



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z17-004 (PLN2016-00932)
LOCATION/ADDRESS: The 700 block of North Country Club Drive (east side).
GENERAL VICINITY: Located on the east side of Country Club Drive north of University Drive.
REQUEST: Site Plan Review (3.4± acres).
PURPOSE: This request will allow for a multi-residential development.
COUNCIL DISTRICT: District 1
OWNER: Country Club 72, LLC
APPLICANT: Peter Swingle, Athena Studio, LLC
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NUMBER(S): 13728081A, 13728084A, 13728084B, and 13728083A
DEVELOPMENT AREA: 3.4± acres
EXISTING ZONING: Multi-Residence (RM-4)
GENERAL PLAN DESIGNATION: Neighborhood Traditional
CURRENT LAND USE: Vacant undeveloped

ZONING HISTORY/RELATED CASES:

January 5, 1949: (east half of site) 2,480 acres annexed into the City of Mesa (Ord.# 228)
February 19, 1985: City Council approved rezone from C-2 to R-4 (Ord.# 1920) to allow for an addition to the existing Golden Mesa Nursing Home (Z85-006)
January 12, 2001: Applicant withdraws Zoning Case Z00-91 requesting a Council Use Permit to allow the development of an INS homeless shelter in an R-4 district.
November 15, 2007: Site Plan modification approved for residential condominium (Z07-112,

SITE CONTEXT

NORTH: Existing commercial development- zoned LC.
EAST: Existing residential development (Evergreen Historic District)- zoned RS-6.
SOUTH: Existing multi-residence development -zoned RM-4.
WEST: (across Country Club Drive) Existing multi-residence development - zoned LC.

STAFF RECOMMENDATION: **Approval with Conditions**
P&Z BOARD RECOMMENDATION: ☐ **Approval with conditions.** ☐ **Denial**
PROP 207 WAIVER: ☒ **Signed.** ☐ **Not Signed**

PROJECT DESCRIPTION/REQUEST

The property is currently zoned RM-4 and multi-residence is an allowed land use. The applicant is requesting Site Plan Review for a multi-residence development of 71 units on 3.4± acres east of Country Club Road between University Drive and Brown Road. The proposed density of this proposal is 20.88 units per acre, well within the maximum 30 du/ac allowed in the RM-4 zoning district.

The proposal is to build a market-rate apartment complex with two, three-story buildings for a total of 71 units. The applicant plans to market these units to young professional couples, who are younger than home ownership age and not yet ready to start a family. Therefore, 60 two-bedroom units (918 sq. ft. each) and only 11 three-bedroom units (1,102 sq. ft.) are proposed.

NEIGHBORHOOD PARTICIPATION

The applicant has implemented a Citizen Participation Plan that included a contact list for all property owners within 1000' and registered neighborhoods and HOA's within a one-mile radius of the site. The applicant has held neighborhood meetings and informed interested residents through an e-mail contact list during this outreach process. The applicant has met the requirements of the Citizen Participation process.

The original submittal was for a different layout and product which received negative reaction from the neighborhood. The applicant has listened to the neighborhood's concerns and significantly revised and upgraded the project. The most recent reaction by the Design Review Board, and the citizens who spoke, demonstrate support for the revised project.

The applicant held four Neighborhood meetings first one on December 21, 2016, Second on January 23, 2017, third meeting on February 1, 2017 and fourth meeting on February 11, 2017. Applicant has submitted a detail Citizen Participation Report identifying who all attended, what were the comments provided and how they addressed. The project was initially opposed by 55 neighbors at the first neighborhood meeting vs. only two neighbors expressed concern at the last Design Review Work Session. Couple of neighbors who initially opposed were not in favor of the project expressed their support for the revised project at the second Design Review Work Session.

Both staff and the Design Review Board have informed the residents that the current zoning allows an apartment complex at this location by right, the applicant is not requesting rezoning, simply site plan review for the project.

CONFORMANCE WITH THE GENERAL PLAN

Summary: The proposed multi-residential development is consistent with the intent of the Mesa 2040 General Plan and will help to develop and maintain a Traditional Neighborhood in this area. The proposed site plan for multi-residential development is also consistent with the RM-4 zoning on the site.

