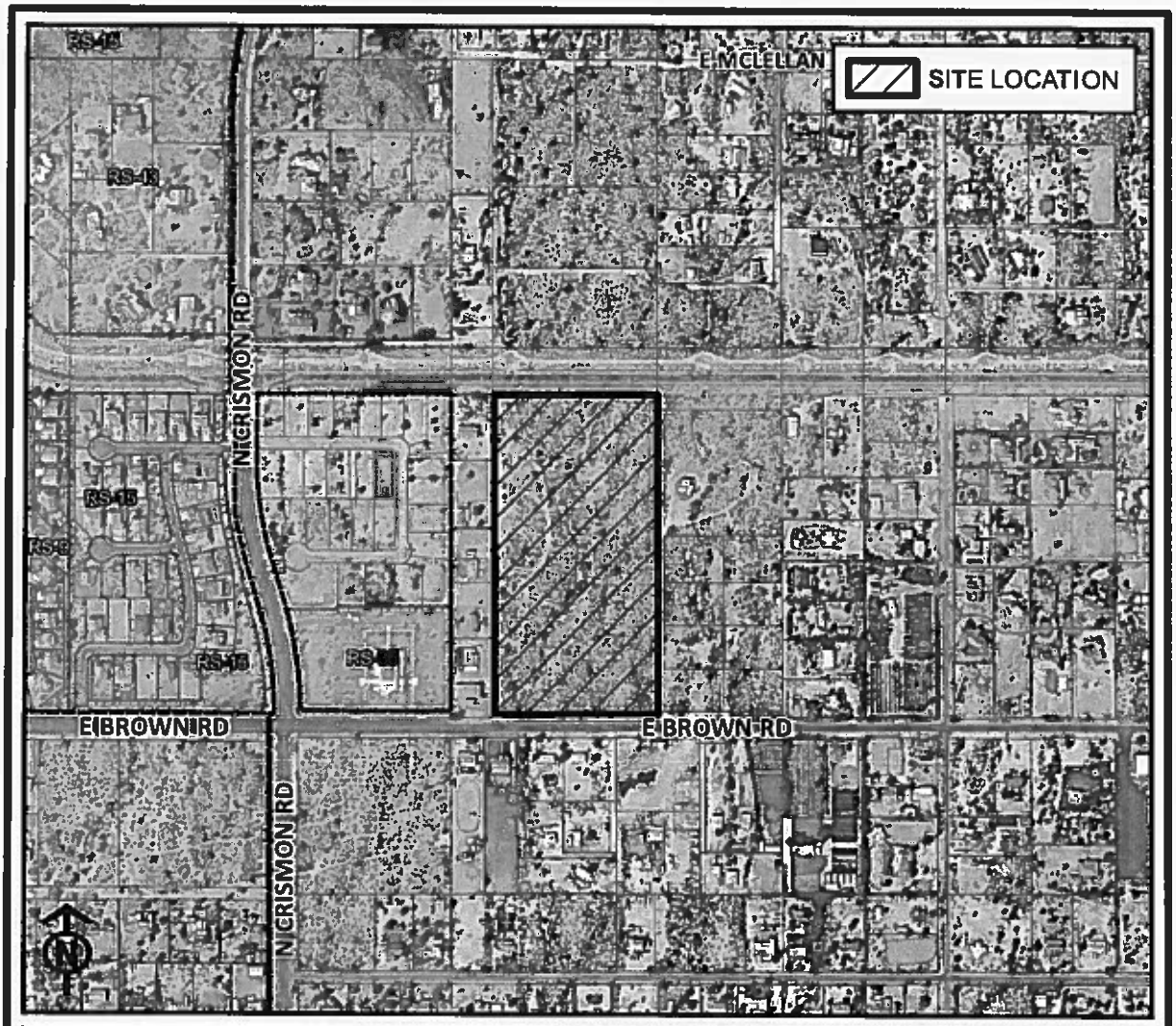
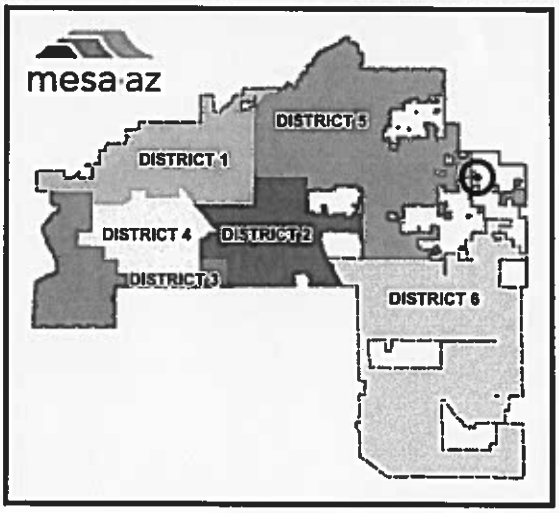




PLANNING AND ZONING VICINITY MAP

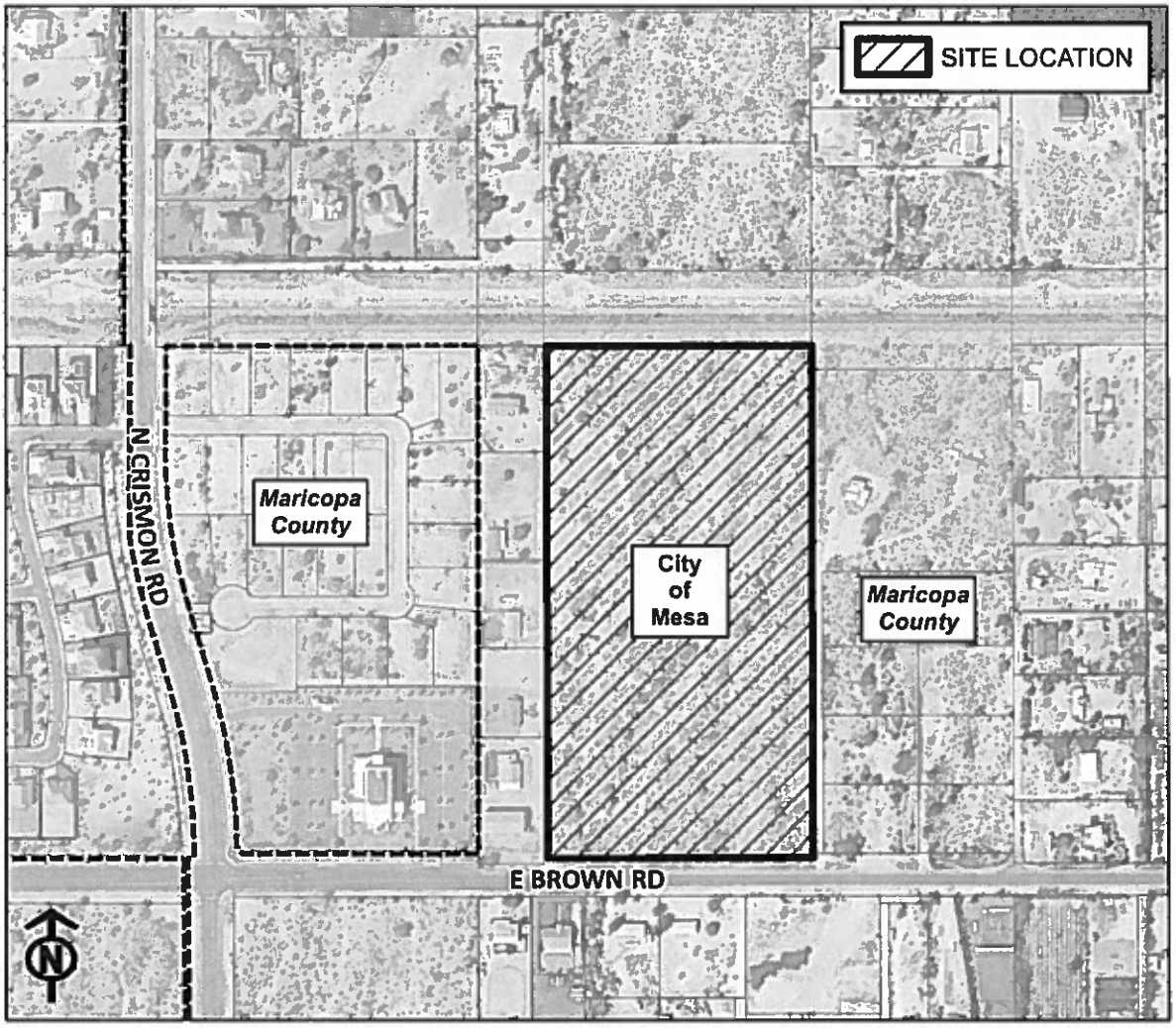
CASE:
GPMINOR14-011

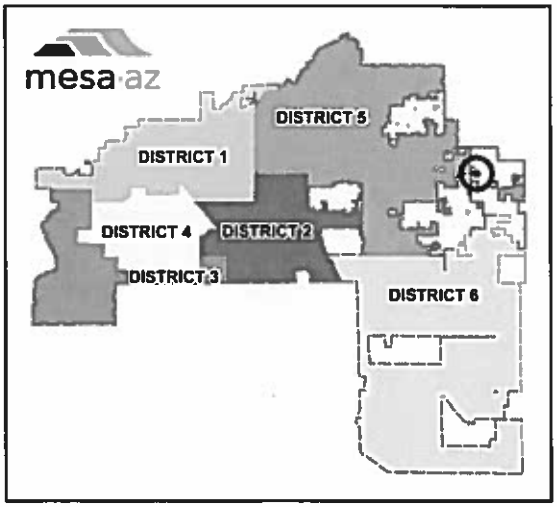
PROJECT:
HENDRIX POINT ESTATES

ADDRESS:
10160 EAST BROWN ROAD

REQUEST:
Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). This request will allow the development of a single residential subdivision.

GPMINOR14-011 GPMINOR14-011 GPMINOR14-011 GPMINOR14-011





PLANNING AND ZONING VICINITY MAP

CASE:
Z14-036

PROJECT:
HENDRIX POINT ESTATES

ADDRESS:
10160 EAST BROWN ROAD

REQUEST:
Rezone from RS-35 to RS-15 PAD. This request will allow the development of a single residential subdivision. (PLN2014-00186)

Z14-036
Z14-036
Z14-036
Z14-036
Z14-036

mesa·az

Planning and Zoning Board

Case Information

GENERAL PLAN CASE #:	**GPMinor14-011**
ZONING CASE#:	**Z14-036** PLN2013-00186
LOCATION/ADDRESS:	10160 East Brown Road.
GENERAL VICINITY:	Located east of Crismon Road on the north side of Brown Road
GENERAL PLAN REQUEST:	Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). 20± acres.
ZONING REQUEST:	Rezone from RS-35 to RS-15 PAD and Preliminary Plat approval for a 37-lot subdivision.
PURPOSE:	This request will establish zoning for the future development of a single-residence subdivision
COUNCIL DISTRICT:	District 5
OWNER:	M. Laurin Hendrix
APPLICANT:	Lindsay Schube, Esq., Withey Morris PLC
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	220-05-003E
PARCEL SIZE:	20± gross acres
EXISTING ZONING:	RS-35
GEN. PLAN DESIGNATION:	Low Density Residential 0-1 (LDR0-1 du/ac)
CURRENT LAND USE:	Undeveloped

SITE CONTEXT

NORTH:	Zoned in Maricopa County - Single-residence – zoned R1-35
EAST:	Zoned in Maricopa County - Single-residence – zoned R1-35
SOUTH:	(Across Brown Rd.) Zoned in Maricopa County - Single-residence – zoned RU-43
WEST:	Zoned in Maricopa County - Single-residence – zoned R1-35

STAFF RECOMMENDATION:

GENERAL PLAN AMENDMENT: Adoption

ZONING CASE: Continuance to the July 16, 2014 meeting

P&Z BOARD RECOMMENDATION:

GENERAL PLAN AMENDMENT: ☐Adoption of Resolution. ☐ Denial

ZONING CASE: ☐Approval with conditions. ☐Denial

PROP 207 WAIVER: ☐Signed. ☐ Not Signed

GENERAL PLAN HISTORY

Mesa 1988 General Plan: Low Density Residential 0-1
Mesa 1996 General Plan: Low Density Residential 0-1
Mesa 2025 General Plan: Low Density Residential 0-1

GENERAL PLAN PROJECT DESCRIPTION

This proposal includes a Minor General Plan amendment to change the existing land use designation for 20± acres at 10160 East Brown Road, located east of Crismon Road on the north side of Brown Road. The existing General Plan land use designation for the site is Low Density Residential 0-1 (LDR0-1 du/ac). The applicant is requesting an amendment to Low Density Residential 1-2 DU/acre (LDR 1-2) to accommodate the future development of single-residences at a density of 1.8 du/acre. The property is also located within the Desert Uplands.

