive (east side). Located south of Thomas Road on the east side of Val Vista Drive.
Parcel No(s):	141-18-004A, -004B, -005D, -005E, -005F, -006, -007F, -008B
Request:	Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD)
Council District:	1
Site Size:	21± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Single Residence & Vacant
P&Z Hearing Date(s):	June 8, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **March 19, 1981**, City Council approved an annexation of 438± acres, including a portion of the subject site, and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z81-059; Ordinance No. 1509; Ordinance No. 1465).

On **March 7, 2022**, City Council approved an annexation of 3± acres, including a portion of the subject site, and subsequently zoned the property to Agricultural (AG) (Case No. ANX21-00802; Ordinance No. 5682).

On **March 7, 2022**, City Council approved a rezone of the subject site from Single Residence 43 (RS-43) and Agricultural (AG) 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 a multiple residence development, 21± acres in size. The subject site is located south of Thomas Road on the east side of 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 one-hundred-ninety-seven (197) attached and detached multiple residence units. Proposed amenities include a pool, tot lot playground, outdoor kitchen and shaded lounge area, and a gym.

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 or by zoning the entire area 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 utilization of secondary land uses, such as 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 when considering conformance with the required land use percentages of the character area. As a part of the rezone request in March 2022 (ZON21-00797), the City Council approved modifications to the maximum land use percentages to allow multiple residence uses on the site to exceed 20%. 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 surrounding development will contain commercial and public/semi-public uses.

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. Multiple 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 Falcon Field Airport. There are no residential use restrictions on properties subject to AOA 3.

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 197 total multiple residence units. The proposed development is broken into two architectural styles, attached townhome units in 4-plex and 6-plex buildings and detached rear-loaded units. Unit types range from 3-bedroom to 4-bedrooms. Both single-story and two-story units are proposed. Each unit includes enclosed private open space and porches that exceed the minimum size and dimensional requirements set forth in the MZO.

Primary access to the development is from Val Vista Drive via a gated entry drive. A secondary gated egress is located to the south of the site to Val Vista Drive. Parking is provided throughout the development with a combination of garage and visitor parking spaces. Each unit contains a 2-car garage that meets the minimum size as outlined in Section 11-32-4(F) of the MZO. Additional guest parking is evenly distributed throughout the development. Per Section 11-32-3 of the MZO, 414 spaces are required for the development, of which 394 must be covered. According to the site plan submitted, 504 spaces will be provided, including the 394 garage spaces and 110 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.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Val Vista Drive) RM-2-PAD Vacant	North RS-6-PAD Vacant	Northeast (Across South Canal) AG Vacant
West (Across Val Vista Drive) MX-PAD Restaurant & Farm Stand	Subject Property RM-2-PAD Vacant/Single Residence	East (Across South Canal) AG Vacant
Southwest (Across Val Vista Drive) Maricopa County Industrial	South (Across South Canal) RS-35-PAD Single Residence	Southeast (Across South Canal) AG 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). There is currently a request for detached single residence development to the north of the subject site. The site to the west, across Val Vista Drive, 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 multiple 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 June 8, 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; and the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO. 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 must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport
4. Compliance with all City development codes and regulations, except the modifications 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

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement