

**PLANNING AND ZONING
VICINITY MAP**

CASE:

Z14-040

PROJECT:

DESERT PLACE AT MORRISON RANCH

ADDRESS:

The 7100 - 7300 blocks of East Guadalupe Road (south side).

REQUEST:

Modification of the PAD for Desert Place at Morrison Ranch Phase 2, specifically lots 93 to 133 and Desert Place at Morrison Ranch Phase 3, specifically lots 93-142 in the RS-7-PAD-PAD zoning district. This request will allow residential lot coverage to increase from 45% to 50%

Z14-040

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Planning and Zoning Board

Case Information

CASE NUMBER: Z14-040 (PLN2013-00297)
LOCATION/ADDRESS: 7100 to 7300 blocks of East Guadalupe Road (south side)
GENERAL VICINITY: Located south of Guadalupe Road west of Sossaman Road
REQUEST: Modification of the PAD for Desert Place at Morrison Ranch Phase 2, specifically lots 93 to 133 and Desert Place at Morrison Ranch Phase 3, specifically lots 93-142 in the RS-7-PAD-PAD zoning district.
PURPOSE: The request will allow an increase in residential lot coverage from 45% to 50%
COUNCIL DISTRICT: District 6
OWNER: Pulte Home Corporation
APPLICANT: Jackie Guthrie, EPS Group, Inc.
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 304-05-022L and 304-05-020W
PARCEL SIZE: 22.5± acres
EXISTING ZONING: Residential (RS-7 PAD PAD)
GENERAL PLAN DESIGNATION: Medium Density Residential 4-6 DU/Acre (MDR 4-6)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (across Guadalupe Road; from east to west) Vacant (approved site plan for two retail buildings and a daycare located at the northwest corner of Sossaman and Guadalupe Roads) – zoned LC; Residential subdivision – zoned RS-6 PAD PAD; and City Park – zoned RS-7 PAD
EAST: (across Sossaman Road; from north to south) Commercial retail center– zoned LC; Residential subdivision – zoned RS-6 PAD; Vacant (proposed church) – zoned AG
SOUTH: PEP PAD - Vacant
WEST: Zoned PS – Gilbert Public Schools

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: Approval with conditions. Denial
PROP 207 WAIVER: Signed Not Signed

ZONING HISTORY/RELATED CASES:

- February 22, 1990:** Annexed to City (Ord. # 2482)
April 2, 1990: Rezoned from County Rural-43 to City AG (Z90-9, Ord. #2511)
October 16, 2006: City Council approval to rezone from AG to RS-6 PAD DMP, RS-7 PAD DMP, RS-9 PAD DMP and NC PAD and the establishment of the Desert Place at Morrison Ranch (Residential) Development Master Plan
August 21, 2013: Planning and Zoning Board approval to increase lot coverage for lots 87-133 and 234-278 for "Desert Place at Morrison Ranch Phase 1" (Z13-036)

PROJECT DESCRIPTION/REQUEST

This request seeks to amend the PAD for lots 93-133 in Desert Place at Morrison Ranch Phase 2 and lots 93-142 in Desert Place at Morrison Ranch Phase 3. The property is located just south and west of the southwest corner of Guadalupe and Sossaman. The approved zoning district for all lots listed, is RS-7 PAD PAD, which was approved with zoning case Z06-066.

The request includes changes in the development standards approved for the portion of the subdivision, which is zoned RS-7 PAD PAD to increase the allowable lot coverage from 45% to 50% for Phases 2 and 3 of Desert Place at Morrison Ranch. The applicant received approval to make this change in Phase 1 in August of 2013 as part of zoning case Z13-036.

PRELIMINARY PLAT AND MODIFICATIONS

In a Planned Area Development (PAD), variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations. This proposal includes requests for the following modifications:

- Increase in building coverage from 45% to 50% for the RS-7 PAD PAD lots within Desert Place at Morrison Ranch Phases 2 and 3

This subdivision was designed with several open space tracts dispersed throughout the development with a large community open space area at the west edge of the subdivision. Community amenities will include the large open space areas with tot lots, sand volleyball and basketball courts, Ramadas and BBQ areas.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to all property owners within 500' of the site. The notification included a letter describing the project and exhibits showing the proposal. The applicant offered to meet with neighbors if requested.

At the time of writing this report Staff has not received any inquiry regarding the proposal and the applicant also has not reported that they have received any inquiries.

CONFORMANCE WITH THE GENERAL PLAN

The Mesa 2025 General Plan designation – MDR 4-6 (Medium Density Residential 4-6 dwelling units per acre, with a target density of 6.5 dwelling units per acre) identifies areas for single residence detached development.

In addition the following Mesa 2025 General Plan Goals, Objectives and Policies are supportive of the proposed land use

❖ Goal LU-1

Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

- Objective LU-1.3
Ensure that the land use pattern throughout the community is compatible with the provisions of all elements of the General Plan and the corresponding master plans prepared by the City.
 - Policy LU-1.3a
Continue to evaluate the relationships between the land use pattern and issues related to the subjects of the other General Plan elements.
- ❖ Goal LU-3
Provide for high quality, balanced, and diverse housing stock for existing and future City residents.
 - Objective LU-3.1
Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations.
 - Policy LU-3.1a
Coordinate land use decisions with the provisions of the Housing Element of the General Plan.
- ❖ Goal H-1
Ensure that housing is safe, decent, and sanitary; encourage residential design that is community-friendly and compatible with the neighborhood character.
 - Objective H-1.3
Encourage development and revitalization projects in all areas of Mesa that provide a variety of housing types to meet the needs of the growing population.
 - Policy H-1.3a
Designate sites for master planned housing and mixed-use communities and encourage developers to utilize the existing PAD, BIZ, and DMP overlay zoning district where applicable.
 - Policy H-1.3b
Provide opportunities to allow the development of higher density housing at appropriate locations, dependent upon project quality and aesthetics, to ensure that a broad range of housing is available to accommodate an expanded employment base.
- ❖ Goal H-2
Promote the preservation and development of high quality, balanced, and diverse housing options for persons of all income levels throughout the City of Mesa.
 - Objective H-2.3
Provide a variety of housing opportunities that will satisfy the needs of existing and future households at diverse socioeconomic levels.

STAFF ANALYSIS

SUMMARY:

This request is specifically to amend the RS-7 PAD development standards for Desert Place at Morrison Ranch Phase 2, lots 93 through 133 and Desert Place at Morrison Ranch Phase 3, lots 93-142, to accommodate an increase in the lot coverage offered in the current Zoning Ordinance. The applicant has requested this deviation to provide a more flexible building envelope and to accommodate their product line. The current Zoning Ordinance standard allows up to 45% lot coverage for RS-7 lots. The same request was granted approval by the Planning and Zoning Board for Desert Place at Morrison Ranch Phase 1 in August of 2013.

CONCLUSION:

The applicant has only proposed an increase in lot coverage, not setbacks. Staff is comfortable that the setbacks will mitigate the impact of the increased lot coverage. This is also mitigated by the fact that not all of their product will take advantage of the 50% lot coverage and that this will affect only 89 lots, which is a small portion of the overall subdivision. There are currently 317 recorded lots, with a total of 697 planned for the overall development upon completion. Also, it is important to note that two of their five proposed master plans have less than 50% lot coverage. Therefore, staff is supportive of the proposal and recommends approval subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Desert Place at Morrison Ranch, Ordinance #4602, (Z06-066), except as modified by this case.
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.

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Project Description
Desert Place at Morrison Ranch – Phase 2C and 3C
A portion of Desert Place at Morrison Ranch (Residential) DMP
 June 12, 2014

Request

The property that is contained in this request consists of 97 residential lots located within “Desert Place at Morrison Ranch – Phase 2C and 3C”, see attached Phasing Exhibit. Desert Place at Morrison Ranch is located southwest of the intersection of E. Guadalupe Road and S. Sossaman Road in Mesa, Arizona. This request is for lots 87-133 and 93-142 of the Preliminary Plat for Desert Place at Morrison Ranch. The lots, zoned RS-7 include approximately 22.46 net acres of Desert Place. This is a request for modification to the previously approved R1-7 Planned Area Development (R1-7 PAD) Master Development Plan (DMP). The request is to increase the allowable lot coverage from 45% to 50%, which will allow the architectural product to meet the unique architecture and design guidelines of the Morrison Ranch community.

Background

Desert Place is part of the overall Morrison Ranch Master Plan. Desert Place, originally approved in 2006, included a land use plan comprised of approximately 213-acres of the 380 acre Desert Place DMP, which is part of the 1,567 acre Morrison Ranch. The site was Rezoned (Z06-066) from AG to R1-6 PAD DMP, R1-7 PAD DMP, R1-9 PAD DMP and C-1 DMP. These approved entitlements allow for the development of three residential parcels each with a different zoning district and a 7.5 acre commercial parcel to allow future development of a neighborhood commercial shopping center.

A similar request was approved by the Planning and Zoning Board for Phase I on August 21, 2013, (Z-13-036). Phase I included 87 lots zoned RS-7. This application request pertains to 97 of the R1-7 (RS-7) lots in Phase II.

Site and Surrounding Area

The site is currently undeveloped native desert. Adjacent properties and land uses are summarized in the following Surrounding Development Table.

Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
North	Desert Place at Morrison Ranch Phase 2B and 3B	R1-6 (RS-6) PAD DMP	MDR 4-6
East	Desert Place at Morrison Ranch Phase 1Ci	R1-7 (RS-7) PAD DMP	MDR 4-6

Surrounding Development Table			
South	Desert Place at Morrison Ranch Phases 2D and 3D	R1-9 (RS-9) PAD DMP	MDR 4-6
West	Gilbert Unified School District Highland Junior High School	Public Semi- Public (PS)	S

Development Plan

The main intent of this application is to modify the lot coverage for 97 lots zoned R1-7 (RS-7) from 45% lot coverage to 50% lot coverage.

The product proposed by the builder, Pulte Homes, includes covered patios, covered front porches, three-car garages and added interior storage. The three-car garages serve to reduce street parking and encourage parking in the garage, aesthetically improving the streetscape of the neighborhood. The covered front porches are consistent with the Morrison Ranch Design Guidelines and promote the rural agricultural theme and the livable community’s concept. The additional interior storage space is a valued addition to Arizona households

Compliance with General Plan

As previously mentioned, the General Plan Land Use Designation for Desert Place at Morrison Ranch is Medium Density Residential (MDR) 4-6 du/ac. This land use identifies locations where suburban density detached or attached single family residential are desirable. The target density is 5 du/acre. This PAD Modification request is in compliance with the MDR 4-6 du/ac designation and complies with elements, objectives and policies of the City of Mesa General Plan as follows:

- Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns (Objective LU-1.2).
- Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations (Objective LU-3.1).
- Encourage the development of an appropriate mix of residential land uses throughout the City. Protect and preserve existing, stable neighborhoods and new residential developments from incompatible adjacent land uses (Goal H-3).
- Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient access to community facilities and neighborhood services (Objective H-3.2).
- Ensure that residential development is located where adequate infrastructure currently exists or is planned to be available in the near future (Policy H-3.2b).

Residential Design Guidelines

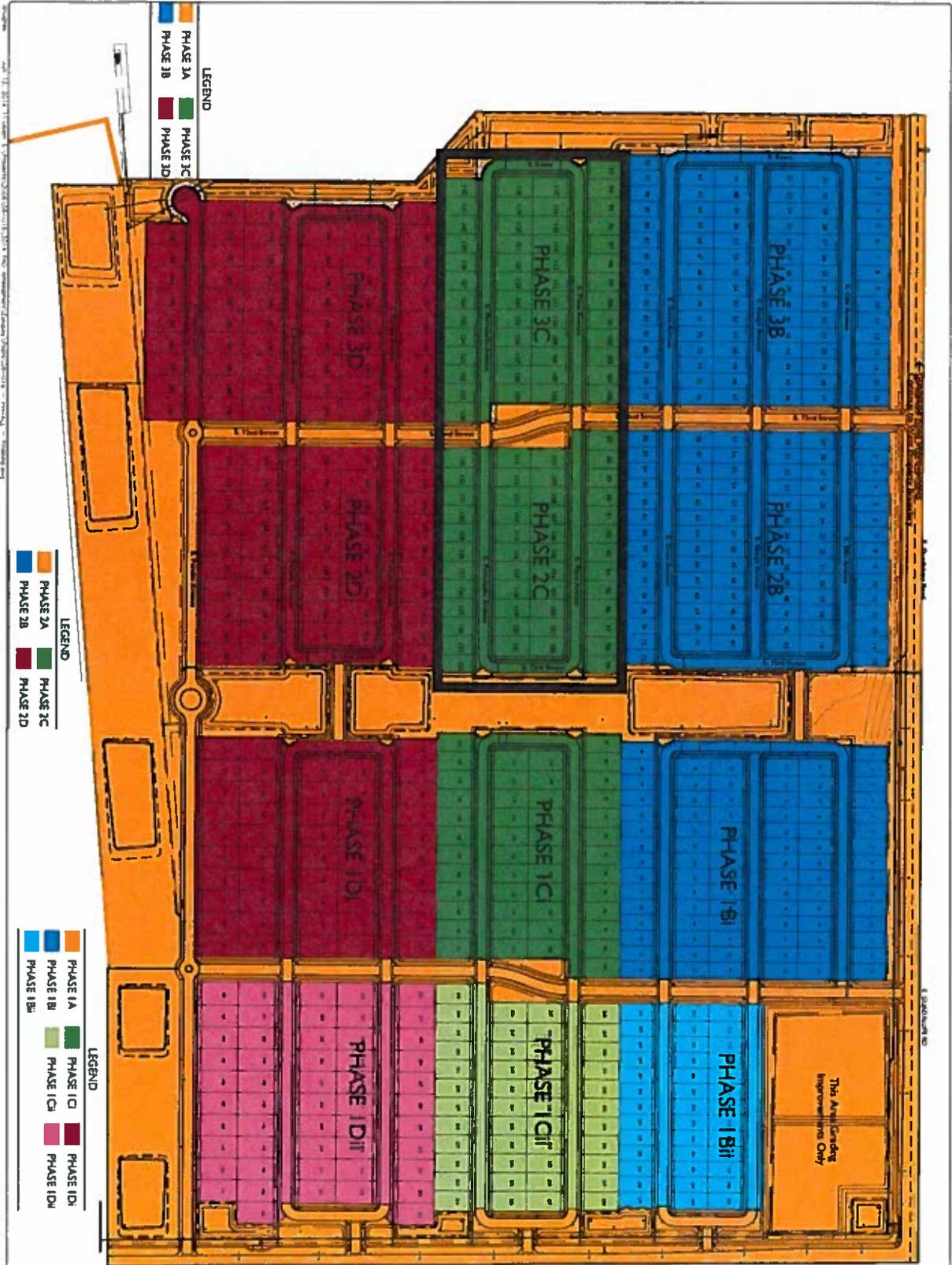
The single family neighborhood shall be designed in accordance with the design theme established in the PAD for the Desert Place community. Building floor plans and elevations are subject to City of Mesa Design/Product Review approval. A complete Design Review package for the lots was submitted by Pulte to the City on June 17, 2013. The architecture of the homes

is designed to complement the high-quality design themes already established in the Morrison Ranch master planned community.