PROJECT DESCRIPTION/ ZONING REQUEST

The request also includes a rezoning from RS-35 to RS-15 PAD with an associated Preliminary Plat request indicating a density of 1.8 DU/acre.

The PAD overlay is requested so that the applicant may reduce the minimum lot size from 15,000 square-feet to 13,500 square-feet as well as modify the rear yard setbacks. The associated Preliminary Plat provides additional detailing regarding the public street section, typical lot plan, and more specific dimensional data regarding the subdivision layout.

RESIDENTIAL SUBDIVISION DESIGN:

	Min. Lot Size Min. Dimensions	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Max. Coverage
Proposed RS-15 PAD Standards (Deviations in BOLD)	**13,500 SF minimum** 110' width 135' depth	22' home/ guest house/ casita 30' garages and carports	7' min either side / 20' min aggregate of two sides	**20'**	**40%**
RS-15 Standards	15,000 SF minimum 110' width 120' depth	22' – enclosed livable areas, porches 30' garages and carports	7' min either side / 20' min aggregate of two sides	30'	40%

SUBDIVISION DETAILS:

Street System	Fences/Walls	Open Space	Other

- Public streets	-6' solid decorative CMU perimeter wall with decorative wall along 101st Place and on the interior of the subdivision for more visible walls.	Tracts A & B are 1.87 acres (11%) and is a passive amenity area. Entry feature includes a decorative entry monument that is intended to define the entrance, but blend with the natural desert vegetation.	-HOA -CC&Rs

PLANNED AREA DEVELOPMENT (PAD)

Applications for a PAD overlay may specify the project is proposed for conceptual and/or specific approval. For this request, the applicant is requesting specific approval of a 37-lot subdivision on 20± acres. The PAD overlay is requested to allow deviations to required minimum lot size, setbacks and elimination of the required landscape tract outside of the wall along 101st place at the west side of the subdivision.

The purpose of the PAD is to allow more creativity in subdivision design and/or to preserve a natural feature such as a wash or hillside. In return for allowing deviations to the standard code requirements there needs to be some added features that provide for a unique use of the land and/or a higher quality development. In this case there is no natural feature being preserved so the request is based on providing a more creative subdivision design that will better meet the intent of the Desert Uplands than a standard subdivision. The applicant is proposing that the smaller lot sizes and reduced setbacks are offset by the natural open space area, decorative walls and an entry feature. As proposed, staff is not convinced that the proposed wall, entry feature and passive open space area justify the PAD request.

SCHOOLS

The subject site is in the attendance boundary of Zaharis Elementary School, Smith Junior High School, and Skyline High School. The Mesa Public School District has indicated that each school has the capacity to accommodate the generated students from this development.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. The applicant held a neighborhood meeting on April 30, 2014 and had five residents attend the meeting. General concerns raised were about engineering issues such as drainage and finished floor elevations.

At the writing of this staff report, staff had not been contacted by any citizens or neighbors with concerns regarding the proposed development.

GENERAL PLAN

The purpose of the Land Use Element of the Mesa 2025 General Plan is to guide future growth and development in the City. The basic vision of the Mesa 2025 General Plan is "to provide for a prosperous and economically balanced community, to address the need for future housing and employment opportunities, and to support Mesa as a sustainable community in the 21st century."

Within the General Plan there are several goals, objectives and policies established to provide

this basic vision. The goals and related objectives and policies applicable to this request are as follows:

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 the General Plan.

Objective LU-1.1: Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a: Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

Objective LU-1.2: Encourage urban growth in a planned, orderly manner with high quality development and sustainable urban development patterns.

Policy LU-1.2b Update the planning-related ordinances and programs to implement the General Plan and to encourage creative and innovative design in constructing subdivisions that promote both sustainability and a sense of community.

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-2.1: Encourage the creation of residential developments which provide housing opportunities for individuals and families of all socioeconomic levels

Goal H-3: 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.

Objective H-3.1: Preserve and protect the City's neighborhoods by minimizing internal and external impacts that may detract from a neighborhood's ability to offer a safe and aesthetically pleasing environment.

Policy H-3.1a: Ensure that residential areas are adequately buffered from incompatible uses through the use of zoning and development regulations.

Policy H3.1c: Encourage infill development based on compatibility with existing neighborhoods.

Objective H-3.2: 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.

Policy H-3.2b: Ensure that residential development tis located where adequate infrastructure currently exists or is planned to be available in the near future.

Policy H-3.2c: Preserve significant cultural, historical or natural features and provide enhanced open space areas in residential development or redevelopment projects.

Policy H-3.2d: Provide opportunities to ensure that residential neighborhoods may be served by and are in close proximity to services and facilities.

Goal EPC-1: Promote a high level of environmental quality with a safe, healthy, and enjoyable environment for Mesa residents.

Objective EPC-1.2: Integrate air quality planning with the land use and transportation planning process.

Policy EPC-1.2f: Promote land use patterns that decrease automobile travel between home and the workplace.

Existing General Plan Designation:
Low Density Residential 0-1 du/ac:
Identifies locations where large-lot, single family detached residential is desirable. The target density for these areas is 0.6 du/ac. Appropriate locations offer local road vehicular access, connections to potable water and sanitary sewer, and proximity to public safety services. When the amenity is located on land that would otherwise be suitable for housing, the dwelling units may be transferred elsewhere within the parcel as long as the overall density for the parcel is not exceeded. Portions of a parcel, which are not "buildable" (i.e. located within a floodway), or located on excessive slopes above 15% or power line easement) are not eligible for transfer of dwelling units to another part of the parcel or development. The use of building envelops is required for the residential development of the Desert Uplands areas of Mesa. Non-residential uses, including golf courses and resorts, may be allowed where deemed appropriate by the City.

Proposed General Plan Designation:
Low Density Residential 1-2 du/ac:
Identifies locations where large-lot single family detached residential with sufficient open space is desirable. The target density for these areas is 1.2 du/ac. Appropriate locations offer local road vehicular access, connections to potable water and sanitary sewer, and proximity to public safety services. The use of building envelopes is encouraged for the residential development of the Desert Uplands areas of Mesa. Low Density Residential 1-2 designated areas can also serve as a transitional buffer between Low Density Residential 0-1 and Medium Density Residential 2-4 areas. Portions of a parcel that are not "buildable" (i.e. located within a floodplain or located on excessive slopes - above 15% or power line easement) are not eligible for transfer of dwelling units to another part of the parcel or development. Other uses permitted in this category may include Office and limited Neighborhood Commercial (not to include automobile-oriented or drive-through services) of less than five acres in size, where deemed appropriate by the City.

STAFF ANALYSIS – GENERAL PLAN AMENDMENT

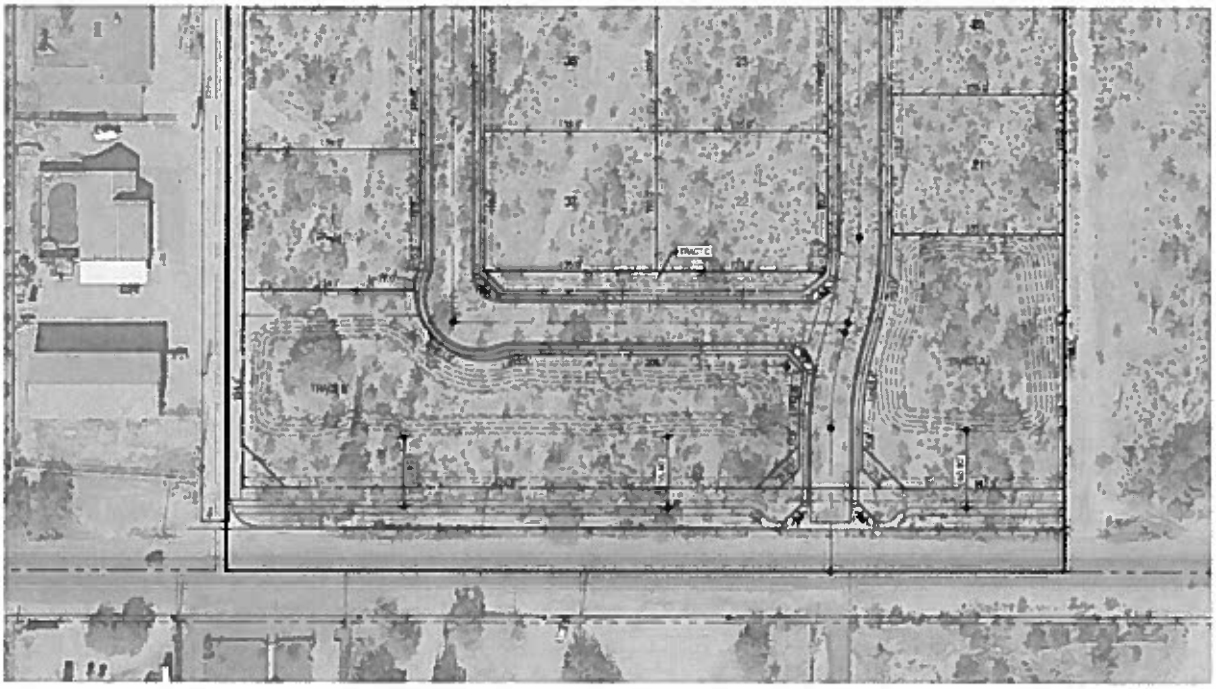
The applicant is proposing to change the General Plan land use designation from Low Density Residential 0-1 du/ac to Low Density Residential 1-2 du/ac to allow the future development of a 37 lot single-residence subdivision. Staff has some concerns with the proposed density for this development based on the size of the homes within the county that exist around the property. The large-lot (acre plus) single-residential development surrounds the subject property on all sides. The applicant has tried to mitigate the appearance of the increase in density by providing a natural undisturbed open space tract along Brown Road. The target target density for the LDR1-2 land use group is 1.2 du/ac. The proposed density is within the density range, but exceeds the target at 1.8 du/ac. The applicant has indicated that there is a need to extend sanitary sewer in this area and that it will be a benefit the City of Mesa. They have also indicated that due to the expense involved with installation of sanitary sewer, the increased number of lots is a necessity to help offset that cost.

STAFF ANALYSIS - REZONING

The rezoning request is accompanied by a Preliminary Plat request which details aspects of the subdivision such as access, lot sizes and layout, street circulation, open space, drainage, and wall plan.

The proposed development is located within the Desert Uplands, which encourages developments in a natural or re-vegetated desert surrounding. This goal is achieved through either having large lots that maintain at least 40% of the lot in the natural desert condition, or through smaller cluster lots that maintain a significant area of the property in its natural state. This typically leads to the design solution of smaller lots that allow large open surrounding areas that maintain natural characteristics on the property, such as existing vegetation or washes.