Mesa 2040 General Plan designates this area as Neighborhood with the Traditional Neighborhood sub-type. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. 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. Quality of a development is also a key component of the plan. The proposed multi-residence project is consistent with the 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.

STAFF ANALYSIS

Site Plan:

The proposed site plan brings the building close to Country Club Drive and creates an urban plaza for pedestrians walking along Country Club Drive. Both the buildings are oriented north-south separated by a playground and swimming pool area with linear open spaces/ shallow retention basins along the north side of the buildings.

Two driveway accesses are proposed for egress and ingress in to the proposed development from Country Club Drive. The vehicular circulation pattern is proposed as a loop around the two buildings with a single row of parking spaces along the south property line and two rows of parking spaces are proposed along the north property line. The parking area on east side of the property has 13 parking spaces in a row. The maximum number allowed by code is 8, a landscape island must be added per Section 11-33-4B (see condition #4 a)

Setbacks for RM-4

Street/property line	Minimum Setback	Provided Setback
Country Club Drive	30' (6 lanes)	30'-32'-6"
North property line	45' (15'/story) 20' landscaped	102' and 46' landscaped
East property line	45' (15'/story) 25' landscaped	64' and 25' landscaped
South property line	45' (15'/ story) 15'	65' and 25' landscaped
Building Separation	35' between 3 story buildings	45'

Other Development Standards for RM-4:

	Minimum Req.	Provided
Minimum Open Space sq. ft./unit	150 sq. ft.	356 sq. ft.
Balcony area and minimum dimension	60 sq. ft. min 8' wide or 6' deep	68 -103 sq. ft. (6'or 6'-4"x16'-3")
Patio/Deck Minimum Dimensions	10'	107-170 sq. ft. (10'x16'-3")
Parking spaces	Ratio 2.1 (71x2.1= 150)	156 @ 2.19 ratio
Covered parking spaces	1 covered per unit	71 spaces
Maximum building height	40'	40'
Maximum Building coverage	55% max.	29%
Maximum Density du/net ac	30 max.	20.85

All retention basins need to be designed to comply with Section 11-33-6 of the Zoning Ordinance; the current proposal for multiple small basins does not appear to meet City Ordinance requirement. Further, the retention basins must meet ordinance requirements for side slopes and landscaping. (See condition #4 b.)

The proposed project created a site plan that meets current city zoning code for setbacks, open space, parking stalls, etc. The Site Plan Review request does not require any deviation from the current city development standards.

The biggest concerns that have been expressed about the proposed development have centered on the height of the buildings. Concerns have been expressed about the impact on the Evergreen Historic District to the east and the increase in height compared to the two-story apartments to the south. The buildings have been setback 64 feet from the east property line and an offset double row of trees are proposed along that property line to screen the buildings from the historic district. The RM-4 zoning district allows buildings of this height.

Design Review:

This initial submittal for this multi-residential proposal received a lot of comments from neighbors and the Design Review Board members. The applicant did an excellent job of listening to the Design Review Board members, neighbors and staff and made significant improvements to the overall design of the site and the architecture of the buildings. The Design Review Board reviewed the buildings at their April 11, 2017 meeting and suggested minor improvements to the design of the building. The applicant is working with staff on revised elevations for the building and have already submitted those elevations for staff approval.

CONCLUSIONS:

The applicant has provided a project that complies with Zoning Ordinance standards. The proposed site plan is in conformance with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff acknowledges the applicant's effort to continuously listen to the neighbors and improve the quality of the project.

Staff recommends approval of this project with the following stipulations:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review case DR17-008 for architectural and landscaping design.
4. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
 - a) Provide an eight-foot wide landscape island in east parking area per Section 11-33-4B.
 - b) All retention basins shall be designed per Section 11-33-6 of the Mesa Zoning Code:
 - i. Retention basin design shall provide consolidated basins. Multiple, small retention areas are not acceptable unless basins are interconnected and designed per City of Mesa Engineering Manual; and,
 - ii. Landscaping shall be provided in all areas of the retention basin including side slopes, the perimeter edge around the basin and along the bottom of the basin.
5. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.