



## Planning and Zoning Board

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### *Case Information*

**P&Z CASE NUMBER:** Z17-027 (PLN2017-00240)  
**LOCATION/ADDRESS:** 1402 N. Recker Road.  
**GENERAL VICINITY:** Located on the west side of Recker Road north of Brown Road.  
**REQUEST:** Rezone from RS-7 to RM-2-BIZ.  
**PURPOSE:** This request will allow for the development of a second detached residence.  
**COUNCIL DISTRICT:** District 5  
**OWNER(S):** Wayne and Jill Townley  
**APPLICANT:** Chad Townley  
**STAFF PLANNER:** Kim Steadman

### **SITE DATA**

**PARCEL NUMBER:** 141-45-001R  
**PARCEL SIZE:** 1.1± acres  
**EXISTING ZONING:** RS-7  
**GENERAL PLAN DESIGNATION:** Neighborhoods  
**CURRENT LAND USE:** An existing single residence  
**PROPOSED DENSITY:** 1.8 DU/AC

### **SITE CONTEXT**

|               |                   |                  |
|---------------|-------------------|------------------|
| <b>NORTH:</b> | Multi-residential | – zoned RM-2     |
| <b>EAST:</b>  | Church            | – zoned RS-7     |
| <b>SOUTH:</b> | Multi-residential | – zoned RM-3-PAD |
| <b>WEST:</b>  | School            | – zoned PS       |

### **ZONING HISTORY**

**May 27, 1979:** Annexed to City (Ord. #1250)  
**November 21, 1979:** Rezoned from County Rural-43 to City R1-7 (Z79-132)

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

### **PROJECT DESCRIPTION/REQUEST**

This request is to rezone 1.1± acres from RS-7 to RM-2-BIZ. The site is located behind a church, on the west side of Recker Road, north of Brown Road. The property is a flag lot, meaning that there is a long driveway (or “flag”) connecting the buildable portion of the site to Recker Road. Other than the driveway entry, the site is not visible from the Right of Way. There is an existing single residence on the site. The applicant wants to build a second full-sized residence. This can be accomplished through rezoning to a multi-residential district. A BIZ overlay will allow for deviation from standard multi-residence setbacks, in exchange for enhanced quality of development.

### MODIFICATIONS

The applicant is requesting a Bonus Intensity Zone (BIZ) overlay to accommodate the desired site plan. Chapter 21 of the zoning ordinance states that the BIZ District is used to encourage unique development, allowing for modified development standards. The intent of this district is to provide for creative, high-quality development.

The following table lists standard development regulations and the proposed BIZ development regulations. It also lists what is being proposed on the site plan, Only the proposed rear setback, from the north property line deviates from standards. It is 3' short of the required 15'.

| Regulation                               | City of Mesa RM-2 Development Standard | Proposed   |
|--|--|------------|
| Min. Lot Area                            | 7,200 sf                               | 49,353 sf  |
| Min. Lot Width (east/west)               | 60'                                    | 140'       |
| Min. Lot Depth (north/south)             | 94'                                    | 253'       |
| Max. Density (du/net ac.)                | 15                                     | 1.8 du/ac  |
| Max. Height                              | 30'                                    | 15'        |
| Min. Yards                               |  |            |
| Front (south side)                       | 20'                                    | 48'        |
| Interior Side Min. (east and west sides) | 10'                                    | 21' & 40'  |
| Rear (north)                             | 15'                                    | <b>12'</b> |
| Max. Building Coverage                   | 45%                                    | 20.3%      |

The table shows that the site plan exceeds most standards. Staff is supportive of the one proposed modification. The reduced rear setback is offset by an existing 10'-wide pedestrian path that runs along the north side of that property line, adding separation from the multi-residential use to the north. The overall density of the project of 1.8 du/acre is well below the allowed 15 du/ac density allowed by the zoning code for RM-2 developments. The proposed plan indicates Building Setback Lines (BSLs) for the existing, RS-7 zoning district. These will no longer apply, and should be revised to match the table, above. **(See condition 5.)**

### NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process which included a mailed letter to property owners within 500 feet of the site. All persons listed on the contact list were sent a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting. The applicant has reported only one phone call, asking what method was used to find the names of property owners.

Staff has not been contacted regarding this case.

### **CONFORMANCE WITH THE MESA 2040 GENERAL PLAN**

*The General Plan designation for this area is “Neighborhoods”, and the General Plan supports providing a mix of residential density and housing styles in order to meet needs and demand. Within the Neighborhoods character area, the primary focus is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. This is a unique request, to meet the needs of an extended family that wishes to add a second full-sized residence to an acre lot that is zoned for a single residence. The request to rezone to a multi-residence district is appropriate in this specific location because there are multi-residential uses to the north and south of the property. East and west of the property are a church parking field and a schoolyard, so any increased density will not have an impact. The proposed development is consistent with the Mesa 2040 General Plan.*

### **STAFF ANALYSIS**

#### **SUMMARY:**

At 1.1± acres the subject parcel is oversized for the existing RM-7 zoning district. It is isolated from the street, and from other single-residence developments. The lot has developed with a 5,800 sf residence. This request is to rezone to RM-2-BIZ to facilitate adding a new 4,200 sf single-residence. This request will allow an extended family to share the property. The proposal does not include land division for separate ownership, and that will not be feasible in the future either, as a newly-created lot would not have the required frontage on the right of way.

The large size of the lot, its location adjacent to other multi-residential uses, and its limited access (by a “flag” access drive) make this a reasonable request that will not negatively affect surrounding properties. The General Plan designates this area for neighborhoods, and this proposal fits with the development pattern of the neighborhood.

Originally the applicant applied to add an Accessory Dwelling Unit (ADU) to the site. ADUs are allowed in all single-residence districts, but Ch. 11-31-3 caps the area of ADUs at 30% of the roof area of the primary residence. Staff worked with the applicant to arrive at the idea to request multi-residential zoning to allow the second residence.

Construction of the house must meet the requirements of the adopted building and fire codes, including fire access and water supply for firefighting. The applicant is discussing design options with the Building Official and Fire Marshall to address these requirements. **(See Condition #4.)**

#### **CONCLUSIONS:**

The proposed zoning is in conformance with the goals and policies of the Mesa 2040 General Plan for areas with the “Neighborhoods” character type. The quality of the proposed residence meets the purpose and review requirements for higher quality sustainable development required for BIZ requests described in Chapter 21 of the zoning ordinance.

Staff recommends approval of Z17-027 subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and building plans;
2. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first;
3. Compliance with all City of Mesa Code requirements and regulations;
4. All construction on the property must meet the requirements of the adopted building and fire codes;
5. **Modifying the proposed site plan for acceptance by the Planning Director to include the following items:**
  - a. **Delete the dashed BSL lines that represent setbacks for the RS-7 zoning district;**
  - b. **Provide BSL lines that represent the setbacks being established for the RM-2-BIZ zoning district.**