If the property were developed as an RS-35 subdivision, they would be required to retain building envelopes with undisturbed area on each lot. This tract would likely develop with 20 lots and the total amount of on-lot undisturbed desert would be between six and seven acres. In this case, the developer has proposed lots that are less than 15,000 square-feet with a standard street and lot layout, and a passive open space area along Brown Road to provide a more natural and undisturbed buffer from the arterial street. This open space area provides 1.7 acres (11%) of open space on a 20 acre parcel. Of this area, approximately one acre will be revegetated and utilized as retention for the subdivision, and the remainder (approximately 50 to 54 feet of the frontage immediately adjacent to Brown Road) that will be left undisturbed. Staff generally prefers the location of open space to be centralized within the development, however leaving the large swath of undisturbed desert along Brown Road would create less of an impact on the visibility of this neighborhood and make it seem more as though the site has remained less disturbed.



Staff has expressed concern with the standard layout of the subdivision, the low amount of undisturbed desert, and lack of upgrades that justify the PAD subdivision. Section 11-22-1 of the Zoning Ordinance describes the purpose of the PAD as follows:

11-22-1: Purpose

The purpose of the Planned Area Development Overlay (PAD) District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. This overlay district may also be used to organize a development in phases by using conceptual development plans and deferring specific site plan approval to a future date. The intent of this district is to provide for creative, high-quality development incorporating:

A. *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;*
B. *Options for the design and use of private or public streets;*
C. *Preservation of significant aspects of the natural character of the land;*
D. *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;*
E. *Sustainable property owners' associations;*
F. *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and*
G. *Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.*

The applicant's project narrative identifies compliance with most of these elements, however staff does not find that the applicant has gone far enough to provide the level of compliance that was intended with these requirements or that is commensurate with previously approved PAD's within Mesa. The applicant has provided some preservation of the natural character of the land, with the open space at the south end of the subdivision, however that open space area is primarily functional, to provide necessary retention for the subdivision with the exception of the undisturbed area left along Brown Road.

Staff had suggested to the applicant that one possibility to help justify the PAD request could be that they provide some design guidelines for the subdivision that could identify enhanced building design standards that are over and above the typical standards established in the zoning ordinance for residential product. The applicant has stated in their narrative that they would provide design guidelines in the future since they do not yet have a builder identified for this subdivision. The Zoning Ordinance establishes minimum standards for product design, but additional standards should be included to raise the quality of the proposed development, which would help to justify the PAD request.

Some of the items that staff would like to see addressed in a set of proposed Design Guidelines would primarily focus on the residential product, but should include other upgraded standards, including, but not limited to the items listed below:

- Perimeter walls are designed and constructed with surfaces that blend into the natural setting by means such as texturing, earth tone coloring, or use of native stone veneer.
- Design retention areas and drainage swales to blend into the natural desert environment and incorporate man-made drainage features, such as headwalls with native stone

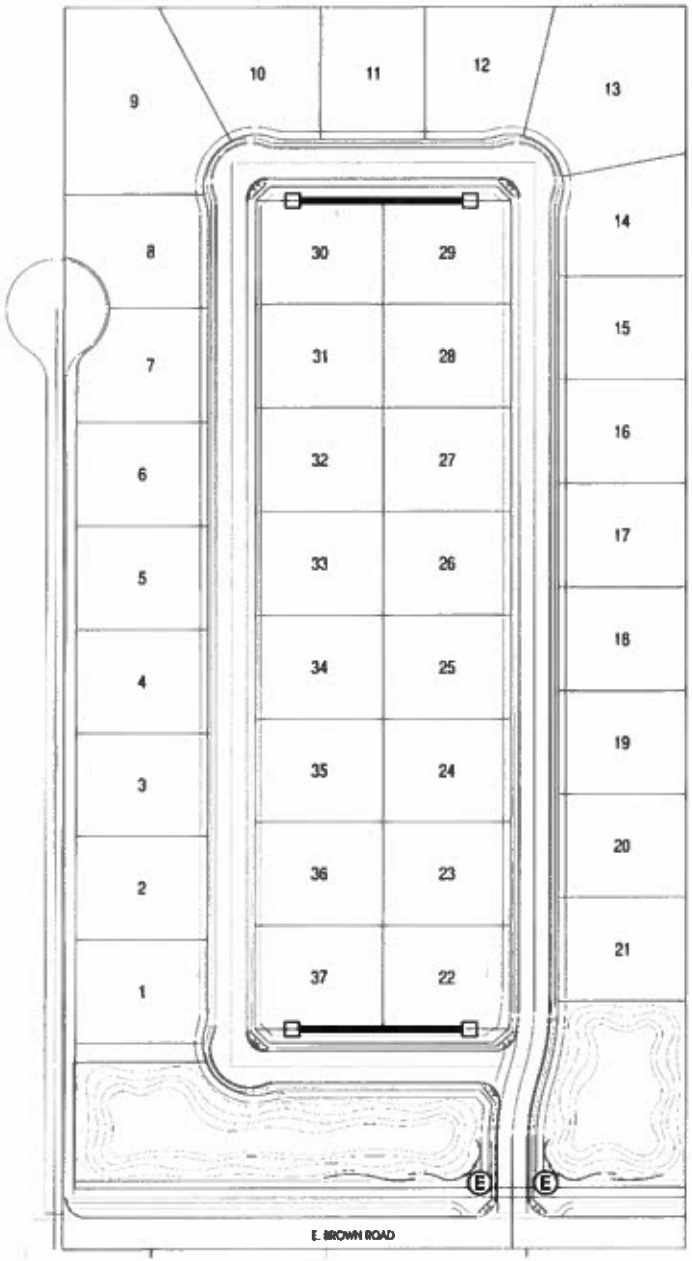
veneer or color and surface treatments that blend in with the surrounding and utilize alternative design for metal elements, such as rails and grates that match the design theme for the project with finishes to match the natural environment.

- Entry monumentation should be integrated with the overall design theme and utilize colors that complement the desert tones of the project and be scaled to minimally disturb the natural open space at the entrance to the subdivision.
- Architecture is compatible with the natural desert environment
- Design, style and detailing themes are continued from the primary building elevations to the secondary building elevations.
- Entry doors should be located prominently. Porches are standard and low wall courtyards are encouraged.
- Active living areas and porches should project forward of the garage.
- Materials and finishes should be appropriate for the unique climate and blend harmoniously into the environment.
- Color selections should be derived from materials naturally occurring in the desert with a maximum reflectivity index of 50.
- Provide 2" x 6" construction for elevations visible to the street to provide additional depth for windows.
- Each home should be designed to create a visually interesting composition of varying building form, volume, massing heights and roof styles.
- Non-stucco materials should wrap the side of the house and terminate at an inside corner or rear yard wall.
- Design of the homes should take care in providing visual relief to the location and prominence of the garage.
- Use enhanced quality garage doors with the garage doors recessed 12" from the adjacent face of the building.
- Driveway clustering, staggering driveway orientations, and where possible, offer salvaged plant materials from this site for the lots within the development.

CONCLUSION:

The starting place for reviewing developments in this area is to develop with large lots that contain significant area of undisturbed desert. Justification needs to be provided as to why this standard should be modified. There is a public interest in extending sanitary sewer in to this area and doing so may require more (smaller) lots in order to cover the cost of the sewer extension. Even with the increased number of lots, there is still a requirement to maintain the desert character. The applicant is requesting to modify the current requirements that would allow up to 20 RS-35 lots with about six to seven total acres of undisturbed desert, to allow 37 lots, most less than 15,000 square feet and less than an acre of undisturbed desert.

While staff agrees that the General Plan change from LDR 0-1 to LDR 1-2 and the rezoning from RS-35 to RS-15 PAD is probably necessary and supportable to facilitate development of this property and extend services in this area, we are not yet satisfied with the current proposal. We believe there could be more creativity in the design, the amount of undisturbed open space should be increased to at least five acres, and the density brought down to around 1.5 dwelling units per acre.



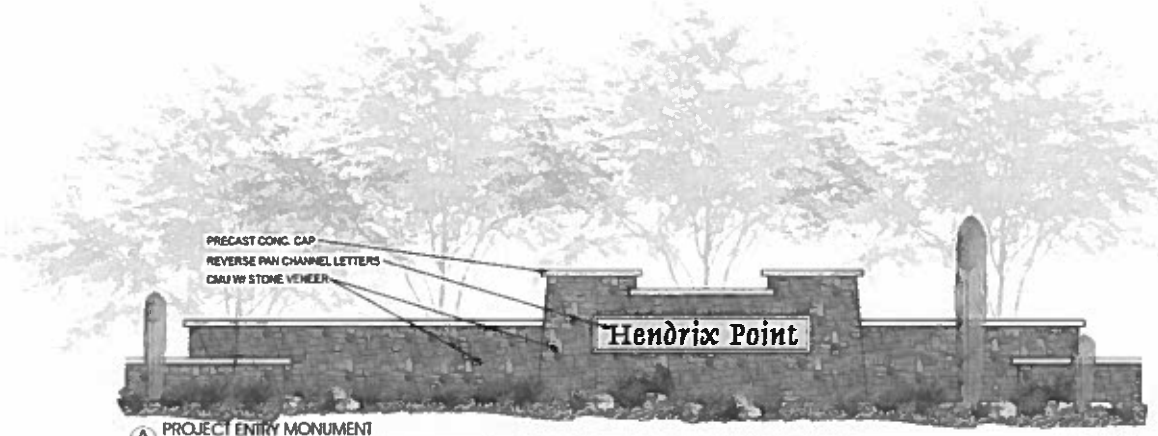
LEGEND

- 6' HIGH PROJECT THEME WALL - SEE ELEVATION THIS SHEET
- STONE VENEER THEME COLUMN - SEE ELEVATION THIS SHEET
- (E) ENTRY MONUMENT - SEE SEE ELEVATION THIS SHEET

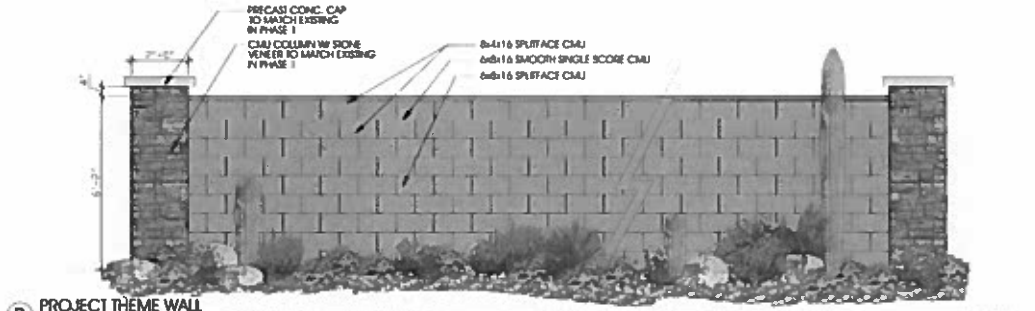
PRELIMINARY WALL PLAN

HENDRIX POINT

MESA, ARIZONA



(A) PROJECT ENTRY MONUMENT
ELEVATION



(B) PROJECT THEME WALL
ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
5.20.14

