



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-003 (PLN2013-00561)
LOCATION/ADDRESS: 345 S. Shouse St.
GENERAL VICINITY: Located west of the northwest corner of Broadway Road and Gilbert Road.
REQUEST: Rezone from RM-3 to RM-3-BIZ and Site Plan Modification
PURPOSE: This request will allow for the development of a multi-residence townhome development.
COUNCIL DISTRICT: District 4
OWNER: One Green Development / Morten Pederson
APPLICANT: James Babos, Architect
STAFF PLANNER: Kim Steadman, RA

SITE DATA

PARCEL NUMBER(S): 138-02-115A
PARCEL SIZE: 1± acre
EXISTING ZONING: RM-3
GENERAL PLAN DESIGNATION: High-Density Residential (HDR 15+)
CURRENT LAND USE: Vacant

HISTORY/RELATED CASES

Mar. 3, 1958: Annexed to City (Ord. 349) and subsequently zoned C-2 (LC under current code)
Feb. 2, 2004: Rezone C-2 to R-3 (RM-3 under current code) and Site Plan Review (Z03-63)

SITE CONTEXT

NORTH: Multi-residential development – Zoned RM-4
EAST: City well site, and strip commercial development facing Gilbert Rd. – Zoned LC
SOUTH: Commercial development facing Broadway Rd. – Zoned LC
WEST: (Across Shouse St.) undeveloped land used for parking for an adjacent church facing Broadway Rd.

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☐ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

The applicant proposes a 15-unit residential infill project on this passed-over parcel just north and west of Gilbert Rd. and Broadway Rd. The site is on the east side of S. Shouse St. and will consist of two and three bedroom, two-story attached townhomes arranged in two rows flanking a central drive aisle. The northeast corner of the site is encumbered by a City well site, leaving an area in the southeast corner that is used for a dumpster enclosure, visitor parking and a fenced outdoor space with a ramada.

The main drive into the site is from Shouse St., and runs east between the units on either side. At the east end of the site the drive turns north and connects with a drive that runs behind the north set of units, back to the street. This north drive is also a recorded access easement used by the multi-family development to the north for access to their parking. It is also used by the City for access to the well site.

DEVELOPMENT STANDARDS

Parking: the required parking count for the 15 units (at 2.1 spaces per dwelling) is 32 spaces. Double-car garages for each unit provide 30 spaces. An additional 3 guest spaces are located at the east end of the main drive aisle. (Table 11-32-3.A: Required Parking Spaces by Use)

Table 11-5-5 Development Standards – RM Residential Multiple Dwelling Districts:

<i>RM-3 Standard</i>	<i>Required</i>	<i>Proposed</i>	<i>Staff recommends:</i>
Max. Density 20 du/acre	1.6 acres = 21 units	14 units / acre	Approval
Min. lot area for 15 units	2, 183 (min.) x 15 units = 32,745 sq ft	46,423 square feet	Approval
Street Setback (West)	20'	20'	Approval
Interior side (North)	30' for 2-story bldg.	30'	Approval
Interior side (East, near well)	30' for 2-story bldg.	28'-6"	Approval through BIZ
Interior side (East)	30' for 2-story bldg.	48'	Approval
Interior side (South)	30' for 2-story bldg.	15'	Approval through BIZ
Between bldgs. on same lot	30' for 2-story bldgs.	41'	Approval
Max. bldg. coverage	50 % of lot	38%	Approval
Minimum open space/unit	175 sq ft per unit x 15 = 2,625 sq ft.	4,283 sq ft plus balconies.	Approval

BONUS INTENSITY ZONE (BIZ) OVERLAY

The BIZ overlay has been requested to allow: 1) a reduced east-side setback (from 30' to 28'-6") for the north building, and 2) a reduced south setback (from 30' to 15') for the south building.

The Zoning Ordinance establishes criteria for using the BIZ overlay to modify standards. The greater the requested modification, the greater the required level of compliance with the criteria. The proposed design meets the criteria in the following ways:

1. The BIZ allows for increased intensity in exchange for "distinctive, superior quality designs". The proposed buildings use a high-quality cast-concrete sandwich wall construction system that provides not only improved durability, but a wall thickness of 14

inches. This wall thickness results in unusually deep recesses for windows, doors and garage doors, adding interest to the buildings. The design also incorporates well-designed balconies that add to the perceived quality of the buildings, and to the quality of life of the residents.

2. The BIZ also requires energy efficiency. In addition to providing visual interest the 14" thick, cast concrete, insulated wall system is an improvement on standard stud and stucco construction.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list consisting of all registered neighborhoods and homeowners associations within 1000 feet and all property owners within 500 feet. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and Zoning Board Hearing date.

The applicant held a community public meeting on November 25, 2013 at Christ the King Church located at 1616 E. Broadway Rd. and had two attendees. Both were in support of the development, according to the Citizen Participation Report, stating it would increase property values. A second meeting was held in the same location on December 3, 2013 with no neighbors in attendance. One neighbor from the property to the north called the applicant to confirm continued access (across the recorded access easement). To date, Planning Staff has not received any calls concerning the project.

CONFORMANCE WITH THE GENERAL PLAN

This request is within an area designated as High Density Residential 15+ on the Land Use Plan map from the Mesa 2025 General Plan. This land use designation identifies locations where high-density multi-family residential, two- and three-story apartments, condominiums, and townhouse residential products are desirable. The maximum density for these areas is 17 du/ac for two- and three-story products. Appropriate locations offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services.

The zoning for this passed-over site is already in place and the configuration of the site makes it difficult to develop, hence the request for a BIZ overlay. The proposal is in keeping with the intended high-density residential in this area.

STAFF ANALYSIS

SUMMARY:

The success of this simple, straightforward site plan depends entirely on the proposed concrete sandwich building system. Were it built of standard stick framing and stucco it would not provide the quality or energy performance required to justify the BIZ overlay. The overlay will allow for reduced setbacks in two areas that are adjacent to, 1) a City well and, 2) a commercial parking lot. Even if the commercial property were to redevelop, the reduced setback should not present a problem since the commercial property would be required to provide a landscaped setback.

The proposed density of 14 units per acre is below the allowed density of 20 units per acre in the RM-3 zoning district. The development is being platted for individual ownership of the units.

This project requires Design Review approval. To date, the applicant has met with the Design Review Board at a work session. The applicant has made revisions to address Board comments.

CONCERNS:

The applicant is working with the City to resolve two site issues: 1) The City is reviewing the applicant's request for underground storm water detention, and 2) The City is reviewing a request to waive the requirement for undergrounding of electrical lines.

CONCLUSION:

The proposed rezoning to RM-3 BIZ and site plan modification will facilitate the development of a 15-unit, attached townhouse community. The proposal is consistent with the General Plan and Zoning Ordinance, and with the standards for granting a BIZ overlay. It develops a passed-over parcel providing a transition from the existing commercial to the south and east to the existing multi-residential and single-residential to the north and west.

Staff recommends approval with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. The pre-cast concrete insulated sandwich construction system of the buildings provides the increased quality that meets the BIZ criteria. Any modification to the type of construction will require administrative review to determine if it can meet the same criteria.
3. Compliance with City of Mesa Engineering requirements for acceptance of underground retention.
4. Compliance with requirements for undergrounding of electrical lines, or the conditions of a waiver of those requirements. To be established prior to submission for a building permit.
5. Compliance with all requirements of the Design Review.
6. Compliance with all City development codes and regulations.