



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 14, 2020

CASE No.: ZON19-00473	PROJECT NAME: Eastridge Manor
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Owner's Name:	Douglas Sweeney, Briton Companies Eastridge Manor, LLC
Applicant's Name:	Sean Lake, Pew and Lake, PLC
Location of Request:	Within the 3100 block of South Eastridge (east side). Located south of Guadalupe Road and east of Hawes Road.
Parcel No(s):	304-03-017C & 304-03-017D
Request:	Preliminary Plat. This request will allow the development of a single-residence subdivision.
Existing Zoning District:	Multi Residence 2 (RM-2) with a Planned Area Development Overlay (PAD)
Council District:	6
Site Size:	4.2± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	October 14, 2020 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 22, 1990, the City Council** annexed approximately 1,721.9 acres of land (Ord #. 2482) and subsequently zoned the property to a Single Residence (R1-43) (Case # Z90-009).

On **August 28, 2006, the City Council** approved rezoning approximately 4.2 acres from Single Residence (R1-43) to Single Residence R1-6 (now called RS-6) for an 18-lot single-residential subdivision with 6,000 sq. ft. lots (Case# Z06-054, Ord #. 4590).

On **January 27, 2020, the City Council** approved rezoning and site plan review of approximately 4.2 acres from Single Residence 6 (RS-6) to Multi Residence 2 (RM-2) with a Planned Area Development Overlay (PAD) for a 32-lot detached single-residential

subdivision (Case# ZON19-00473, Ord #. 5548).

PROJECT DESCRIPTION

Background

The subject request is for approval of a preliminary plat titled “Eastridge Manor” to allow the development of 32 single-residence lots on 4.2 acres of land. The site is zoned RM-2 PAD with an approved site plan showing 32 single-residence units. Per Section 9-6-2 of the Mesa Subdivision Regulations a preliminary plat is required to be approved by the Planning and Zoning Board prior to the review and approval of the final plat by the City Council. The proposed preliminary plat is consistent with the zoning and site plan approved by the City Council as part of the approved Planned Area Development (PAD).

General Plan Character Area Designation and Goals

The General Plan Character area designation on the property is Neighborhood with a sub-type of Suburban as defined in Chapter 7 of the General Plan. 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 neighborhood character type are primarily single residence in nature with most lots ranging in size from 6,000 sq.f.t 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. Multiple Residence (RM-2) is listed as a primary zoning district within the suburban sub- type (pg.7-10).

The proposed preliminary plat for a detached single-residence subdivision is consistent with the General Plan land use designation, as it will be compatible to the existing housing options for the neighborhood. Staff also 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 site is zoned Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD).

Preliminary Plat

The applicant is requesting a preliminary plat titled “Eastridge Manor”. The proposed preliminary plat shows 32 detached single-residence lots organized around a centralized open space tract. All lots within the subdivision are designed to front on an internal private street. The plat shows varying lot sizes that meet the minimum lot depth of 70’ and minimum lot width of 45’ as approved with the RM-2 PAD zoning designation on the property.

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 the proposed “Eastridge Manor” preliminary plat is the second stage in the series of the progressive stages. Per the Section of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification

through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process can sometimes result in modification to lot sizes and configuration and reduction in the number of lots. The final stage is the formal review of the final plat and approval by the City Council.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Eastridge) RS-6-PAD Single Residence	North RS-6-PAD Single Residence	Northeast RS-6-PAD Single Residence
West (Across Eastridge) RS-6-PAD Single Residence	Subject Property Multi Residence 2 (RM-2) with a Planned Area Development Overlay (PAD) Vacant	East RS-43 SRP Substation
Southwest LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines	South LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines	Southeast LI-PAD Elliot Rd Tech Corridor Vacant- SRP Power Lines

Compatibility with Surrounding Land Uses:

The subject site is adjacent to an existing residential subdivision to the north and west, and is separated by a utility easement and overhead power lines to the south. The proposed single residence subdivision will be compatible with the surrounding residential uses.

Staff Recommendations:

The subject request is consistent with the General Plan and meets 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 the preliminary plat submitted.
2. Compliance with all requirements of case ZON19-00473.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat

Exhibit 4-Avigation Easement