

Rezoning, Site Plan and Preliminary Plat Request

For

Medina Court

Northeast Corner of Alma School and Medina Avenue



Submitted to:

**City of Mesa Planning Division
55 N. Center Street PO Box 1466
Mesa, AZ 85211-1466
480-644-4273**

August 30th, 2015

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August 31, 2015

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Exhibits

1. Vicinity Map & Aerial Photo
2. Site Photos
3. Zoning Proposed & Existing
4. Conceptual Site Plan
5. Proposed Floor Plans & Elevations
6. Preliminary Landscape Designs
7. Commercial Improvements Exhibit
8. Legal Description Exhibit
9. Preliminary Plat

Project Request

Medina Court is a proposed residential community consisting of fourteen (14) 2-story detached residential homes. The Site includes 2.37 gross acres located east of NEC of Alma School Road and Medina Avenue Mesa, Arizona (**see Vicinity Map and Aerial Photo in Tab 1**). The Project Request includes Rezoning, Site Plan and Preliminary Plat Approvals.

The Rezoning request includes a change from Office Commercial (O-C) to O-C PAD and Residential Small Lot 4.0 (**"RSL 4.0"**) PAD and incorporates the two O-C properties contiguous and west of the Site (**see Existing and Proposed Zoning Districts in Tab 3**). The purpose of the PAD overlay is to allow for (a) the 35' private drive in RSL 4.0 and (b) deviations to the setback requirements between the existing O-C and proposed RSL 4.0 zoning districts. The combined acreage of the Site and the contiguous O-C parcels is 5.90 gross acres.

Concurrent with the Rezoning request, Conceptual Site Plan and Preliminary Plat approvals are requested to allow the construction of fourteen (14) 2-story single-family homes (**see Conceptual Site Plan & Preliminary Plat in Tabs 4 and 9, respectively**).

As a condition of the requested Rezoning and Site Plan Approvals, the Applicant has agreed to (a) convey additional land and (b) install certain offsite improvements, including but not limited to a Service Drive, drainage improvements and landscape improvements, to help create compatible land use transitions between the existing Office Buildings to the west and the proposed homes. (**see Commercial Improvements Exhibit in Tab 7**).

Project Description

The Site includes 2.37 gross acres (2.18 net acres) of partially improved land that has remained in its current, partially developed, state for approximately 30 years. The Sites approved development plan includes two 2-story office buildings totaling 41,600 square feet (**"SF"**). The proposed development plan includes fourteen (14) 2-story single-family homes constructed under the RSL-4.0 Development Standards. Typical lot sizes range from 46'/51' x 87' with a minimum individual lot size of 4,000F.

All required building setbacks will be provided at or above the City RSL-4.0 standard. At the request of Staff, an additional 5' of cumulative side yard setback has been added to Lots 1-7 that abut the existing R1-6 single-family residences to the east and north. The overall density for the project is 5.91 dwelling units per gross acre. Private Open Space is provided in the rear yard of each lot at a minimum of 950 SF, exceeding the RSL-4.0 development standard of 400 SF per lot. In addition, 11,484 SF (.26 acres) of common Open Space with amenities is provided.

Site access is provided via a 35' private drive from Medina Avenue. A distinct sense of arrival will be provided through detailed entry-monumentation, decorative pavers and landscaping. A Homeowners Association will be formed to maintain the private drive, open space tracts and community amenities.

Background

The Site was annexed into the City and zoned AG in 1973. In September 1975, the Site was zoned R1-6 (Z75-053) as part of a larger 60 acre parcel and subsequently rezoned from R1-6 to Residential Service (“**RS**”) (Z82-089) on November 15, 1982, as part of a larger 4.85 acre parcel, allowing for five 2-story office building totaling 84,662 SF. The approved RS site plan was further modified on December 17, 1983 (SPM83-014) and modified again on December 17, 1984 (SPM84-27) to the current site plan, allowing for the existing DSCU building and three 2-story office buildings totaling 70,400 SF (**see Aerial Map and Site Photos in Tab 2**). The DSCU and the initial office building (approximately 20,800 SF) were constructed in the mid 1980’s. The Site represents the land allocated for the remaining two office buildings (approximately 41,600 SF). By City zoning ordinance, the prior RS zoning category was renamed to Office Service (O-S) and subsequently renamed to its current Office Commercial (O-C) designation.

Site and Surrounding Area

The Site is partially developed with infrastructure to serve the remaining undeveloped 2-story office buildings. Adjacent properties and land uses are summarized in Table 1.

Table 1 - Surrounding Land Use			
Direction	Existing Use	Zoning District	General Plan Designation
North	Single Family	R1-6	Neighborhood Suburban
South	Church & Single Family	R1-6 R1-6	Neighborhood Suburban Neighborhood Suburban
East	Single Family	R1-6	Neighborhood Suburban
West	Office & Bank	O-C	Neighborhood Suburban

The proposed RSL-4.0 land use provides an adaptive reuse of the Site and a reasonable land use transition from the existing office and bank buildings to the neighboring R1-6 residential communities. Site retention/open space and additional side yard setbacks have been incorporated to further minimize any perceived impacts of the proposed homes abutting existing homes, contiguous to the east and north Site boundaries.