The design requirements for Desert Place at Morrison Ranch specify that the architectural detail of the homes reflect the agricultural heritage of the area. In particular, the homes must incorporate one of four architectural styles: Farmhouse, Ranch, Craftsman, or Prairie. Each of these styles requires unique details in order to achieve true consistency with the architectural heritage found in historical agricultural home sites in Arizona. Especially relevant to this PAD Amendment request is the inclusion of front and rear covered porches. These porches can add 300-600 square feet of lot coverage without adding any "livable" square footage to the home. The homes include one and two story units. All homes have two and three car garages, including side loaded garage options. Covered front porches promote interaction with neighbors and an active street scene in neighborhoods.

Conclusion

The purpose of this application is to modify lot coverage for 97 lots within the Desert Place at Morrison Ranch – Phase 2C and 3C subdivision. This request for Modification to the RS-7 (R-7) PAD DMP and will allow for the development of a mix of one and two story homes, with two and three car garages, covered front porches and covered rear patios. Approval of this request will allow the architectural product to meet the unique architecture and design guidelines of the Morrison Ranch community. We look forward to the working with the City and moving forward with development plans for Desert Place at Morrison Ranch.



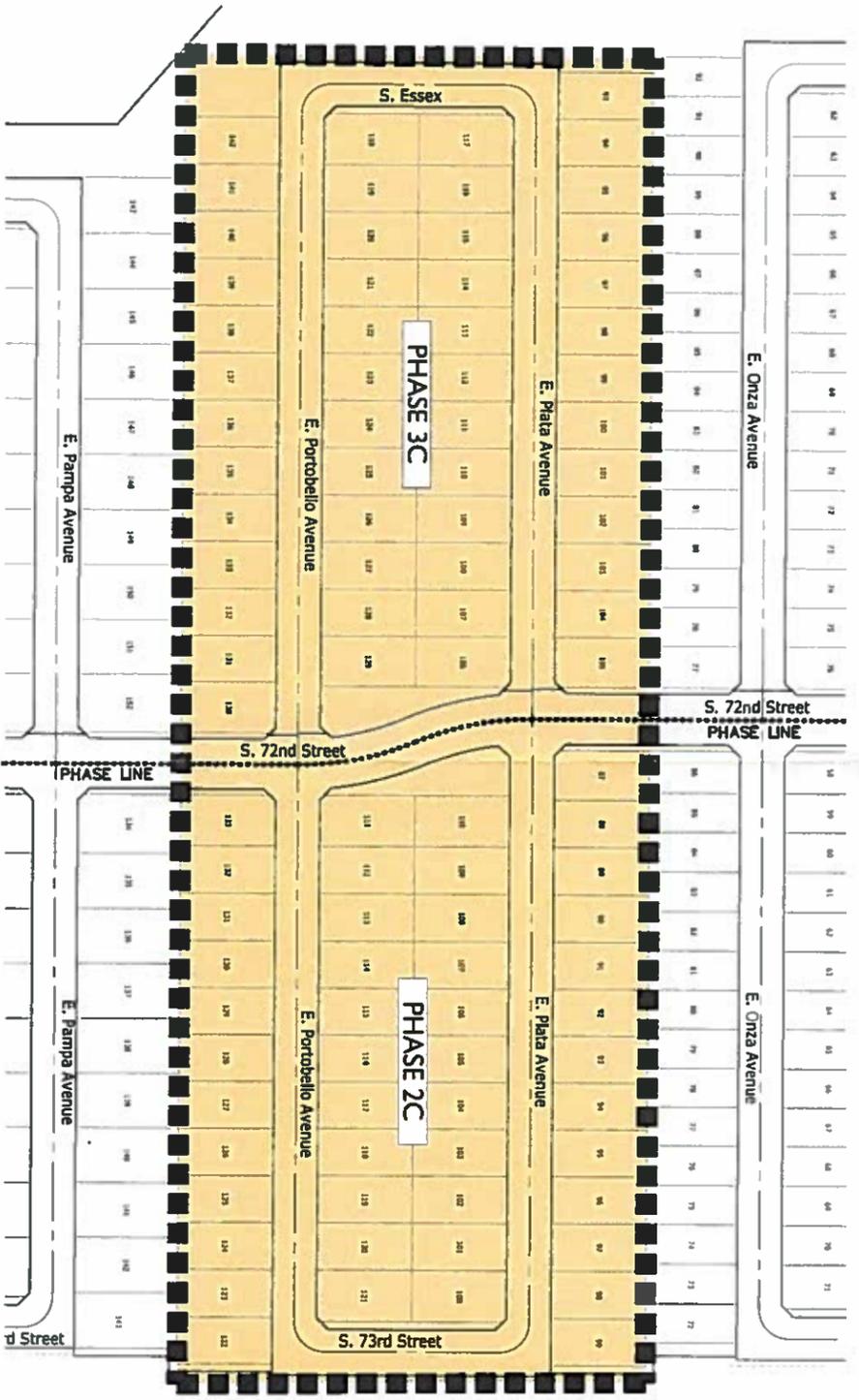
This Area Lending Improvements Only

NORTH

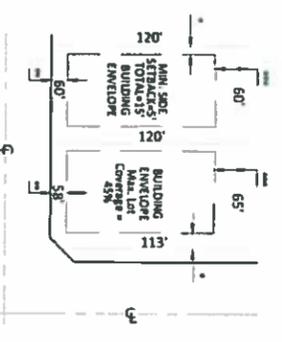