Bowman CONSULTING

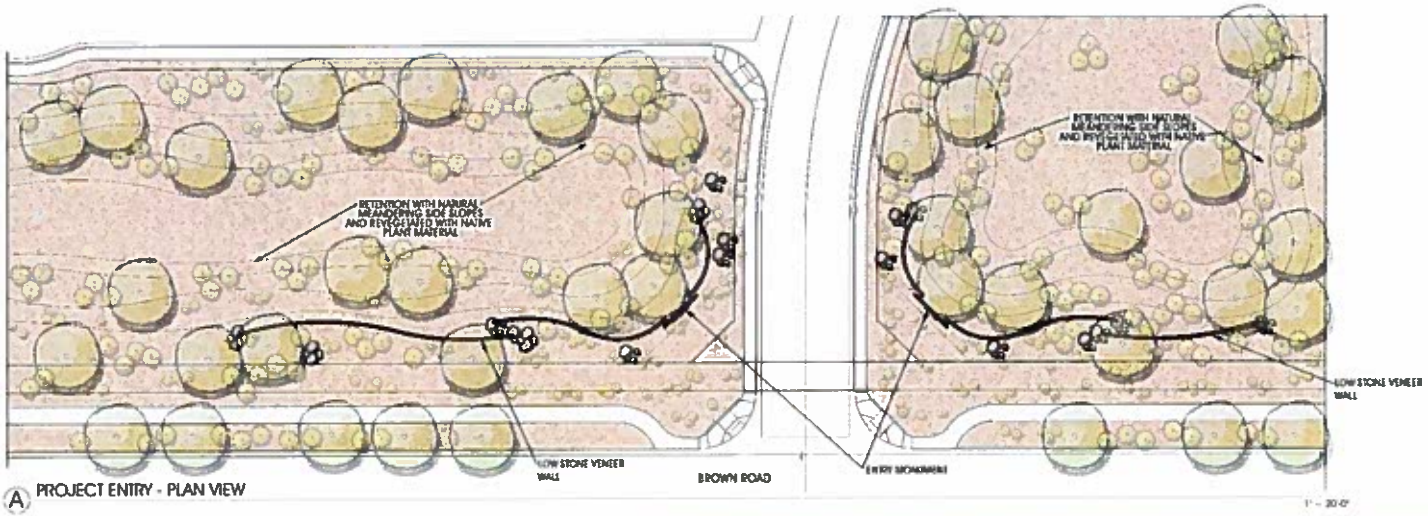
F2GROUP

SHEET L2

PRELIMINARY ENTRY PLAN

HENDRIX POINT

MESA, ARIZONA



A PROJECT ENTRY - PLAN VIEW

ENTRY PERSPECTIVE

ENTRY PERSPECTIVE

PRELIMINARY - NOT FOR CONSTRUCTION

0 20 40 60

NORTH
1" = 20'-0"
5.20.14

Bowman CONSULTING

F2GROUP

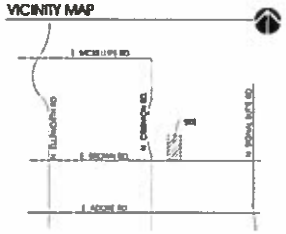
SHEET L3

PRELIMINARY LANDSCAPE PLAN

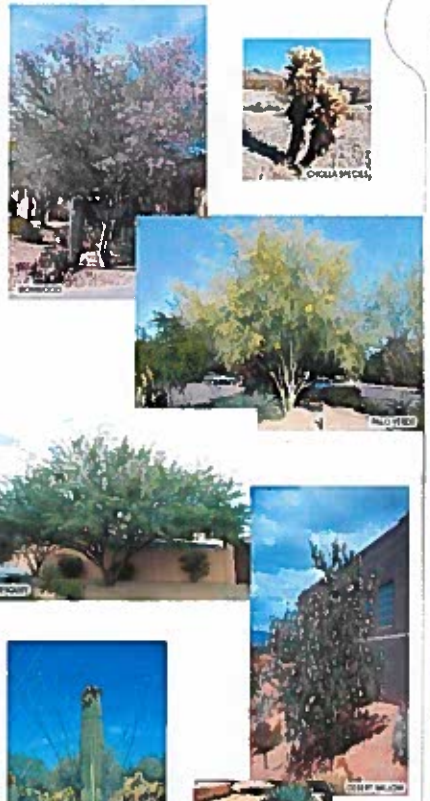
HENDRIX POINT

MESA, ARIZONA

VICINITY MAP



TYPICAL NATIVE PLANTS USED TO REVEGETATE LANDSCAPE AREAS



CONCEPTUAL PLANT PALETTE

TREES - 15G. / 24" BOX / 36" BOX

ACACIA GREGGII / CATCLAW ACACIA
ACACIA FARNESIANA / SWEET ACACIA
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
CERCIDIUM FLORIDUM / BLUE PALO VERDE
CERCIDIUM MICROPHYLLUM / FOOTHILL PALO VERDE
CHILOPSIS LINEARIS / DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM
PROSOPIS VELUTINA / MESQUITE

SHRUBS - 5 GAL. MIN.

ACACIA GREGGII / CAT CLAW ACACIA
AMBROSIA DELTOIDEA / TRIANGLE LEAF BURSAGE
ASCLEPIAS SUBULATA / DESERT MILKWEED
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CALLIANDRA SPECIES / FAIRY DUSTER
CELTIS PALLIDA / DESERT HACKBERRY
DALEA SPECIES / DALEA
DODONEA VISCOSA / HOPBUSH
ENCELIA FARINOSA / BRITTLEBUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
ERIOGONUM FASCICULARUM / FLATTOP BUCKWHEAT
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM SPECIES
RUELLIA PENINSULARIS / BAJA RUELLIA
SALVIA SPECIES / SALVIA
SENNA WISLIZENII / SHRUBBY SENNA
SIMMONDSIA CHINENSIS / JOJOBA
VIGUIERIA DELTOIDEA / GOLDEN EYE

ACCENTS / CACTI - 5 GAL. MIN.

AGAVE SPECIES
CARNEGIEA GIGANTEA / SAGUARO
DASYLIRION WHEELERI / DESERT SPOON
ECHINOCEREUS FASCICULARIS / HEDGEHOG CACTUS
FEROCACTUS ACANTHODES / COMPASS BARREL
FEROCACTUS WISLIZENII / FISHHOOK BARREL
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA / RED YUCCA
OPUNTIA SPECIES
YUCCA SPECIES

GROUNDCOVERS - 1 GAL. MIN.

BACCHARIS CV. 'CENTENNIAL' / CENTENNIAL BACCHARIS
BAILEYA MULTIRADIATA / DESERT MARIGOLD
MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY
OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE
PENSTEMON SPECIES
SPHAERALCEA AMBIGUA / GLOBE MALLOW
LANTANA SPECIES / LANTANA
VERBENA SPECIES

DECOMPOSED GRANITE

3/4" MINUS / 2" DEPTH - COLOR MADISON GOLD

PRELIMINARY - NOT FOR CONSTRUCTION

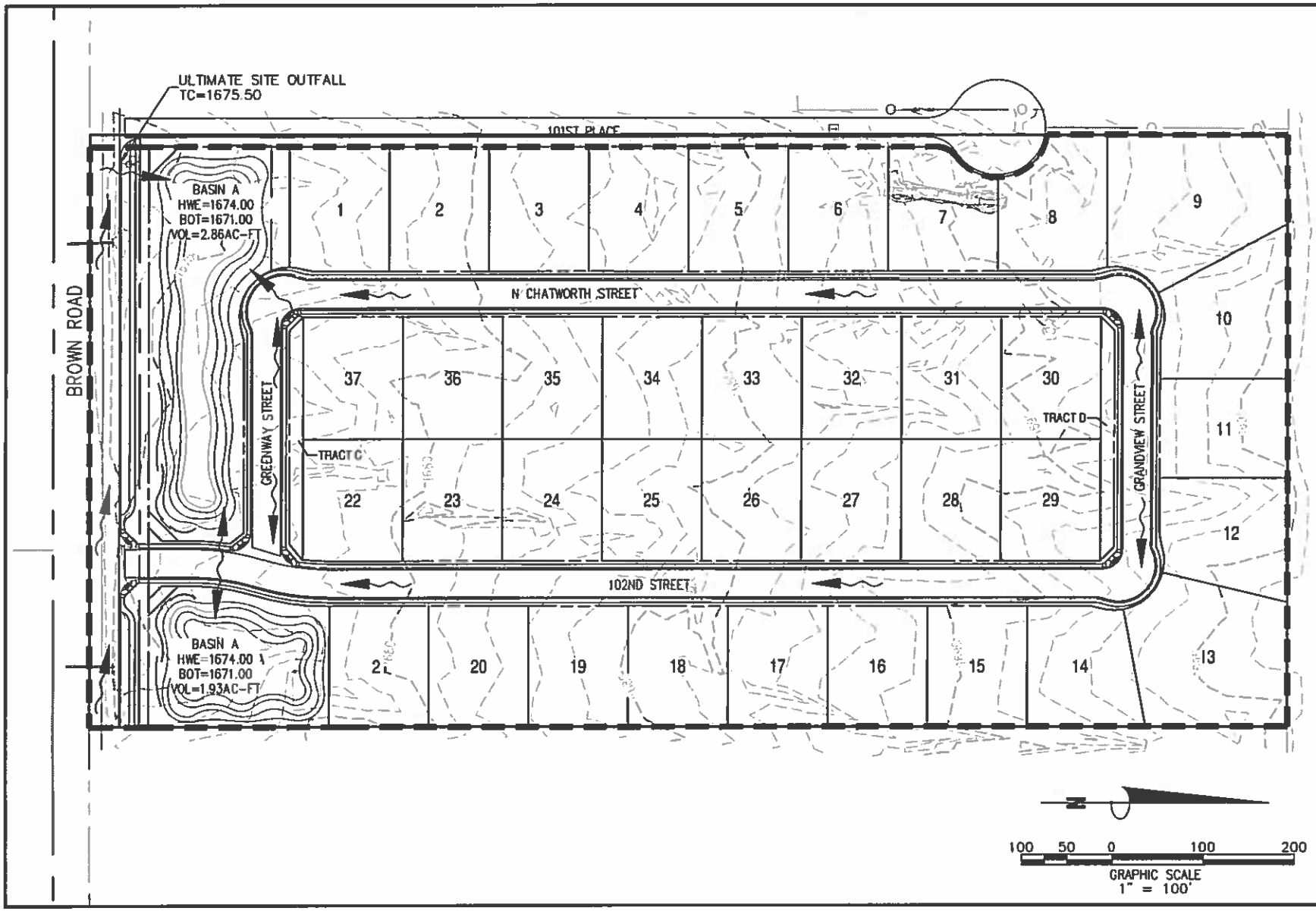
0' 60' 120' 180'