Development Plan

The primary intent of this application is to create an adaptive reuse and development plan for the Site. The current office development plan has remained partially improved raw land for the past 30 years and is no longer viable. The proposed development plan provides a viable infill residential redevelopment opportunity consistent with the 2040 General Plan Policies to Encourage and facilitate “new neighborhood-appropriate, infill development.”

The Site also provides a viable opportunity to:

- Deliver new housing products to the community in harmony with surrounding residential land uses and nearby schools, parks and churches (**all walking distance from the Site**) and consistent with the City’s vision of developing new

residential communities around focal points, such as schools, parks or shopping areas to help foster social interaction, and

- Provide “Missing Middle” housing to the City. Most residential development in the City focuses on single-residence development at or below four (4) units per acre or multi-residence development over twelve (12) units per acre. In the middle is a housing type that is often overlooked and important for young families and other middle-income workers. Few new housing communities have been constructed in proximity to the Site over the past 30 years.

Architectural Vision

The architectural focus and vision of Medina Court will evolve from Craftsman architecture and include (a) two floor plans with 2,304 SF and 2,440 SF of living space, (b) four diverse architectural elevations (two elevations per floor plan) and (c) four exterior color palates to eliminate the repetitiveness of architectural elevations, articulation, color schemes, driveway locations and garage orientations. Front yard setbacks to the homes will stagger from 10’ to 15’ to create a diverse street scene. Cumulative side yard setbacks have been increased from 10’ to 15’ to create additional separation between a majority of the homes along the north and east Property boundary. The Medina Court architecture will incorporate front porches into several of the designs to encourage living off the fronts of homes and to create a true sense of community and neighborhood (see **Proposed Floor Plans and Elevations in Tab 5**).

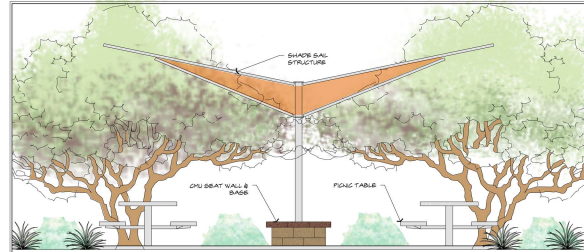
Development Standards

The Site will be developed under the RSL-4.0 Development Standards as provided here:

Table 2 – RSL 4.0 Development Standards		
Standard	RSL- 4.0 Required	Proposed Plan Provided
Minimum Average Lot Area of Subdivision (SF)	4,000	4,704
Minimum Individual Lot Area (SF)	3,500	4,000
Minimum Lot Width –Interior Lot (ft.)	35’	46’
Minimum Lot Width – Corner Lot (ft.)	40’	46’
Minimum Lot Depth (ft.)	85’	87’
Maximum Height (ft.)	30’	30’
Maximum Number of Stories	2	2
Front – Building Wall	15’	15’
Front – Garage	20’	20’ & 23’
Front – Porch	10’	10’
Street Side	10’	10’
Interior Side: Minimum each side	4’	5’
Interior Side: Minimum aggregate of 2 sides	10’	10’ & 15’(Lots 1-7)
Rear	20’	20’
Minimum Private Open Space (SF) per Lot	400 SF	920 SF

The minimum lot area in the RSL District is 4,500 SF, indicated by the designator RSL-4.5. However, the minimum lot area may be reduced with Site Plan review and approval if at least a minimum number of design elements are provided based on the average lot size in the subdivision. The proposed RSL-4.0 will require a minimum of four (4) design elements as a basis for granting Site Plan approval and are provided as follows:

1. **Parkland and Open Space.** The development includes privately maintained park or common open space at least 30 percent greater in area than the minimum open space required.



2. **Paving Material.** Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete are provided at the entry of the development.
3. **Variable Front Yards.** No more than 50 percent of the homes will be setback the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum.
4. **Architectural Diversity.** Projects with 20 or fewer lots require a minimum of 3 unique elevations. Four (4) unique architectural elevations and four (4) color schemes are provided.

All RSL-4.0 Development Standards have been met or exceeded by the proposed Site Plan, Landscape Plan and Housing Product.

Planned Area Development Overlay (PAD Overlay)

The Applicant, in cooperation with the Office Building Owner and DSCU, are requesting a PAD Overlay for their combined properties to create more viable land use transitions between the existing O-C and the proposed RSL-4.0 zoning districts.

The Applicant is requesting a reduction in the required landscape buffer between the Site and DSCU, contiguous to Lots 9-14, from 20' to 9.5'. It is important to note that when combined with the existing 4' landscape buffer on the DSCU property, the cumulative landscape buffer between the Site and DSCU will be 13.5'. The purpose of this reduction is to allow for additional rear yard depth and private open space in the Medina Court lots. The DSCU building setback is approximately 80' from the western Site boundary and remains code compliant in excess of the required 50'. As additional consideration, the currently approved O-C Plan for the Site contemplates driveways and parking in the proposed 9.5' landscape buffer.