SCALE: 1"=300'
PLOTTED ON 11x17

PAD DMP AMENDMENT DESERT PLACE at MORRISON RANCH - PHASE 2C & 3C

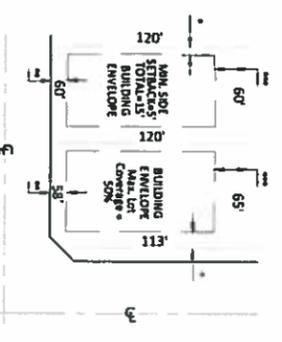
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LOTS 87 THRU 133 (PHASE 2C) & 93 THRU 142 (PHASE 3C)



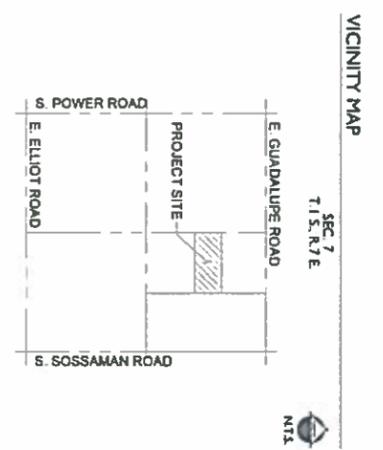
LOTS 87 THRU 133 (PHASE 2C) & 93 THRU 142 (PHASE 3C)



LOTS 87 THRU 133 (PHASE 2C) & 93 THRU 142 (PHASE 3C)

EXISTING LOT COVERAGE -
45% MAXIMUM

PROPOSED LOT COVERAGE -
50% MAXIMUM



PROJECT TEAM

OWNER:
PLUTE HOME CORPORATION
16767 N. REINHERT DR., SUITE 100
SCOTTSDALE, AZ 85260
TEL: (480) 391-6000
CONTACT: JOSH HARTMANN

CONSULTANT:
EGS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2158
CONTACT: JOSH HANNON

PROJECT REQUEST

THE PROPERTY THAT IS CONTAINED IN THIS REQUEST CONSISTS OF 97 RESIDENTIAL LOTS LOCATED WITHIN "DESERT PLACE AT MORRISON RANCH - PHASE 2" AND "DESERT PLACE AT MORRISON RANCH - PHASE 3". THE LOTS ARE LOCATED SOUTHWEST OF THE SOUTHWEST CORNER OF E. GUADALUPE ROAD AND S. SOSSAMAN ROAD. THE LOTS ZONED RS-7 INCLUDE APPROXIMATELY 22.46 NET ACRES OF DESERT PLACE. THIS IS A REQUEST FOR MODIFICATION TO THE PREVIOUSLY APPROVED R1-7 PLANNED AREA DEVELOPMENT (R1-7 PAD) MASTER DEVELOPMENT PLAN (MDP). THE REQUEST IS TO INCREASE THE ALLOWABLE LOT COVERAGE FROM 45% TO 50%.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHASES 2C & 3C OF THE PROPOSED DESERT PLACE AT MORRISON RANCH DEVELOPMENT.

egps group, Inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

Desert Place at Morrison Ranch - Phase 2C & 3C

PAD DMP Amendment

JUNE 2014 - PAD DMP AMENDMENT APPLICATION

Revisions:

