

MEMORANDUM

To: Planning and Zoning Board members
Through: John Wesley, Planning Director
From: Andrew Spurgin, Principal Planner
Date: August 17, 2016
Subject: Case: Z16-039 (PLN2015-00376)
 Villa Rialto Phase II rezone, site plan and preliminary plat

This case was included on the August 17th Planning & Zoning Board meeting agenda with staff report, site plan, preliminary plat and associated project documents to honor the desired timeline of the applicant. To respond to staff comments on the proposed project, the design was resubmitted several times, with each offering improvements to the project. Staff prepared the report and recommendation based on previous submittals and project details.

Since the time of staff report, the applicant's design team has continued to refine the design and provide additional dimensional details that better describe the development footprint, zoning deviations as well as design and architectural enhancements. Based on these updates, staff has revised the list of requested deviations for this PAD:

Standard		RM-3 Required	Proposed
Baseline Road (6-lane arterial)	Building Setback	30'	20' to ground level patio 27' to building
	Landscape Width	30'	20' to ground level patio
78 th Street (local street)	Building & Landscape Setback	20'	(No deviations required) 22' to HVAC screen wall 25' to bldg.
Interior Side & Rear Setback (North, adj. to RS-6 residential)	Building Setback	15' (1-story) 30' (2-story)	15' to ground level patio (No deviation) 22' to building
	Landscape Width	20'	15' to ground level patio
Interior Side & Rear Setback (East, adj. to RS-6 church use)	Building Setback	15' (1-story) 30' (2-story)	16'6" to HVAC screen wall 20' to door projections 23'6" to buildings
	Landscape Width	20'	0' to solid waste enclosure 10' to drive aisle 23'6" to building (No deviation)
Building separations on same lot		30' (2-story)	12' between HVAC screen walls 17'6" between door projections 20'6" door entry to door entry 24'6" between buildings

The applicant's updated narrative outlines additional dimensional and numerical standards for the site plan as compared to the Zoning Ordinance to justify substantial compliance however these other standards do not require deviations that need to be called out by the PAD.

Notable changes provided with the updated submittal include the following items that staff

believes improves the overall quality of the proposed project:

- Increase in building setback distance from the residential property to the north with 5 additional feet to patio level, plus 7 additional feet to the building edge;
- Clarification of measured setback distances to ground level patios and architectural projections as compared to building edges as well as improved exhibits to explain the three-dimensional aspects of the site plan, thus understanding that the vertical dimensions of buildings are setback at greater distances than the modifications outlined with the staff report;
- Wrapping the right and left side elevations with cultured stone veneer to a height of 4 feet, which would be the side visible for persons entering the front doors of the units;
- Use of 2 paint palettes: one for building type A (buildings 1, 3 and 4) and another for building type B (buildings 2 and 5);
- Enlarged decorative pavement area at the main entry from Baseline Road to a logical termination point representing the location where the solid enclosure begins and where the drive makes a 90 degree turn; and
- Architectural enhancement on the east end of building 3, which faces the Baseline entry, with additional cultured stone up to the second story to the width of the first unit and a addition of a scone-type element.

When the design enhancements are considered with the lesser deviations from typical ordinance standards, staff believes that the development more fully meets the intent of the PAD district and thus is now supporting the applicant's request. A consideration of staff support is the opportunity to finalize landscaping, façade elevation, building material and color palette concepts through the Design Review process.

Staff has discussed proposed conditions of approval and is in agreement to remove condition number 11 relative to changing one of the building orientations, provided that the other design enhancements discussed with the applicant are shown in updates plans.

Attachment: Revised Conditions of Approval

Revised Conditions of Approval:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, building elevations and preliminary plat provided without guarantee of lot yield).
2. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Design Review requirements.
4. Compliance with all requirements of the Subdivision Regulations and Subdivision Technical Review Committee.
5. Dedicate Baseline Road 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 for dedication, whichever comes first.
6. All street improvements along Baseline Road and 78th Street are to be installed with the first phase of development.
7. Compliance with all requirements of the Airfield Overlay District including the following:
 - a. Written notice be provided to future residents, and acknowledgement received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
 - b. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
 - c. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
8. **Recordation of a shared amenities agreement with Villa Rialto Phase 1 prior to final plat.**
9. **Incorporate expanded decorative pavement surfaces behind the front entry gate.**
10. **Provide an enhanced elevation element on the east end of Building 3 to serve as a focal point from the entry gate.**
- ~~11. Change orientation of at least one of the buildings to provide visual interest.~~
12. **Provide more than one paint scheme for the buildings.**
13. **Provide exterior stucco finishes to vary with color changes to be reviewed and approved by the Planning Director.**
14. **Provide a parking exhibit to indicate minimum parking requirements are met for the adjacent church located at 7930 East Baseline Road with the Subdivision Technical Review Committee submittal.**