

Project Description
“Lemon Lane”
Residential Subdivisions
3725 E. McLellan Road
Mesa, AZ 85205
October 24, 2022 – Revised 12/5/2022

A. Request

Vista Design Group (“Applicant”), on behalf Heritage Group, LP, owners, respectfully submit the attached Residential Zoning and Site Plan Application for a Rezone request along with a Subdivision Plat request. The owner desires to subdivide and develop the 10-acre property into seven separate residential lots. The new subdivision will be known as Lemon Lane.

B. Existing and Surrounding Site Uses

The property is located at 3725 E. McLellan Road (APN 141-31-022B) which is approximately 600 ft east of the intersection of N. Val Vista Drive and E. McLellan Road. The parcel size is 409,333 SF (9.397 Acres) as field measured by a registered land surveyor. The parcel was recently rezoned RS 35 PAD for the previously approved subdivisions Heritage Grove and Mariposa Estates Unit 2. The existing citrus orchard has a single residential structure located near the center of the property. The surrounding properties are all residential use.

North: To the north across McLellan Road are two residential properties zoned RS-35 and a gated entrance to an eighteen lot subdivision also zoned RS-35 (Cobblestone at the Groves).

East: Adjacent to the east is a gated residential subdivision zoned RS-35 (Mariposa Estates). This subdivision has a private access agreement across the shared property line.

South: To the south is an 11 lot non-gated residential subdivision zoned RS-35 which is separated from the subject property by a solid block wall.

West: To the west is a property similar to the subject property. It is a single 8.8-acre lot zoned AG with citrus groves and a single residential dwelling. The property has a driveway off of N. Val Vista Drive.

The aerial map in Appendix A shows the subject property and surrounding properties within 300 ft.

C. Project Description

The property owner would like to subdivide their property into 7 new lots, similar to the surrounding subdivisions. This project will be kept as a family development. The property is located within the City of Mesa Citrus Sub-Area. In compliance with the intended use of this zoning ordinance, the owner’s plan is to rezone the property to RS-35 with a new PAD overlay.

The lots will all have a minimum area of 35,000 sf and meet the minimum required dimensions per the zoning ordinance. The existing residence will be removed with the subdivision improvements.

A new subdivision for “Lemon Lane” has been designed with a private looped street and a new private gated entrance off of E. McLellan Road for all seven lots. There is a proposed central park with Tennis, Play Ground, and Sport Court amenities for the benefit of the subdivision residence. This new subdivision will require a Re-Plat of the recently recorded Mariposa Estates Unit 2 subdivision plat.

New Looped Road (“Lemon Lane” subdivision): Lots 1 through 7 will have public Right-of-way access from a new private looped road off with gated access to E. McLellan Road. The roadway will be within a private tract of 32 ft width (back-of-curb to back-of-curb). The proposed roadway section is the same as the standard “Suburban Ranch Street Section” per COM standard detail M-19.03 except for the width of 32 feet. This width allows parking on one side of the street. The urban roadway section has 2 Ft ribbon curbs on both sides. The proposed gated entrance has been designed with the required turning radius of COM Standard Detail M-42.01.

Citrus Sub-Area: This citrus grove is nearly 100 years old. Although the orchard has been professionally maintained, many of the trees are in poor condition as the trees have outlived the average span of the citrus trees. The citrus along McLellan Road will be removed because they are within the existing 8’ Public Utility and Facility Easement. To replace the citrus along McLellan, citrus trees will be planted along the proposed Monument Wall with two citrus trees planted between each new Evergreen Elm tree. All new trees will be outside of the PUF. The number of citrus trees along McLellan exceeds the minimum requirements of the Collector Street. The internal trees on the 7 proposed lots will remain. Each lot owner will have the choice of either maintaining a row of existing trees or plant new citrus trees around the perimeter. This will maintain citrus within the development and meet the intent of the guideline. Additional Landscaping is proposed along McLellan Road and is discussed later in this Narrative.

Storm Water Retention: These lots will all be flood irrigated and naturally retain the 100-yr 2-hr design storm water event. The Subdivision Retention Calculations do not account for this on-lot retention. The retention volume required for the entire subdivision is provided within Tracts (Basins) B, C and D. Tract B has a basin that is 3-feet in depth and drains to the existing catch basin in McLellan Road via a new 8-inch bleed-off line. Tract C and D are basins within the landscape area along McLellan Road. These basins have a ponding depth of less than 12-inches and dewater via infiltration and evaporation.

Mariposa Estates Coordination: The new Tract E will be dedicated as a ingress/egress easement and PUF. This tract covers the west ½ of the private gated entrance to the existing Mariposa Estates subdivision. This Tract E will be deeded to the existing Mariposa Estates HOA to own and maintain.

D. General Plan

The General Plan character area designation on the property is Neighborhood with a Citrus sub-type. The proposed development conforms with the intent of the character area and its sub-type by providing large lots with single-residence homes surrounded by citrus trees. Additionally, the site is located within the Citrus Sub Area Plan that is discussed in detail in this narrative. The proposed residential subdivisions conform to the intent of the citrus sub area by creating large residential properties while preserving rows of citrus trees and maintaining the rural street section familiar in this area.

E. Non-Compliance Requests

Private Gated Entrance: The subdivision is proposed as a Private Gated Community. The roads are therefore proposed as private tracts with access to the public Right-of-Way along E. McLellan Road. A Planned Area Development overlay is requested due to the private street requirements. The proposed private loop street matches the City of Mesa Standard M-19.03 “Suburban Ranch Style Street” except the width is 30-feet measured to the back of curb and slopes toward the central retention basin for drainage.