Sheet No. **06-016** of **1**

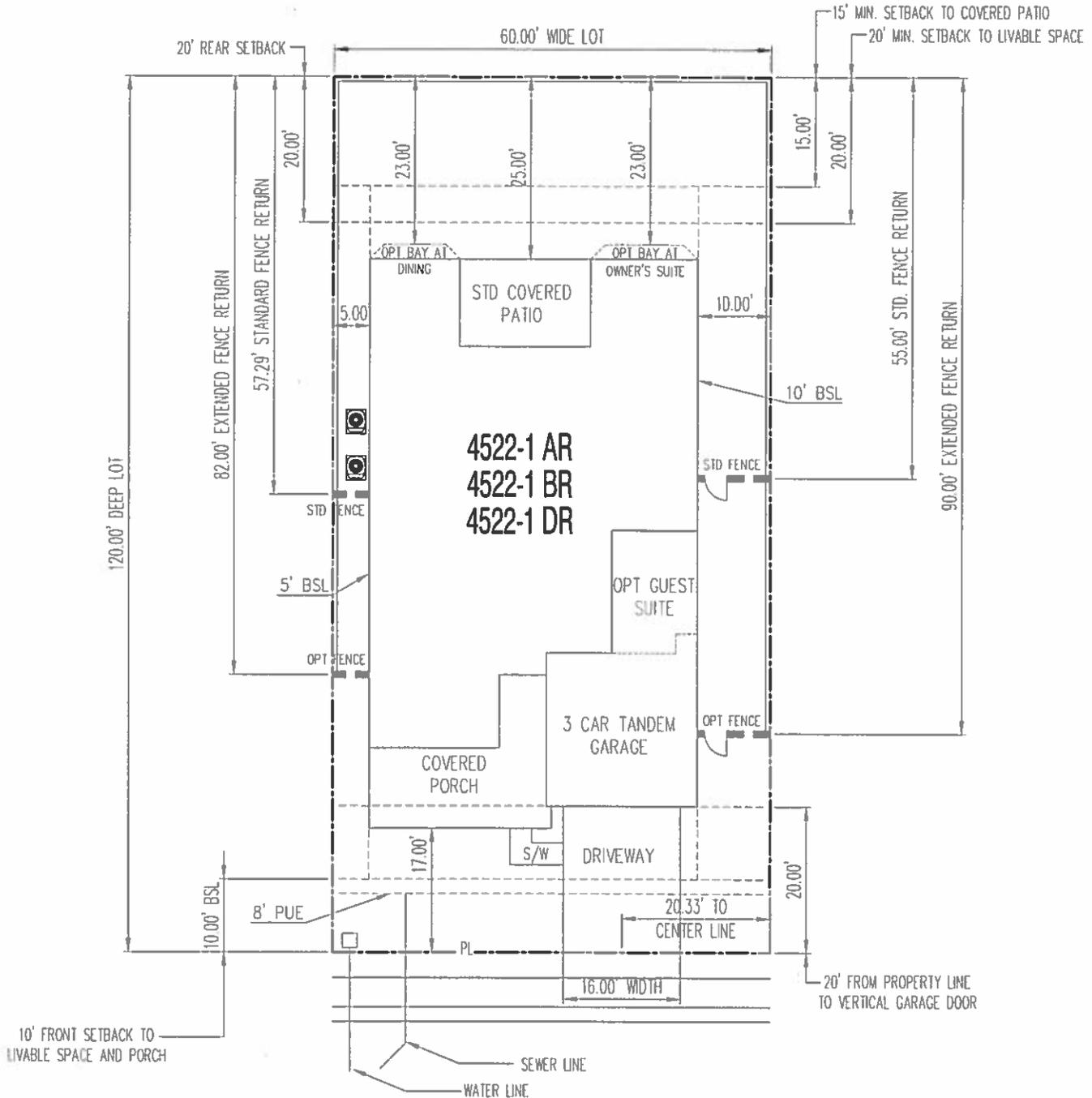
Sheet No. **1** of **1**

Designer: JK
Drawer: DCH

DESERT PLACE

4500 SERIES (60' X 120')

LOT COVERAGE
 45% MAXIMUM LOT COVERAGE
 47.6% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