The Applicant executed a binding land exchange with the west Office Building owner to help create two independent yet cohesive developments. The purpose of the land

exchange is to (a) establish a 50' building setback between the existing Office Building and the nearest residential lots (Lots 8 & 9) and (b) relocate a portion of the office building drainage improvements currently located on the Site. The land exchange also improves the rear yard for Lot 9 (**see Legal Description Exhibit in Tab 8**).

The land exchange requires the Applicant to install certain offsite improvements on the “new” office land, including but not limited to a 20' Service Drive, the drainage improvements mentioned above and landscape improvements. These improvements will be installed at the expense of the Applicant, simultaneous with the Site development process (**see Preliminary Landscape Designs and Commercial Improvements Exhibit in Tabs 6 and 7, respectively**).

The Applicant is also requesting approval to install the 20' Service Drive within the required 20' landscape buffer between the Site and the Office building. The Service Drive is required by the City to provide refuse collection and emergency vehicle access, which was not previously provided when the Office Building was constructed. The area currently being utilized for refuse and emergency access is raw land controlled by the Applicant. An approval to relocate the Service Drive, as proposed, eliminates the need to remove an existing stand of mature trees (20'-25' tall) contiguous to the Office Building, while maintaining a cumulative landscape buffer on both sides of the Service Drive in excess of 20'. The Applicant and its consultants have put forth tremendous effort working with the adjacent Office Building owner and DSCU to establish the proposed development plan.

Compliance with the 2040 General Plan

Medina Court is consistent with the Character Area “Neighborhoods” in the Mesa General Plan 2040. It also supports the 2040 General Policy to “encourage and facilitate infill development that improves the quality of neighborhoods”. Medina Court provides an appropriate adaptive reuse of the Site with viable land use transition from the current office and bank buildings to the neighboring R1-6 residential communities.

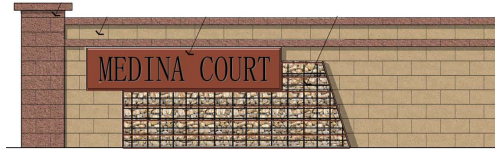
Medina Court, as proposed, supports many of the aspirations outlined in Chapter 4 - **“Creating and Maintaining a Variety of Great Neighborhoods”** as follows:

- It provides new housing that is safe, clean and provides a healthy environment;
- It provides diversity of housing product in a neighborhood that has seen limited residential development over the past 30-40 years. The Craftsman architecture and landscape design provides unique neighborhood character;
- It caters to various buyer segments of the community by adding a unique housing product at a density not currently offered;
- It fosters social interaction through design of front porches and common park areas that encourage community and interaction with neighbors;

- It provides for connectivity and walkability within the community and to surrounding parks, churches and schools; and
- The quality of design and construction will create neighborhood character and personality and encourage pride of ownership for the residents, surrounding neighborhood and the City.

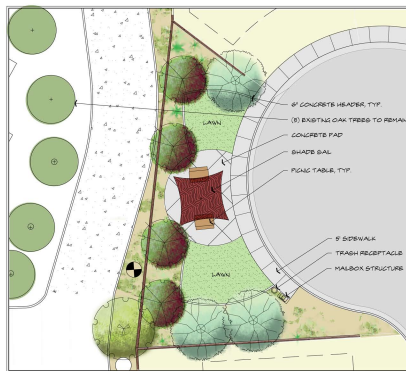
Access and Circulation

Site access is provided via a 35' private drive from Medina Avenue that terminates into a cul-de-sac, designed in accordance with City of Mesa standard detail. The landscaping, entry-monumentation and concrete paving details are provided to provide a distinct sense of community arrival (**see Preliminary Landscape Designs in Tab 6**). Sidewalks are provided along Lots 1-8 to provide connectivity and pedestrian circulation between the open space tracts, amenities and community mailbox.



Landscape and Open Space

The minimum rear yard depth is 20', which provides approximately 920 SF (46'x20') of private open space per lot. Therefore, each lot is proposed to exceed the minimum private open space required under RSL-4.0 (400 SF per lot) by at least 520 SF.



In addition to the private open space, approximately 11,484 SF (.26 acres) of community open space is provided. A detailed landscape and community amenity plan is provided in the **Tab 6** Preliminary Landscape Designs.

Phasing

Medina will be developed in a single phase to accommodate the extension of utilities and roadways. Homes will be constructed consistent with homebuyer demand and to promote “even flow” construction practices.

Services

Emergency services (police and fire) will be provided by the City of Mesa. This request will not adversely affect the ability of the City to provide municipal services. Similarly, this rezoning request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities.

Conclusion

Medina Court provides a unique infill residential development opportunity consistent with the City’s General Plan policy to promote infill development. The proposed

development plan also provides a viable reuse of an approximate 30-year dormant commercial property in harmony with the surrounding residential communities, schools, parks and churches, all of which are walking distance from the Site. The Development Team is committed to ensuring the creation of a high-quality, sustainable neighborhood. We look forward to working with the City of Mesa and establishing a viable development plan for the Site. The Development Team respectfully requests your favorable consideration and approval recommendations of the Zoning, Site Plan and Preliminary Plat requests as proposed.