NORTH
1" = 60'-0"
5.20.14

Bowman CONSULTING

F2GROUP

SHEET L1



HENDRIX POINT

MESA, ARIZONA

FIGURE 3 - DRAINAGE EXHIBIT

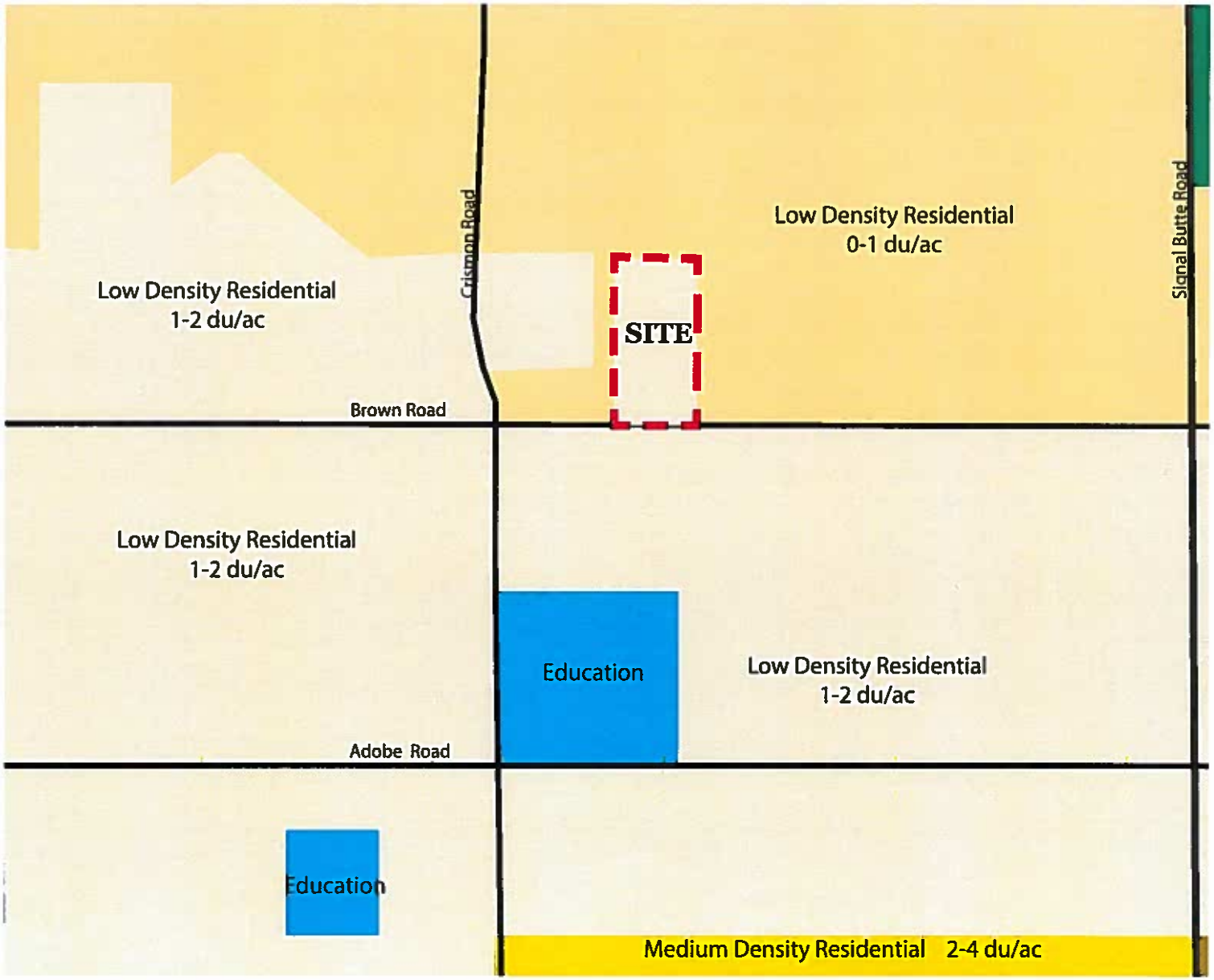
Bowman CONSULTING
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

JOB #	9887
DATE	05/21/14
SCALE	N.T.S.
DRAWN	SJG
SHT 1 OF 1	

CAD FILE NAME: P:\9887 - 10180 E. Brown Road\9887-01-001 (ENG)\Engineering\Exhibits\9887-HP-001-DDM.dwg 05/21/2014

HENDRIX POINT

PROPOSED GENERAL PLAN MAP



Residential

- Low Density Residential 0-1 (0 - 1 du/ac)
- Low Density Residential 1-2 (1 - 2 du/ac)
- Medium Density Residential 2-4 (2 - 4 du/ac)
- Medium Density Residential 4-6 (4 - 6 du/ac)

Public/Institutional

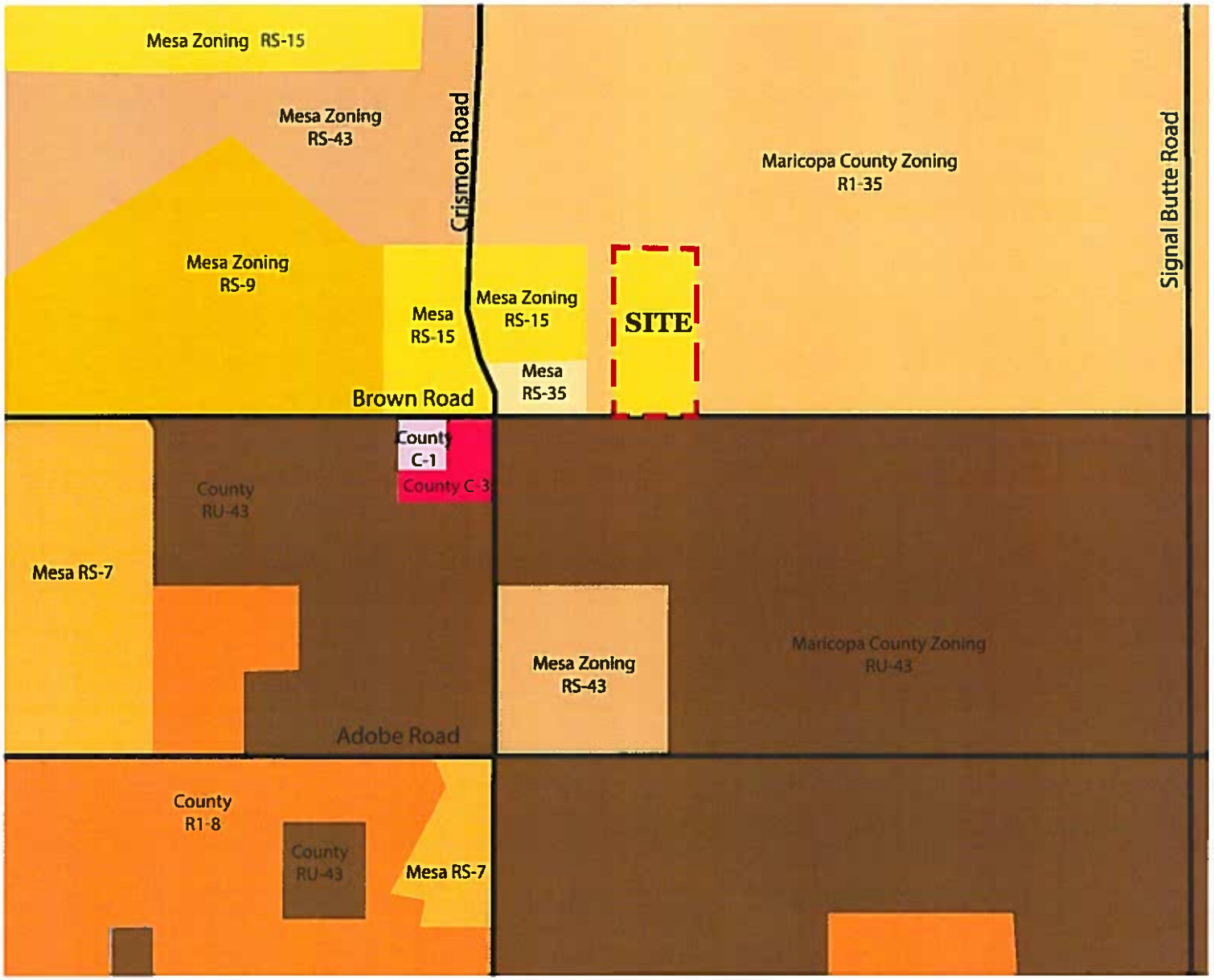
- Public/Semi-Public
- Education
- Parks

N

Bowman CONSULTING

HENDRIX POINT

PROPOSED ZONING MAP



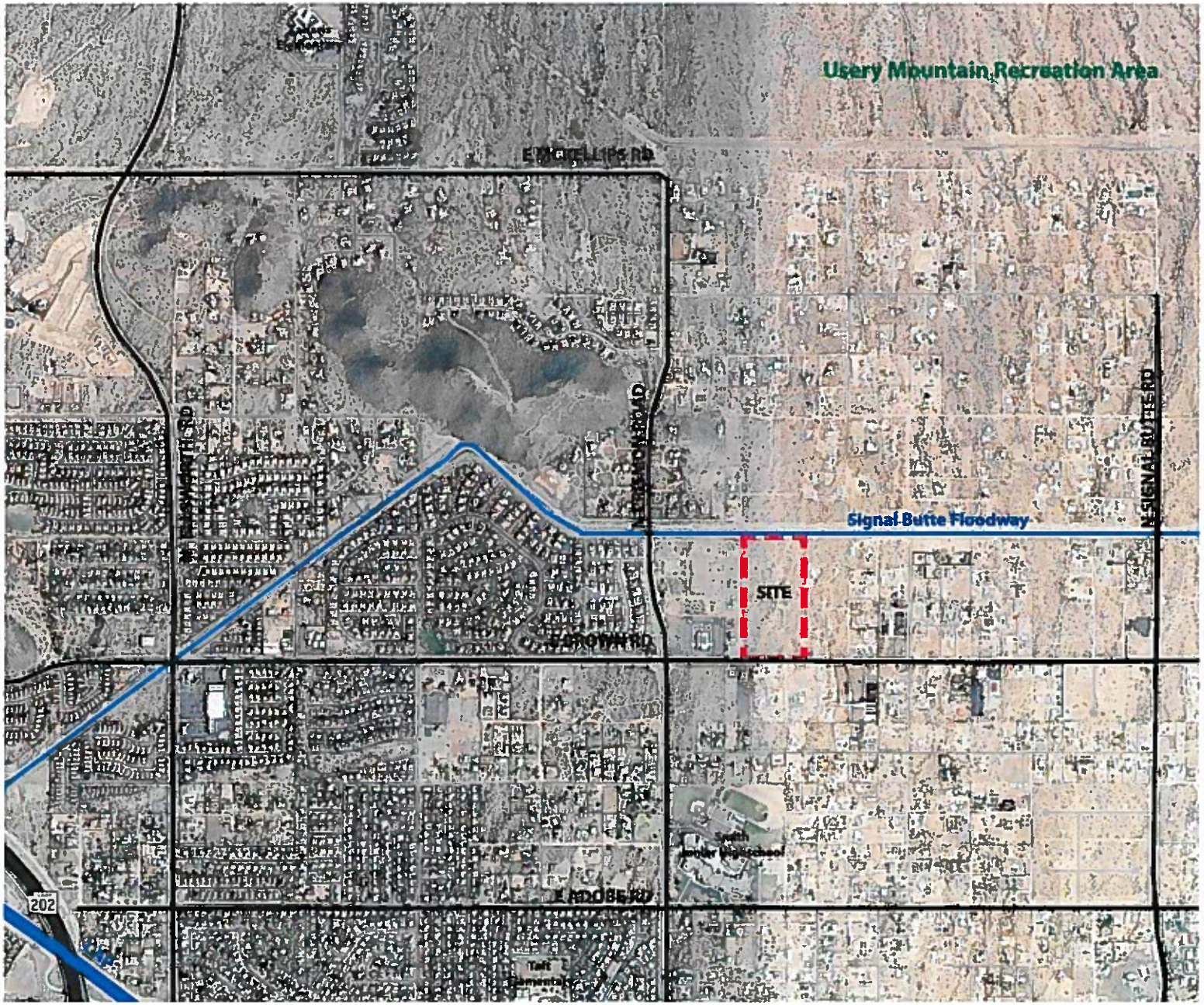
Mesa Zoning
- RS-43
- RS-35
- RS-15
- RS-9
- RS-7