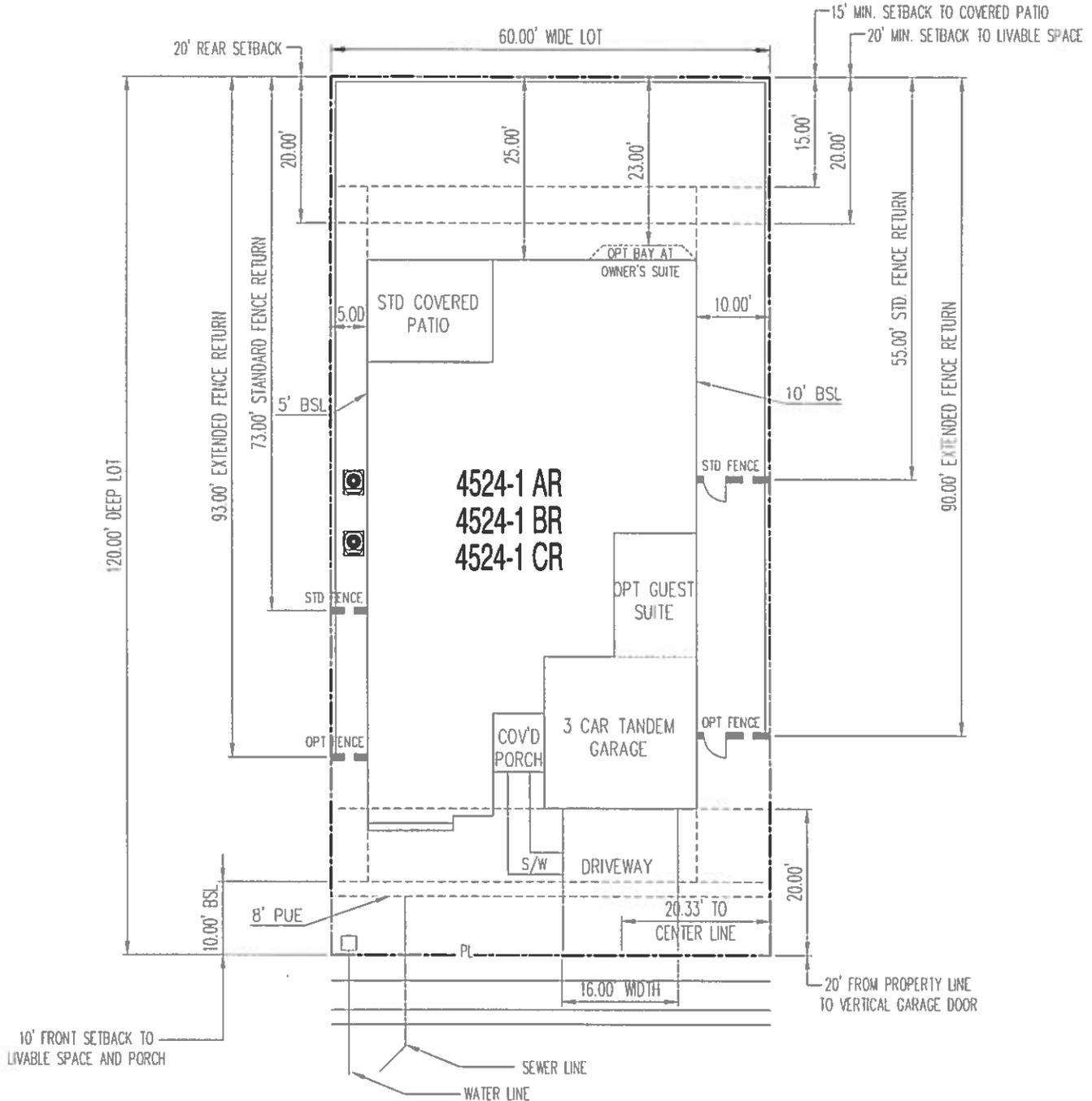
PULTE HOME CORPORATION
 16767 N PERIMETER DRIVE
 SCOTTSDALE, AZ 85260



DESERT PLACE

4500 SERIES (60' X 120')

LOT COVERAGE
 45% MAXIMUM LOT COVERAGE
 47.3% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

