



## Planning and Zoning Board

### Case Information

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**CASE NUMBER:** Z16-062 (PLN2016-00819)  
**LOCATION/ADDRESS:** 2230 West Ella Street  
**GENERAL VICINITY:** Located west of Dobson Rd. and north of Main St.  
**REQUEST:** Site Plan Review  
**PURPOSE:** Development of a 60-unit senior living apartment complex  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Terra AZ, LLC  
**APPLICANT:** Tristram Kesti, Perlman Architects  
**STAFF PLANNER:** Mia L. Lozano

### SITE DATA

**PARCEL NUMBER:** 135-45-038A, 40A, 41A, 41B, 42A, 42B, 43  
**PARCEL SIZE:** 2.24 acres  
**EXISTING ZONING:** Residential Multiple Dwelling (RM-4)  
**GENERAL PLAN DESIGNATION:** Neighborhood Suburban  
**CURRENT LAND USE:** Vacant land  
**BUILDING SQUARE FOOTAGE:** 92,828 S.F.  
**PARKING REQUIRED:** 126 spaces (2.1 spaces per unit)  
**PARKING PROVIDED:** 126 spaces

### SITE CONTEXT

**NORTH:** Existing single residences – Zoned RM-4  
**EAST:** Existing single residences – Zoned RM-4  
**SOUTH:** (across Ella St.) Existing single & multifamily residences – Zoned RM-4  
**WEST:** Existing multifamily residences – Zoned RM-4

### ZONING HISTORY/RELATED CASES:

**April 20, 1959:** City annexation Ord. # 366  
**September 12, 2006:** Development Incentive Permit (DIP) to develop a condominium project (BA06-049)

**STAFF RECOMMENDATION:** Approval with Conditions  
**PROP 207 WAIVER:** ☒ Signed ☐ Not Signed

### PROJECT DESCRIPTION/REQUEST

This site is located west of Dobson Rd. and north of Main St. The applicant is requesting site plan review of a 2.24± acre site currently zoned Residential Multiple (RM-4) for the development of a 60-unit senior living apartment complex. The project will include the assembling of 7 parcels to create 1 lot. The applicant is proposing a 3-story building consisting of leasing office space and community services for

residents on the ground floor as well as a mix of 1 and 2 bedroom units. The ground floor will also include a parking garage for residents. The second and third levels are a mix of units built around a circulation hall with an open 12,814 SF courtyard in the center on the second floor. This courtyard space will have amenities for residents that include: planter beds for community gardening; gathering and seating areas; bocce ball and shuffleboard courts; a putting green and a community room for resident use. This courtyard will be generously landscaped using drought tolerant plant materials to create an inviting outdoor living space.

The proposed building is of a contemporary urban design with attention to shade and air circulation for passive cooling. Access to the site is from Ella St. via driveways on the east and west sides of the property.

Resident support services will be offered to residents and available through a part-time resident service coordinator. Services proposed are: computer training; health and nutrition classes; life skills and adult education classes; access to a limited food pantry; and weekly transportation and community activities in the recreation areas.

The project will be discussed at a Design Review Board work session on January 10, 2017.

<b>West Ella Multifamily Site Information</b>	
<b>Building SF and Parking</b>	1st level: 39,267 S.F. including garage 2nd level: 27,491 S.F. 3rd level: 28,070 S.F. Total: 94,828 S.F. Courtyard: 12,814 S.F. Parking: 126 spaces provided (2.1 spaces per unit)
<b>Building Height</b>	Project is 40' tall (3 stories)
<b>Dwelling Units</b>	Density allowed is 30 Du/ac @ 2.24 ac would allow 67 units Proposed are 60 units (10.5% less than allowed) 1 Bedroom units: 42 (70%) Livable - 601 S.F./660 S.F. 2 bedroom units: 18 (30%) Livable - 838 S.F./874 S.F.
<b>Site Development Standards</b>	Project meets all site development standards for building setbacks; landscaping; parking lot, open space; site and screening standards.

#### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan which included mailing letters to all property owners within 1000 feet of the site, homeowner's associations within one-half mile and registered neighborhoods within one mile of the site. The applicant posted the property per requirements and mailed notification letters for the public hearing to the same radius.

A neighborhood meeting was held on Monday, December 5<sup>th</sup>, 2016 at 6:00 P.M. in the Mesa Main Library Board Room at 64 E. 1<sup>st</sup> Street. There were 4 attendees, 2 who live in the immediate area. Comments included support for revitalizing the area and some opposition to low income housing.

Feedback from the notification letters included a phone call to Planning staff on 12/14/2016 from Mr. Dave Kurtz, 111 N. Phyllis, 480-234-2224 in support of the project; *'great positive infill strategy, good fit for the area'*.

This development is an all adult community and will have no impact on the student enrollment of the Mesa Public schools in this area.