Maricopa County Zoning
- RU-43
- R1-35
- R1-8
- C-1
- C-3

Bowman CONSULTING

HENDRIX POINT

VICINTY MAP



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Bowman
CONSULTING

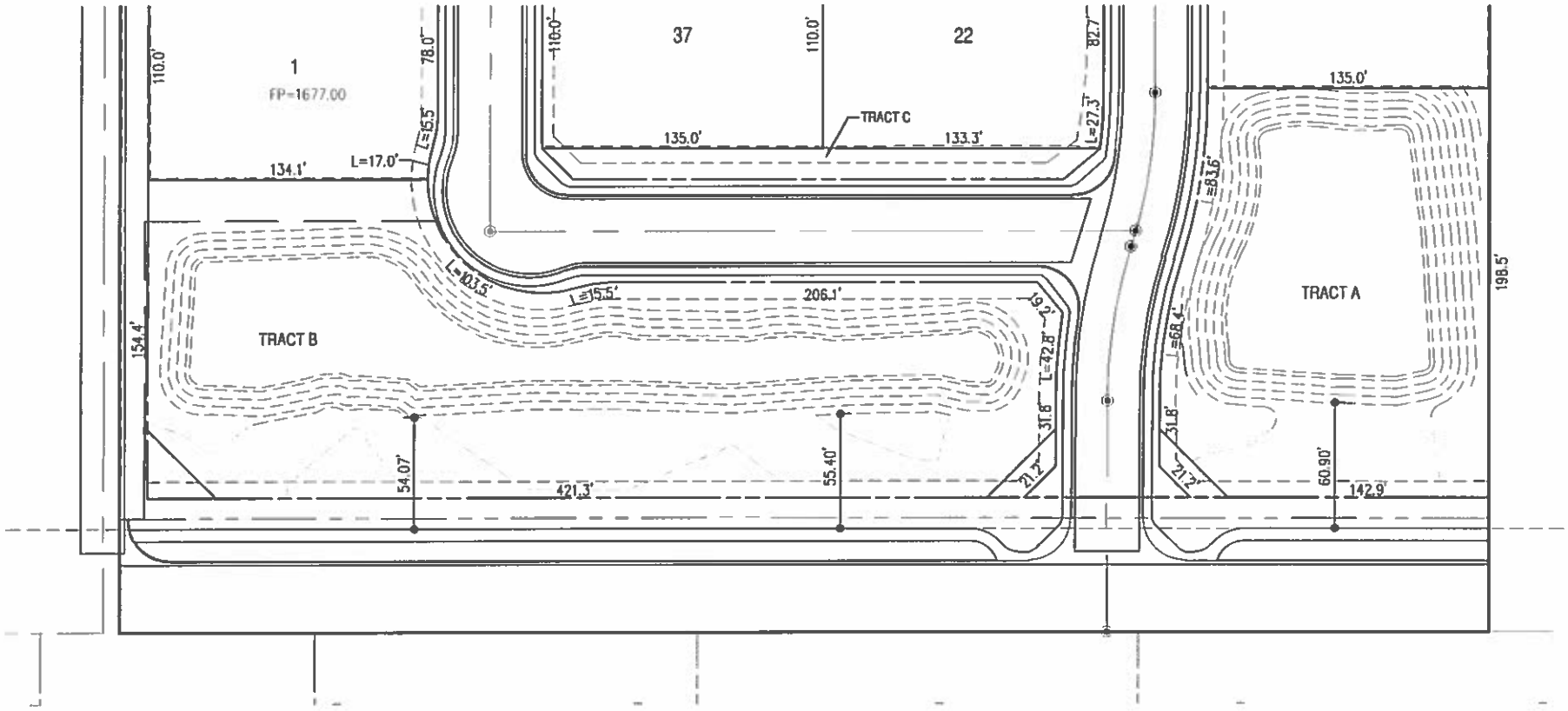
HENDRIX POINT ESTATES

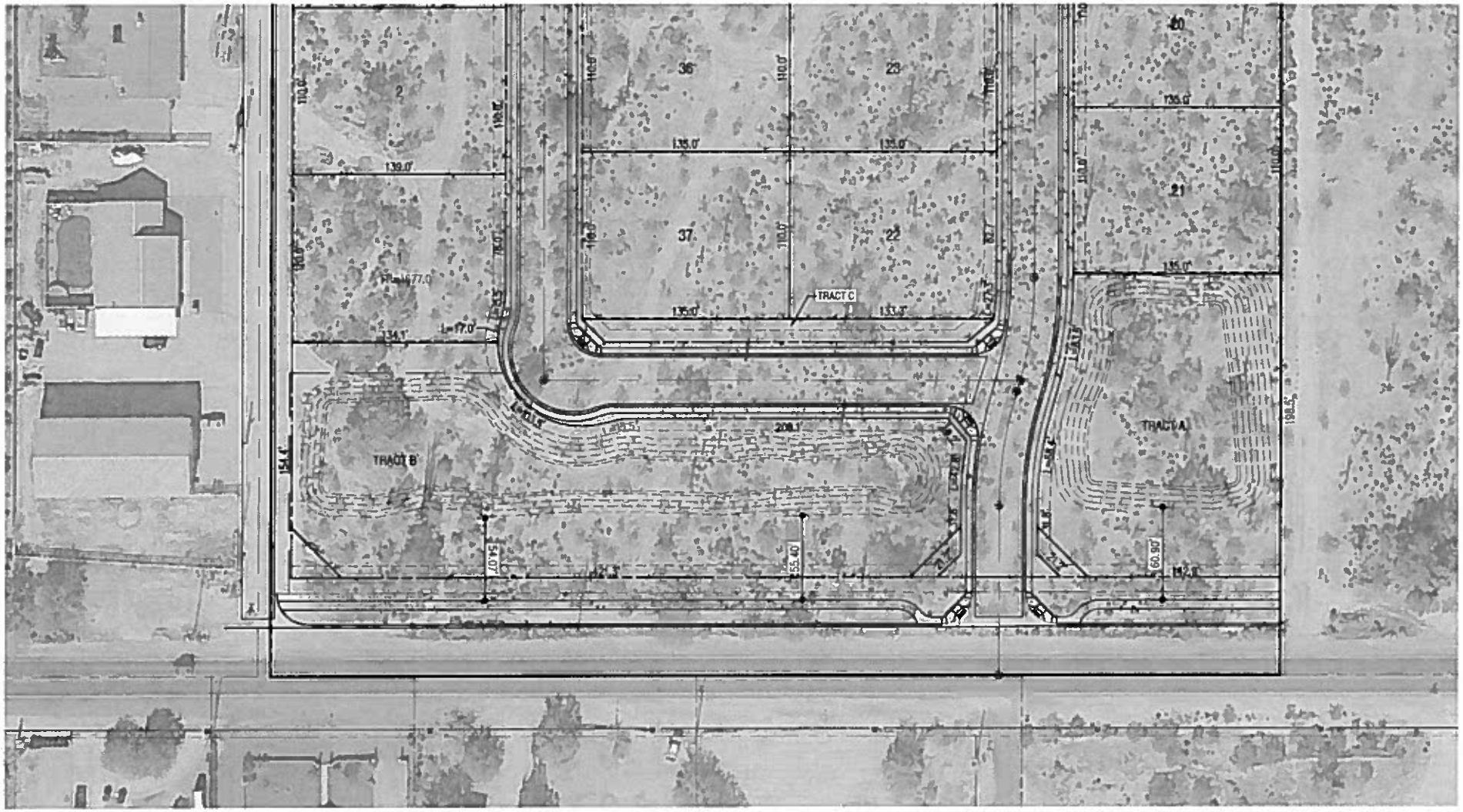
Minor General Plan Amendment
Rezone
Preliminary Plat

Located east of the northeast corner of
Crismon and Brown Roads

GPM14-011
Z14-032
Z14-030

Resubmitted: May 20, 2014
Submitted: April 1, 2014


1
FP=1677.00
110.0'
78.0'
134.1'
L=17.0'
T=15.5'
116.0'
37
110.0'
22
82.7'
135.0'
TRACT C
133.3'
L=27.3'
135.0'
L=83.6'
198.5'
TRACT A
L=103.5'
T=15.5'
206.1'
154.4'
TRACT B
T=42.8'
L=68.4'
31.8'
31.8'
54.07'
55.40'
60.90'
421.3'
142.9'



TRACT A
TRACT B
TRACT C
36
23
37
22
21
2
1
135.0'
139.0'
133.3'
208.1'
54.07'
55.40'
60.90'

HENDRIX POINT ESTATES

Minor General Plan Amendment, Rezone and Preliminary Plat

Development Team

Property Owner:	**M. Laurin Hednrix** 421 East Elgin Street Gilbert, Arizona 85295
Engineer / Planning:	**Bowman Consulting Group** Troy Peterson, PE/Jessica Sarkissian, AICP 1295 West Washington Street Suite 108 Tempe, Arizona 85281 480 / 629.8830 tpeterson@bowmanconsulting.com jsarkissian@bowmanconsulting.com
Applicant / Legal Representative:	**Withey Morris PLC** Lindsay C. Schube, Esq. 2525 East Arizona Biltmore Circle Suite A-212 Phoenix, Arizona 85016 602 / 230.4619 lindsay@witheymorris.com

HENDRIX POINT ESTATES

Minor General Plan Amendment, Rezone and Preliminary Plat

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I. Introduction

The purpose of this proposal is to request approval of **Minor General Plan Amendment**, **Rezone** and **Preliminary Plat** applications (collectively, the "Applications") on the approximate twenty (20) acres of property generally located east of the northeast corner of Crismon and Brown Roads (the "Property") to allow for Hendrix Point Estates, a single-residence subdivision. Further, as part of the approval of the Preliminary Plat application, the ability to seek minor administrative modifications to lot lines, width and depth, building setbacks, and lot coverage as shown on the Preliminary Plat dependent upon the builder product and market demand, is requested.

More specifically, the Minor General Plan Amendment application requests to change the land use designation on the Property from Low Density Residential (LDR) 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre. The Rezone application requests to change the zoning on the Property from Single Residence RS-35 (upon annexation) to Single Residence RS-15 (RS-15) Planned Area Development overlay. The Preliminary Plat application requests to subdivide the Property for 37 single- family residential lots.

The Property is currently located within unincorporated Maricopa County and zoned R1-35 (Single Family Homes – 35,000 square-feet). An Annexation application has been submitted for City of Mesa review concurrently with the filed General Plan Amendment, Rezone and Preliminary Plat Applications.

II. Location and Topography / Adjacent Properties

Comprised of 19.9 gross acres, the Property is immediately bounded to the north by the Maricopa County Flood Control / Signal Butte floodway and to the south by Brown Road. The Property is undeveloped desert, and generally slopes from northeast to southwest.

The property immediately to the east is developed with one (1) residence and eight (8) undeveloped desert lots zoned R1-35 in Maricopa County. The properties to the immediate west make-up an approximate 165-foot wide strip of remnant unincorporated Maricopa County, on which five (5) developed residences are located, zoned R1-43 in the County. The properties further west have been annexed into the City of Mesa and are developed with a church zoned RS-35 and a single-family residential

subdivision currently under construction zoned RS-15 with a Planned Area Development overlay at 1.8 du/acre for 28 lots.

Across Crismon to the west along Brown Road are more single-family subdivisions which have been developed within the City of Mesa. These communities have been developed under the Low Density Residential (1-2 du/ac) land use category with densities ranging from 1.5 du/ac across the street at Whisper View up to 2.2 du/acre at Saquaro Mountain.

The communities located to the north along Crismon and to the east are for the most part still located within unincorporated Maricopa County and are developed under the standard R1-43 zoning category or remain undeveloped. A few communities such as Whisper Mountain and Granite Ridge have developed within the City of Mesa under the RS-15 PAD and RS-35 PAD zoning categories in order to accommodate smaller lot sizes while preserving other aspects of the land.

III. Project Design

Arrival at Hendrix Point Estates will be via the 102nd Place alignment from Brown Road. From this entrance, the drive extends north eventually looping west and then south back to the entrance. The lots are positioned along both sides of this looped drive to emphasize neighborhood interaction. Two (2) open space tracts, which will be revegetated using the desert uplands plant palate and plants natural to the site, are proposed along Brown Road to support the natural character of the Desert Uplands area, as well as to provide for an enhanced streetscape along Brown Road.

