



Memorandum

Date: April 18, 2016
To: Mayor and City Council
Through: Karolyn Kent, Assistant City Manger
From: Christine Zielonka, Development and Sustainability Director
John D. Wesley, AICP, Planning Director
Subject: Modifications to Planning and Zoning Board staff report for the PAD modification for development at the northwest corner of Baseline and Loop 202, the 8200 – 8600 Blocks of East Baseline, Case Z16-004

The zoning case for the northwest corner of Baseline and Loop 202 is a modification of the PAD that was approved in 2014. The PAD modifications have been requested to better accommodate the specific proposal for an apartment complex. During the review of the case at the Planning and Zoning Board hearing some changes were made to the conditions of approval as they appeared in the staff report. In particular, through the discussion with the Planning and Zoning Board, changes were made to way emergency access will be provided to the separate parcel in the northeast corner of this area and to the minimum amount of parking that will be required. The Board agreed to recommend the minimum parking requirement be reduced from the ordinance standard of 2.1 spaces per unit to 1.8 spaces per unit. The list of conditions below reflect what is recommended by the Planning and Zoning Board and what is contained in the ordinance attached to this case.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City requirements except as modified by this PAD (Z16-004)
3. Compliance with the Baseline Mixed Use PAD dated March 10, 2014 as approved with Zoning case Z14-021 except as modified by this approval (Z16-004). The conditions of approval for Z14-021 are hereby replaced in their entirety with the following:
 - i. Site Plan Review through the public hearing process of future Specific

Plans with the following minimum requirements:

- a. The single-residence area will utilize at least 3 building types.
 - b. The cluster product will not be used until it has been fully reviewed and details agreed upon.
 - c. The commercial area shall utilize an open design that functions as an extension of the open space along Hawes Road and allow easy access by residents of the single- residence area.
 - d. Connectivity will be provided directly between the multi-residential area and the commercial area so residents of the apartments can easily walk to the commercial area.
 - e. The design of the multi-residential area will be laid out in a pattern that simulates urban blocks.
 - f. The multi-residence area will utilize buildings lined along Hawes that engage this street and the central neighborhood open space.
- ii. Yard requirements as contained in the Design Booklet shall be modified as follows:
 - a. Setbacks along private lanes and alleys may be 5 feet;
 - b. For the grouping of individual properties that create the Mews and Cluster Homes pods, the sum of the length of the walls within 10-feet of the side property line for the grouping of home pods (whether this be the side or rear of the individual lots) shall not exceed 55% of the total length of the property lines that aggregately create that grouping (does not include the property line at the rear of the cluster opposite the private lane entry into the pod of homes). The remaining 45% may be setback as described in the PAD table;
 - c. Driveways in front of garages must be 5 feet or less in length or 18 feet or longer in length, nothing in between.
 - iii. Provide at least three vehicular and pedestrian connections between this site and the balance of the property located at the northeast portion.
 - iv. Review and approval of a Preliminary Plat through the public hearing process
 - v. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
 - vi. View fences shall comply with the City of Mesa pool fence barrier regulations.
 - vii. Full Compliance with all City development codes and regulations.
 - viii. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whoever comes first.

- ix. Compliance with all requirements of the Subdivision Technical Review Committee.
 - x. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
 - xi. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.
 - xii. Written notice be provided to future residents, and acknowledgment received that the project is within 5miles of Phoenix-Mesa Gateway Airport.
 - xiii. Noise attenuation measures are incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
 - xiv. The use and benefit easements shown as optional will be required if necessary to meet the private open space requirements of the Zoning Ordinance.
 - xv. Maximum density allowed in the RSL2.5 PAD zoned area shall not exceed 10 du/ acre.
- 4. Landscape Plan shall comply with plant materials from the approved Conceptual Master Plant List (Z14-021).
 - 5. Street improvements, street frontage landscaping, and perimeter theme walls may be installed in phases as approved by the City. The Applicant and the City must enter into a development agreement that will address requirements for infrastructure, phasing, and off-site improvements.
 - 6. Emergency access to the exception property in the northeast corner will be provided by a driveway and emergency access gate accessible between the single-residence parcel to the west and the adjacent Casa Mia subdivision. Such emergency access will be approved with the preliminary plat for the single-residence parcels.
 - 7. Provide a minimum parking ratio of 1.8 spaces per dwelling unit.