#### **CONFORMANCE WITH THE GENERAL PLAN**

*Summary: The General Plan designates this area "Neighborhood Suburban" featuring a development pattern consisting of primarily single-residence uses but which includes some commercial uses along arterial street frontages and major intersections. This request is within the Character Type of Neighborhood as identified on the Character Area map in the Mesa 2040 General Plan.*

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

#### **Criteria for review of development:**

The following criteria of the Mesa 2040 General Plan have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in the General Plan and thus meeting the statute requirements.

**1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?**

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

*The existing zoning and proposed use of this property are consistent with the guiding principles of the General Plan.*

**2. Is the proposed development consistent with adopted sub-area or neighborhood plans?**

*The proposed development is located within the West Main Street Area Plan adopted by resolution No. 9132. The West Main Street Plan designates the project location for Mixed Use Residential*

*The proposed project is within the Transit-Oriented Development (TOD) Corridor Area as defined by the Land Use Plan (LUP) of the West Main Street Area Plan (within 1320 ft. of light rail line) and encourages a medium to high-density residential character with a mix of commercial and office use.*

**LUP18: Mixed-use and High Density Residential Development:** *Vertically and horizontally mixed-uses and high-density multi-family residential should be encouraged in the TOD corridor area.*

**LUP21: Residential Density:** Residential density in the TOD Corridor Area should not be less than 17 dwelling units per acre in single-use projects.

**LUP23: Building Height:** A building height of minimum 2 stories and maximum 5 stories is acceptable for buildings in the TOD Corridor Area.

**LUP29: Housing Diversity:** A more diverse housing mix should be encouraged in the area to allow for housing for all income groups. In accordance with the vision of City of Mesa Housing Master Plan, medium to higher-end quality housing projects should be encouraged whenever such opportunities arise to achieve the balance of housing options. The diversity of housing mix should be achieved through housing types, unit size, and availability of amenities in these areas.

**LUP30: Urban-Style Multi-Residence:** Urban-style multi-residences are encouraged instead of suburban style multi-residences in the area to diversify the type of multi-residences available to users in the area.

The proposed development supports many of the goals of Transit-Oriented Development and complies with the Land Use Plan criteria of the West Main Street Area Plan.

**3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?**

The Character Areas map of the Mesa 2040 General Plan defines this location as Neighborhood with a sub-type of Suburban, that are defined as follows:

**Character Area: Neighborhood Suburban**

*Focus: The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses would typically serve people within a mile radius of the area.*

*The proposed development supports the above reference to providing a secure and enjoyable-higher density housing option, it supports diversity through a variety of people and housing types that allows people to stay in the same neighborhood as their housing needs change. Having long term residents in a neighborhood brings stability and cohesion making continued investment in the neighborhood more likely.*

**4. Will the proposed development serve to strengthen the character of the area by:  
Providing infill development;**

*The subject parcels have been vacant since 2006. The proposal offers an opportunity to provide a housing type that is appropriate for the area that initially began developing in the late 1950s.*

**Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

*If approved, this project will provide a high quality development that will be an improvement to the aging housing stock in the area.*

**Adding to the mix of uses to further enhance the intended character of the area;**

*This project supports the goals of the West Main Street Area Plan through appropriate land use of the areas within the TOD Corridor.*

**Improving the streetscape and connectivity within the area;**

*The development proposal includes providing sidewalks and street lighting with this project. The urban design of the building and the landscape plan provide a much improved streetscape for the neighborhood.*

**Meeting or exceeding the development quality of the surrounding area;**

*The project is being proposed in an area of west Mesa that has had little new residential activity in recent years. The existing housing is mostly over 40 years old. This project is well designed and will bring new interest and energy to this older section of Mesa.*

5. **Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;**

*This proposal is for a single, 3-story residential building. The proposed building is setback from all property lines by a minimum of 45 ft. and the property will be surrounded by a 6 ft. masonry wall. The setbacks and perimeter walls will provide adequate separation and screening from surrounding properties.*

**STAFF ANALYSIS**

The applicant has requested a Site Plan Review for the development of a 60-unit senior living apartment complex. The project is well designed and meets all development requirements with no requests for deviations to the code. The building and site are of a contemporary urban design with a wide variety of amenities, community activities and support services for the residents. There is garage parking on the ground level as well as surface parking along the perimeter of the property. The applicant has contacted the Mesa Police Department to gain information for participation in the Crime Prevention Through Environment Design (CPTED) program and a possible police presence in the community space.

The project is consistent with the standards and guidelines of the adopted West Main Street Area Plan for this area. The site will provide the high density multi-family residential use encouraged in the Transit-oriented Development Corridor Area.

**CONCLUSION:**

Staff supports the overall project based upon the potential benefits it will add to Northwest Mesa. The project, as presented in plans, elevations and as described in the narrative provides a high quality multifamily use as suggested in the West Main Street Area Plan. Therefore, staff recommends approval of the site plan subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the request as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations submitted except as otherwise conditioned.
2. Compliance with all requirements of a Design Review approval.
3. Compliance with all City development codes and regulations.

4. Future signage will require a separate review and approval for a sign permit.