These open space areas will have meandering basins and natural landscape which will match the surrounding landscape and provide a visual buffer between the residential lots and Brown Road. Further project design will comply with the standards set forth within the Desert Uplands Subdivision regulations in regards to the project design theme.

Natural colors and materials will be utilized as much as possible when creating the project theme wall and entry monuments. Lighting for the site will seek to minimize impact to the surrounding properties and lighting will be placed throughout the project as needed for safety and entry monumentation only. Lighting intensity will be similar to those as found in the neighboring communities of La Jara Farms.

IV. Minor General Plan Amendment Request

The Minor General Plan Amendment application requests to change the General Plan Land Use Map from Low Density Residential 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre on the Property similar to the properties to the west.

The Property is also located in the Desert Uplands Sub-Area of the City of Mesa General Plan. The Desert Uplands Sub-Area is generally defined as that area lying east of Power Road and the Central Arizona Project Canal, and north of University Drive, extending east to Maricopa County's Usery Mountain Regional Park and north to the Tonto National Forest.

The Hendrix Point Estates proposal is supported by numerous goals, objectives and policies within the General Plan and Desert Uplands Sub-Area, including the following:

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-1.1. Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Objective LU-1.2. Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns.

Hendrix Point Estates has been designed with the intent of achieving a unique and integrated site plan that responds to the existing surrounding land uses while providing additional housing opportunities in the City of Mesa which provide an appropriate transition from the smaller, higher density products to the west to the more rural unincorporated properties to the east. The site plan gives the feel of a larger lot development from the entrance by providing a large, natural landscaped area along Brown Road which matches with the streetscape of the unincorporated properties to the east with large natural desert front yards.

Furthermore, Hendrix Point Estates will comply with the City of Mesa Desert Uplands Development Standards, which include the use of plants

from the Desert Uplands Plant List in the common area landscaping, perimeter theme walls that preserve desert vistas, and conformance with the street lighting and other standards, further emphasizing the developer's commitment to sync in with the surrounding community.

Goal LU-3. Provide for a 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.

Objective LU-3.3 Strive to establish compatibility among residential, employment and public facility uses.

Hendrix Point Estates is compatible with the other existing and planned development in the area. Hendrix Point Estates supports the proper development transition from the residences to the east to the church and single-residence subdivision to the west within incorporated Mesa.

Objective LU-1.4. Determine the direct and indirect utility, land use, schools, and fiscal implications of potential annexation of unincorporated areas.

Policy LU-1.4b. Accommodate future growth of the City through annexation of adjacent land in a planned manner that maximizes infrastructure investment.

Goal EPC-1. Promote a high level of environmental quality with a safe, healthy, and enjoyable environment for Mesa residents.

Objective EPC-1.3. Ensure the availability of an adequate and safe water supply and the maintenance of high quality water in sources of domestic supply.

Policy EPC-1.3f. Promote the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

Hendrix Point Estates promotes a logical progression of development in the area by taking advantage of existing infrastructure to efficiently and economically encourage a project that addresses housing needs in the

City of Mesa while transitioning incorporated properties and infrastructure systems to the edge of the community.

V. Rezone Request

The Rezone application requests to change the zoning from RS-35 (upon annexation) to Single Residence RS-15 Planned Area Development overlay on the Property. In order to create a neighborhood that incorporates traditional design concepts while also responds to the Desert Uplands Area, this Planned Area Development overlay proposes to modify certain developed standards to facilitate a quality, context specific development that fulfills the City of Mesa's goals and objectives.

This Planned Area Development overlay has been prepared pursuant to Chapter 22 of the City of Mesa Zoning Ordinance to establish the regulatory framework by creating development standards specific to the context of the project site. The provisions of this Planned Area Development overlay apply to the property within the project boundary.

Zoning provisions not specifically regulated by this Planned Area Development overlay are governed by the existing RS-15 zoning district provisions of the City of Mesa Zoning Ordinance. In the event of a conflict between a provision of this Planned Area Development overlay and a provision of the Zoning Ordinance, this Planned Area Development overlay application prevails.

VI. Development Standard Modifications

The development standards for the existing City of Mesa RS-15 zoning district shall apply on the property, except for the development standard modifications set forth the below table. In the event of a conflict between the development standards of this application and the City of Mesa Zoning Ordinance, the development standards set forth in the below table prevail:

Development Standards Table on next page

DEVELOPMENT STANDARDS TABLE		
	RS-15	**Proposed RS-15 PAD**
Minimum Net Lot Size	15,000 sq-feet	**13,500 sq-feet**
Minimum Lot Width	110-feet	110-feet
Minimum Lot Depth	120-feet	120-feet
Maximum Height	30-feet	30-feet
Minimum Yards		
Front *(enclosed livable areas, porches, porte cocheres)*	22-feet	22-feet
Garages and Carports *(front and side yards)*	30-feet	30-feet
Interior Side *(minimum either side)*	7-feet	7-feet
Interior Side *(minimum aggregate of 2 sides)*	20-feet	20-feet
Street Side	10-feet	10-feet
Rear Yard	30-feet	**20-feet**
Maximum Building Coverage (% of lot)	40%	40%

VII. Conformance with the Planned Area Development Overlay Requirements

Pursuant to Chapter 22 of the City of Mesa Zoning Ordinance, the intent of the Planned Development Overlay District is to allow for innovative design and flexibility in projects and to provide for creative, high-quality development by incorporating seven elements. These seven elements are listed below with a brief summary of the way the request complies with the applicable element.

a. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.

Landscaping along Brown Road will be abundant to support and enhance the Desert Uplands area. The two (2) large open space tracts and other perimeter landscaping integrate Hendrix Point Estates with the surrounding properties, as well as seamlessly blend it into the larger fabric of the Desert Uplands area at a scale that is proportionate to the use.

b. Options for the design and use of private or public streets.

Hendrix Point Estates will utilize public streets designed to City of Mesa standards.

c. Preservation of significant aspects of the natural character of the land.

Landscaping will be provided in accordance with the Desert Uplands requirements. Native and naturalized landscaping will be preserved where appropriate and revegetated along Brown Road to enhance the Desert Uplands area. The two (2) large open space tracts alongside the entry into the community support the natural character of the area as well as the natural drainage pattern for the site which flows to the southwestern corner of the site and collects in this area.

The retention basins are designed to accommodate the natural drainage pattern and the areas surrounding will be landscaped in the most compatible desert uplands design possible utilizing the plants native to the site and area. This will create a natural appearance and feel of a drainage corridor along the property similar to what has been done at the church just to the west of this site and natural wash corridors in this area.

d. Building, design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

Hendrix Point Estates will utilize development standards and design guidelines to encourage a high-quality development form that relates to the existing residential community and encourages compatibility with the existing surrounding community and Desert Uplands area.

e. Sustainable property owners' associations.

Hendrix Point Estates will utilize a private homeowners association.

f. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

The future Hendrix Point Estates homeowners association will retain ownership of the open space and community tracts throughout the site, and private covenants, conditions, and restrictions will be prepared and in-place prior to any development to ensure the project's theme and design is maintained.

g. Single or multi land use activities organized in a comprehensive manner, and designed

Hendrix Point Estates will provide residential development in a cohesive neighborhood that utilizes traditional neighborhood design concepts with development standards that enable diverse floor plans, elevations, and attract diverse home buyers that complement adjacent development patterns.

VIII. Preliminary Plat Request

The Preliminary Plat application for the Hendrix Point Estates development is designed with thirty-seven (37) lots that are generally 110-feet in width by 120-feet in depth for a gross density of 1.85 dwelling units per acre. This also provides for nearly eleven percent (11%) open space of the gross area. During the final plat, modifications to the lot lines, lot width and depth, building setbacks, and lot coverage may occur to respond to changing market conditions and to meet the specific needs of homebuilders.

IX. Public Improvements

Water

Water improvements will include the installation of a new water line within the Hendrix Point Estates street alignments and tracts. This water line will connect to the existing water line located within Brown Road. In addition, the water line will service all Hendrix Point Estates lots with fire line taps,

domestic services and landscape services. Fire hydrants will be placed per City of Mesa Code.

Sewer

Sewer improvements will include the installation of a new sewer line within Henrdix Point Estates street alignments. This sewer line will service all lots within Hendrix Point Estates and will connect to the existing sewer line located within Brown Road.

Storm Water Drainage

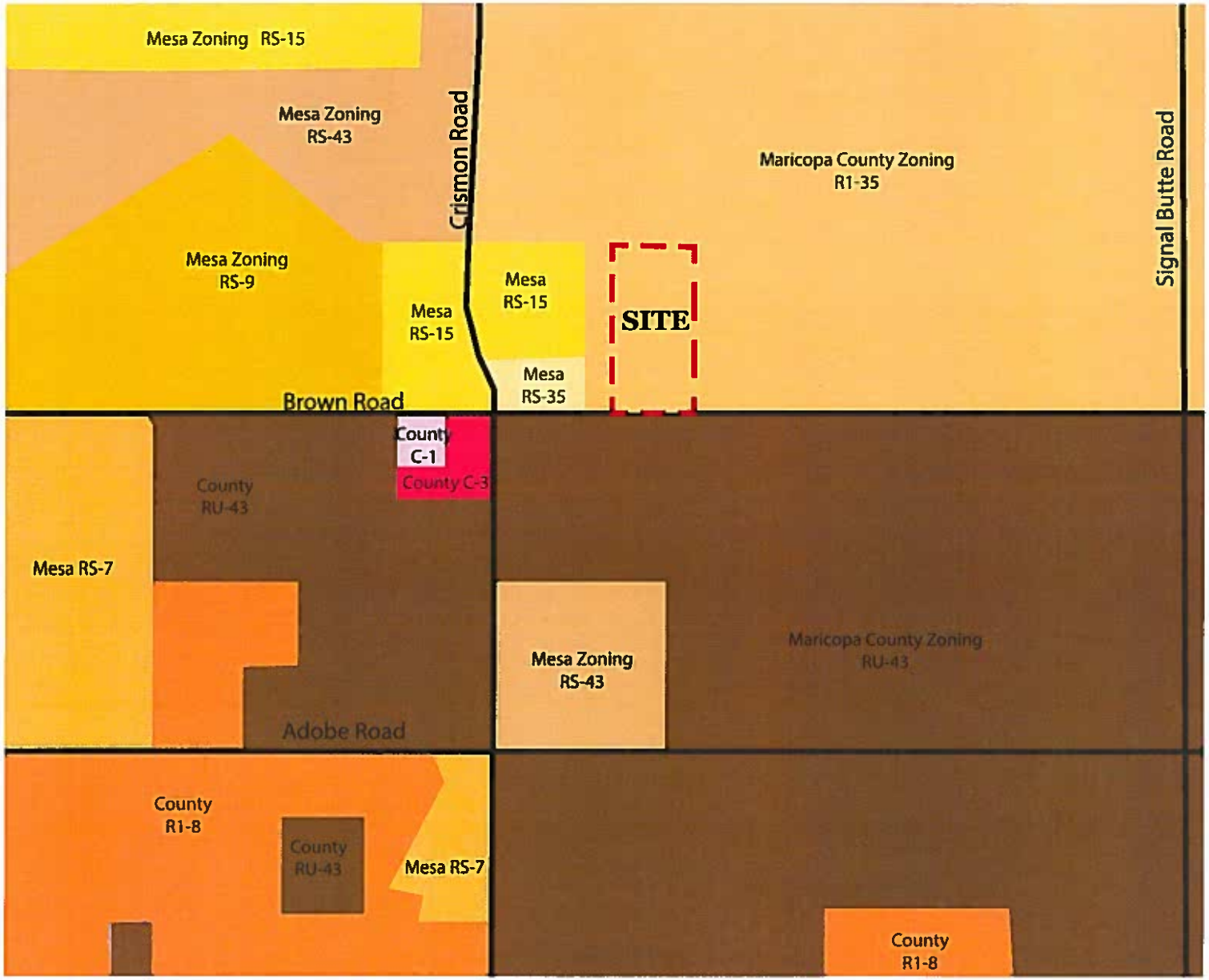
Roadway improvements will include curb and gutter, sidewalk and pavement. These roadways will drain into on-site retention basins via strategically located catch basins and/or sidewalk scuppers. The retention basins will be sized to retain storm water run-off from the adjacent half-street of Brown Road.