Building Set Backs: No exceptions are requested from the RS-35 setback requirements. The following table below shows the requested setbacks in conformance with the Mesa Zoning Ordinance.

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
Standard	RS-90 (R1-90)	RS-43 (R1-43)	RS-35 (R1-35)	RS-15 (R1-15)	RS-9 (R1-9)	RS-7 (R1-7)	RS-6 (R1-6)	Additional Standards
Lot and Density Standards								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	11-5-3(A)
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	11-5-3(B)
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	11-5-3(C)
Minimum Lot Depth abutting Arterial Street (ft)	150	150	150	120	110	104	100	
Maximum Density								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9.							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cochères)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	11-5-3(D)
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	11-5-3(D)
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

Maximum Wall Height: The owner has proposed an **8-ft tall perimeter block wall**. Walls taller than 6-ft require the PAD overlay. The proposed theme wall along McLellan Road will be constructed of high quality masonry block and finished with a smooth white stucco and Saltillo Tile accents. Twenty-four inch square columns with Stone Veneer are placed at end-points and mid-points of the theme wall. These columns protrude 8-inches from the adjacent plane. The need for the 8-ft block wall are further described below. An 8-ft structurally designed masonry block wall is proposed along the subdivision boundary to the East, West, and South. The decorative 8-ft theme wall is proposed along McLellan Road only.

F. Planned Area Development Overlay Justification

- a. **Open Space:** The subdivision site has been designed with a central recreational park area. The park amenities include a Tennis Court, Covered Ramada, Play Ground, Sports Court, and grass area. These amenities are located central to the development

equidistant to each lot. The central park serves as a gathering place for the residents and visitors. The park area has been generously landscaped to welcome the residents and guests as they enter the subdivision. Large shade trees have also been designed within the park area.

- b. Private Street: The site has been designed with a private 30-ft wide drive isle that loops around to all seven residential lots. The site has been designed without any dead-end drives or cul-de-sacs. This private drive provides vehicular and pedestrian access to each lot. The gated entrance to the subdivision has been designed with a large generous layout that exceeds the minimum turning radius requirements of the COM M-42.01 gated entrance detail. The gated entrance also includes a separate pedestrian gate for convenient access to McLellan Road and the public sidewalks.
- c. Natural Character of Land: The existing property is a citrus grove. The property will continue to be flood irrigated and the existing trees on each lot will be maintained. Each property owner will have the choice of maintaining a row of citrus around the perimeter of each lot or planting and maintaining a Sour Orange Hedge around the perimeter of each lot. The goal is to meet the intent of the Citrus Sub Area although the orchard is old and many of the trees are in poor condition.
- d. Amenities: As discussed in subsection “a”, the central park amenities include a Tennis Court, Covered Ramada, Play Ground, Sports Court, and grass area. This area also serves as the central retention basin for storm water storage.
- e. Sustainable Property Owners’ Association: The development includes the creation of a Home Owners’ Association that will own and maintain the Landscape Tract along McLellan Road, the gated entrance, the private loop road, and the central park tract along with all the amenities. This project is a family development and is being developed for the family members personal residence.
- f. Covenants, Conditions & Restrictions: The CC&R’s for the development are being prepared and will be recorded with the Final Plat. The CC&R’s will establish an architectural committee and minimum development standards for each residential structure. These restrictions will be in addition to City of Mesa development standards. The homes will be large custom estate properties.
- g. Land Use: The development fits nicely with the surrounding existing residential developments, most of which are gated communities. The central park are also serves as the development’s retention basin for storm water collection. This dual use of the space allows the retention basins to serve as recreational areas for family gatherings.

G. 8-Ft Tall Perimeter Block Wall

The owners want a quality and sturdy perimeter wall around the subdivision. The proposed wall design has a decorative Terracotta Tile cap on the top 6-inches. The block wall has a smooth stucco finish with accents of Terracotta Tile used on the columns.

Safety and security for the residents is the owner's most critical concern. For this reason, the owner is willing to pay for the taller and more secure wall. The 4-inch thick 6-foot tall fences that are present in many residential areas are not as substantial as the proposed wall. A 6-ft tall fence is just too easily scaled by someone with bad intentions. The owner has spoken to police that say a 6-ft wall does not slow down a person wanting to do harm, vandalize, or steal from the homes. The police also say that criminals can jump fences along streets with close access to vehicles.

The sound transmission and privacy is another major concern for the new subdivision lots. Traffic noise along McLellan will be decreased with the taller 8-ft wall. The privacy of an 8-ft wall is much greater than a 6-ft wall. It is far too easy for a person to simply look over a 6-ft wall.

There are already walls exceeding the 6-ft height within the neighborhood and in near proximity to the subject property. The architectural design of the wall is attractive. The 8-ft wall matches the proposed landscaping along McLellan Road. Once the landscape has matured, the visible portion of the wall will only be between the citrus trees which are spaced 20-ft on-center.

H. McLellan Road Landscaping

The existing row of citrus trees along McLellan Road are mostly in poor condition and are within the existing 8 foot Public Utility and Facility Easement. The Frontage Length of McLellan Road is approximately 660 feet. The owner desires to plant mature trees that are at least 48" box size. The minimum number of 48" box trees required is 11. The proposed trees along McLellan are:

20	Evergreen Elms	48-inch box
1	Red Push Pistache	36-inch box

The proposed landscaping along McLellan Road frontage will significantly exceed the minimum landscaping requirements. Along the 8-ft Theme Wall, 28 new citrus trees are proposed along McLellan. Two citrus trees are planned between each large Evergreen Elm tree. The landscape details have been provided in the landscape plans.

Appendix A – Aerial Map Exhibit – 300 Ft Limit
(north to top of sheet)