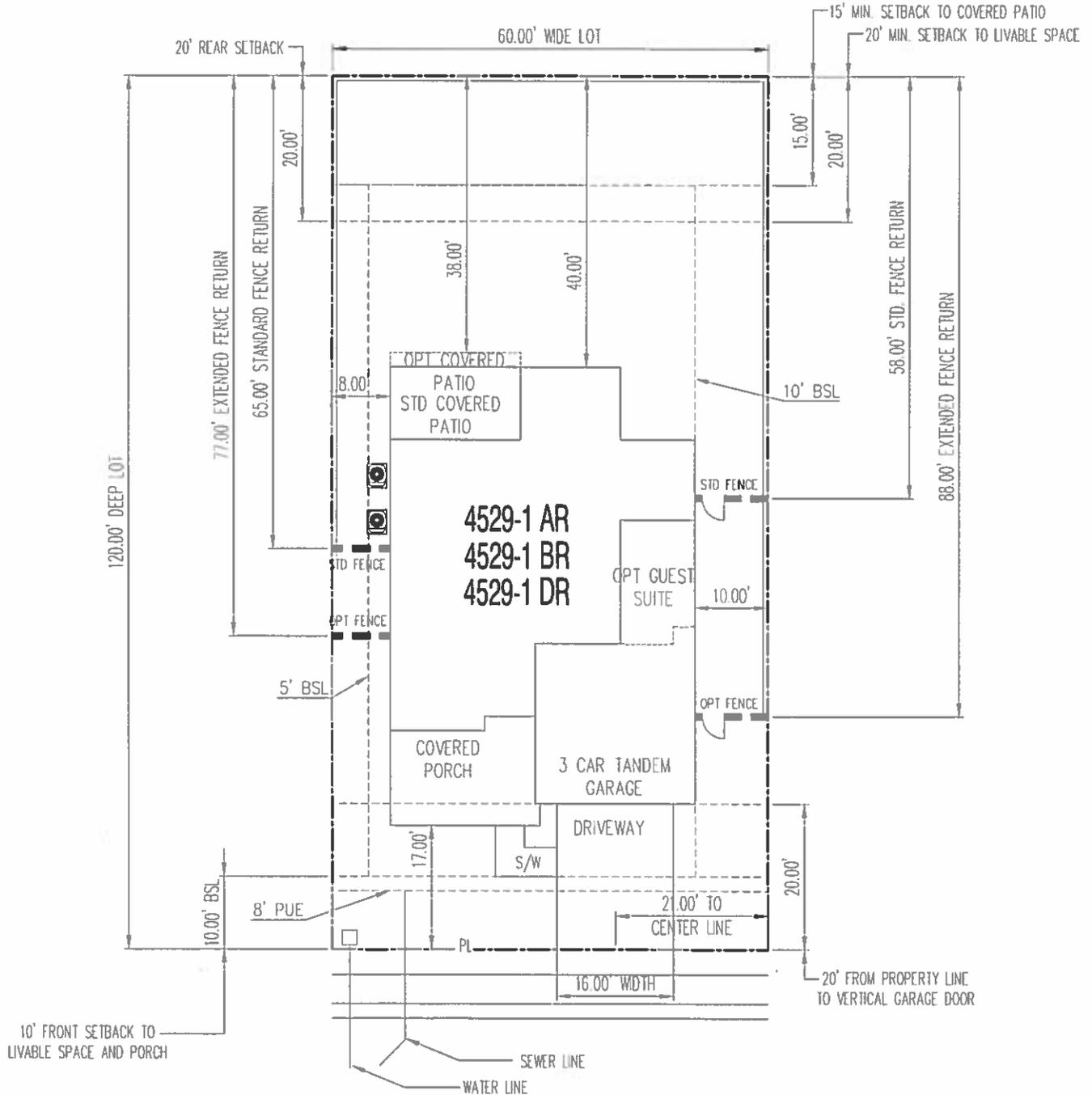
PULTE HOME CORPORATION
 16767 N PERIMETER DRIVE
 SCOTTSDALE, AZ 85260



DESERT PLACE

4500 SERIES (60' X 120')

LOT COVERAGE
 45% MAXIMUM LOT COVERAGE
 33.9% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

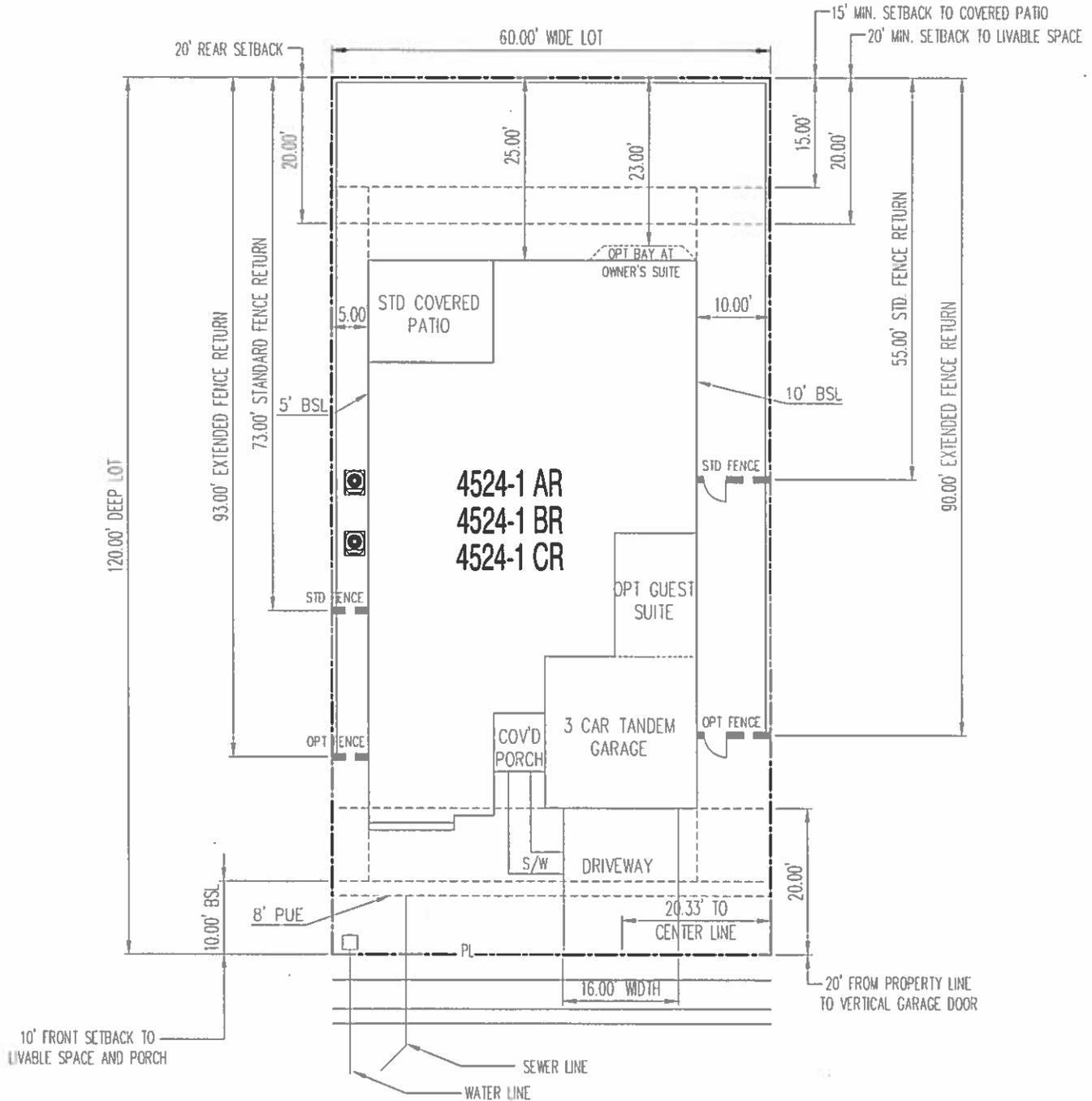
PULTE HOME CORPORATION
 16767 N PERIMETER DRIVE
 SCOTTSDALE, AZ 85260



DESERT PLACE

4500 SERIES (60' X 120')

LOT COVERAGE
 45% MAXIMUM LOT COVERAGE
 47.3% ACTUAL LOT COVERAGE



SCALE: 1" = 20'

PULTE HOME CORPORATION
 16767 N PERIMETER DRIVE
 SCOTTSDALE, AZ 85260