X. Phasing

Hendrix Point Estates will be constructed in a phased manner depending on market demand. It is anticipated that the first phase of development will include the infrastructure and off-site improvements. Individual homes (together with the necessary site work) will be developed within the Property as market conditions warrant.

HENDRIX POINT

EXISTING ZONING MAP



Mesa Zoning
- RS-43
- RS-35
- RS-15
- RS-9
- RS-7

Maricopa County Zoning
- RU-43
- R1-35
- R1-8
- C-1
- C-3

Bowman CONSULTING

WITHEY MORRIS PLC
ATTORNEYS AT LAW

April 16, 2014

Dear Property Owner, Resident or Association President:

Our firm represents M. Laurin Hendrix, the owner of the approximate twenty (20) acres of land generally located east of the northeast corner of Crismon and Brown Roads within the City of Mesa as shown on the enclosed aerial map (the "Property"). We recently filed Minor General Plan Amendment, Rezone and Preliminary Plat applications on the Property to allow for *Hendrix Point Estates*, a new large-lot, low-density single-residence subdivision. The purpose of this letter is to simply introduce ourselves.

Hendrix Point Estates has been designed to achieve a unique and integrated site plan that responds to the existing surrounding land uses within the Desert Uplands area. Enclosed with this correspondence is a copy of the site plan. It is anticipated that site features will include large open space tracts along Brown Road, the use of native desert plants in the common landscape areas, perimeter theme walls that promote the preservation of the natural desert vistas, and low-level lighting compatible with the desert environment.

The Minor General Plan Amendment application requests to change the land use designation on the Property from Low Density Residential 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre. The Rezone application requests to change the zoning on the Property from Single Residence RS-35 (upon annexation into the City of Mesa) to Single Residence RS-15 Planned Area Development overlay. The Preliminary Plat requests to subdivide the Property for single-residence lots. To date, City of Mesa Staff has been very supportive of the applications and the development concept.

If you would like to meet the development team or have questions about the proposed development, we have scheduled the following open house meeting:

Date:	April 30, 2014
Time:	5:30 p.m. to 6:30 p.m.
Location:	Taft Elementary School, Multi-Purpose Room
Address:	9800 East Quarterline Road, Mesa 85207

If you cannot attend for any reason, we would be happy to meet with you or a small group of your neighbors separately at your convenience. You may reach the undersigned at 602 / 230.0600 or nick@witheymorris.com. Thank you for your courtesy and consideration.

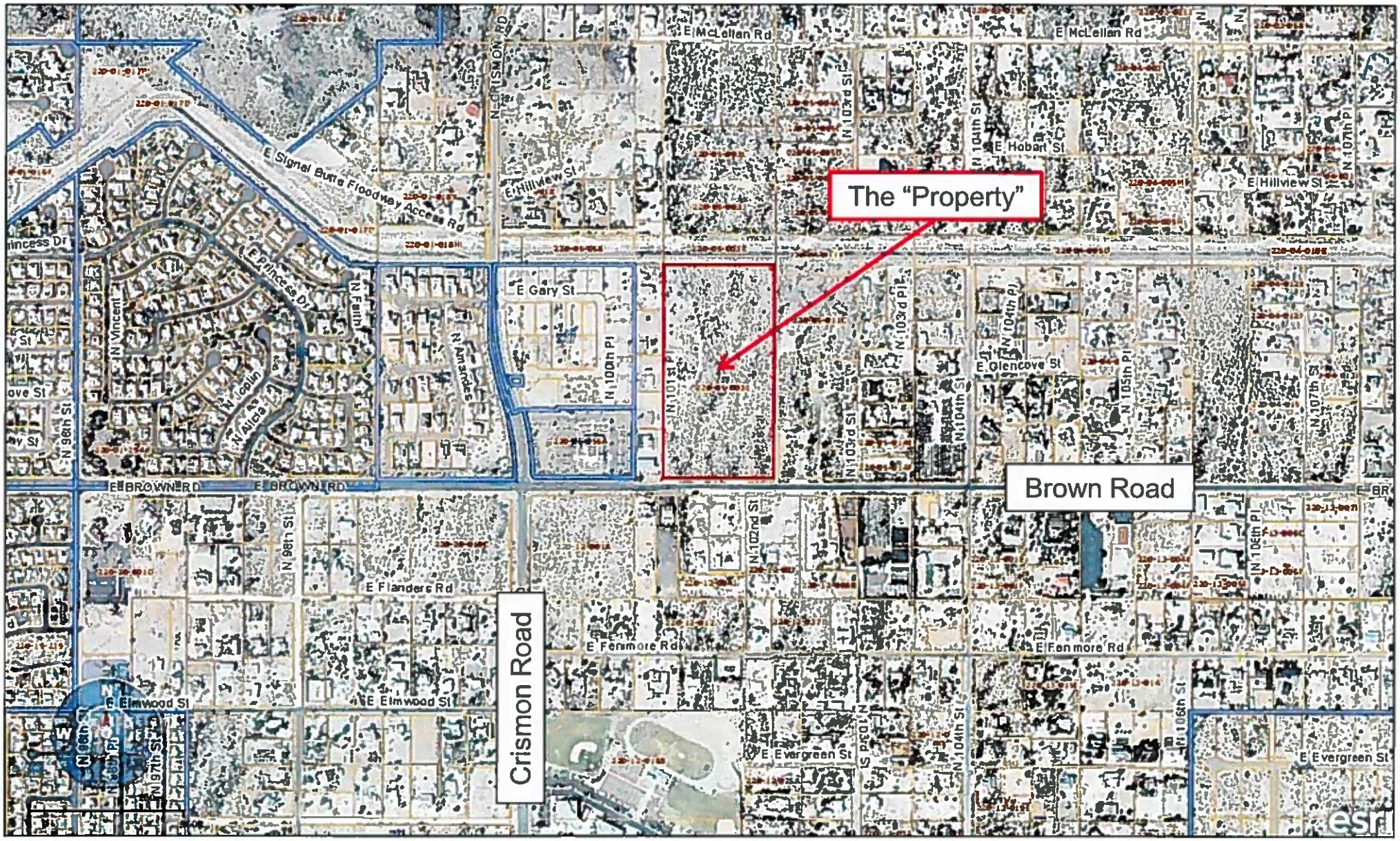
Sincerely,

WITHEY MORRIS P.L.C.

By
Nicholas A. Sobraske

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Aerial Map



The "Property"
Brown Road
Crismon Road
E McLellan Rd
E Hobart St
E Hillview St
E Signal Butte Floodway Access Rd
E Princess Dr
E Gary St
E Glencove St
E BROWN RD
E Flanders Rd
E Fenmore Rd
E Elmwood St
E Evergreen St
N Vincent
N Joplin
N Alicia
N Amandes
N Faith
N 100th Pl
N 101st Pl
N 102nd St
N 103rd St
N 104th St
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N 104th Pl
N 107th Pl
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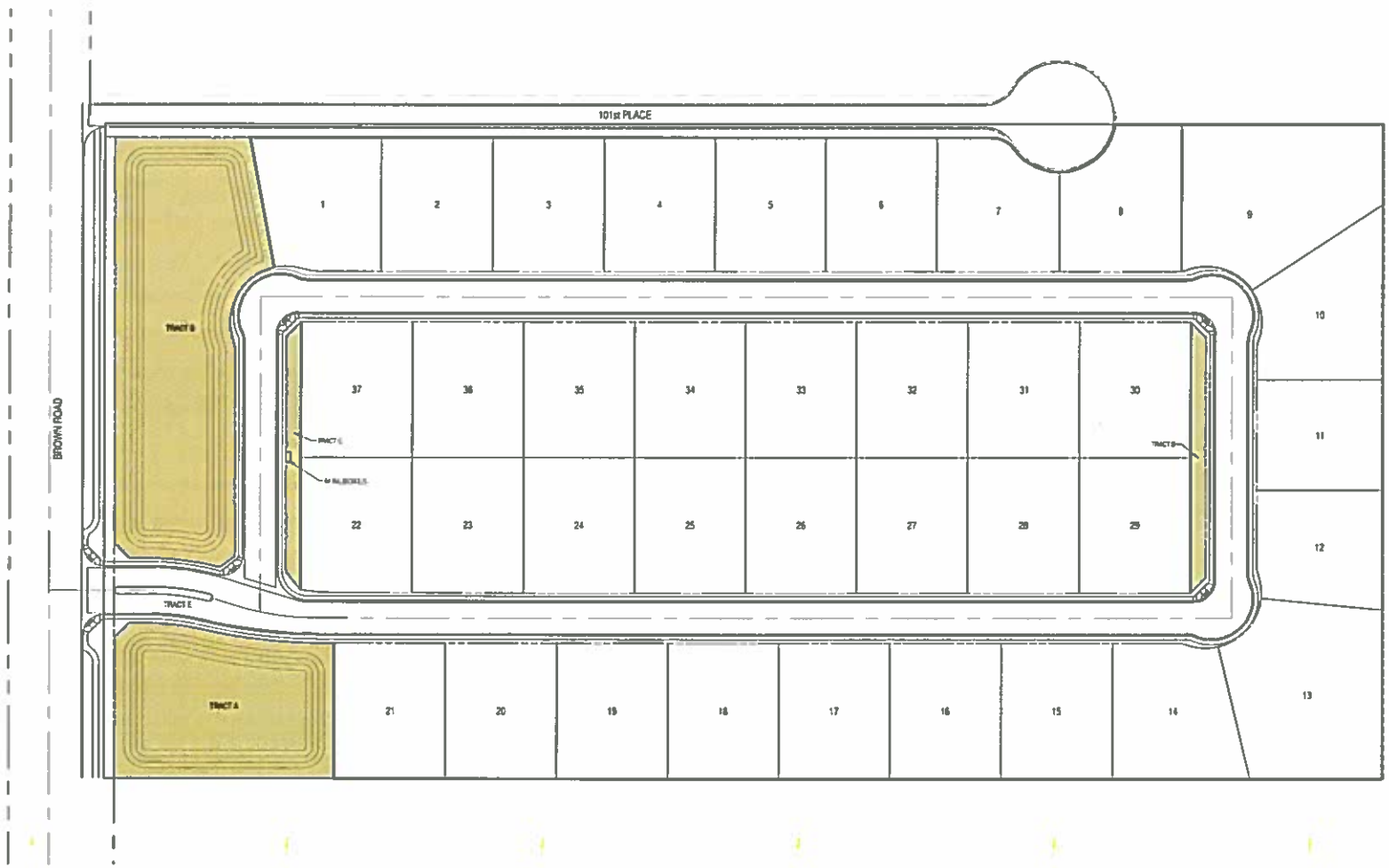

SITE DATA

GROSS AREA	866,900 SF	19.90 AC
LOT SUMMARY		
LOT TOTAL	37	
PROPOSED BLNS 1Y	1.86 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	93,000.45 SF	2.16 AC
OPEN SPACE %	10.8%	

SOLID 6" WALL
NEW WALL

GRAPHIC SCALE
1" = 50'

Bowman CONSULTING

LANDSCAPE PLAN
HENDRIX POINT

MESA, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DESIGN	DRAWN / CHKD
SCALE	H 1"=60' V NONE
JOB No.	9887.01.001
DATE	3/6/14

LS01

SHEET 1 OF 1