



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON17-00432  
**LOCATION/ADDRESS:** 800 and 900 blocks of West Southern Avenue (south side), the 1200 and 1300 blocks of South Extension Road (west side) and the 800 and 900 blocks of West Grove Avenue (north).  
**GENERAL VICINITY:** Located south of Southern Avenue on the west side of Extension Road.  
**REQUEST:** PAD Amendment; Site Plan Modification  
**PURPOSE:** This request will allow the development of a new multiple-residence building in an existing multiple-residence complex  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Edward B. Frankel, Trustee of the Frankel Family Trust  
**APPLICANT:** Reese Anderson, Pew and Lake, PLC  
**STAFF PLANNER:** Cassidy Welch

### SITE DATA

**PARCEL NO.:** 134-23-003E  
**PARCEL SIZE:** 19.3 +/- acres  
**EXISTING ZONING:** RM-4 PAD  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District  
**CURRENT LAND USE:** Multiple-Residence

### SITE CONTEXT

**NORTH:** (across Southern Avenue) Existing Commercial – zoned NC and LC  
**EAST:** (across Extension Road) Existing Single Residence Subdivision and Commercial – zoned RS-6 PAD and LC  
**SOUTH:** (across Grove Avenue) Existing Commercial – zoned LC BIZ  
**WEST:** Existing Hotel and Office Buildings – zoned LC BIZ

**STAFF RECOMMENDATION:** Approval with conditions.

**P&Z BOARD RECOMMENDATION:** ☒ Approval with conditions. ☐ Denial

**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### **HISTORY/RELATED CASES**

**August 17, 1970:** Annexed into the City of Mesa and subsequently zoned R1-6 (Ord. #675)  
**December 13, 1974:** Approval of Development Master Plan for the Kent Farm Development (Z73-85)  
**September 24, 1979:** Rezoned from R1-6 and R-2 to R-3 and R-3 [Conceptual C-2] for apartment buildings and a future commercial development (Z79-102; Ord. #1272)  
**June 16, 1980:** Rezoned from R-3 and R-3 [Conceptual C-2] to C-2 and RS, and site plan modification for a shopping center and professional office development, subject to the development master plan submitted (Z80-46 & SPM80-11; Ord. #1388)  
**September 19, 1988:** Rezoned from C-2 and RS to C-2 [Conceptual BIZ] with a Development Master Plan (DMP) (BIZ88-4; Ord. #2378)  
**May 15, 1989:** Rezoned from C-2 [Conceptual BIZ] to C-2 DMP [Conceptual BIZ] (Z89-13; Ord. #2436)  
**August 9, 1989:** Proposed 150,660 SF shopping center as part of the "Fiesta Center" DMP, Tabled by the Planning and Zoning Board (Z89-24)  
**September 5, 1989:** Modification of a Development Master Plan (DMP), approved (Z89-16; Ord. #2458)  
**November 19, 1990:** Approval of revised conditions regarding street improvements, which were originally imposed as part of case Z89-13 (Z90-48; Ord. #2566)  
**March 15, 1993:** Modification of a DMP approved by Ordinance #2566, to reflect a proposed 181,000 SF retail power center and 4 restaurant pad sites comprising 24,500 SF, approved (Z93-4; Ord. #2771)  
**June 23, 1997:** Modification to the "Fiesta Quadrant" DMP for the development of mid-rise office and hotels (Z97-13; Ord. #3360)  
**July 21, 1997:** Request for Site Plan Review for a retail power center and a concept for future hotel/office development, Tabled (Z97-25)  
**March 17, 2008:** Rezoned to C-2 BIZ-CUP, R-4 BIZ and C-2 BIZ and General Plan minor amendment adopted to change the land use designation for the northern 3.5 acres to Community Commercial, and the southern 15.5 acres to High Density Residential, 15+ du/ac (Z08-011; Ord. #4818; GPMINOR08-006)  
**October 28, 2013:** Rezoned from LC-BIZ-PAD and RM-4-BIZ-PAD to RM-4-PAD, minor General Plan amendment adopted to adjust boundaries of High Density Residential, 15+ du/ac, and site plan modification for a multi-residence development (Z13-045, Ord. #5191; GPMINOR13-006. Ord. #10351)

### **PROJECT DESCRIPTION / REQUEST**

The applicant is proposing the development of a new three-story apartment building in an existing multiple-residence complex. The development is located on the southwest corner of Southern Avenue and Extension Road. Since its development, the Southern Avenue Villas have seen substantial interest in the apartments with an occupancy rate of approximately 95%. An additional building has been requested to meet the increasing market demand. The new proposed building is located in the Southern portion of the property along Grove Avenue. The new building will include a mix of 1- and 2-bedroom units to provide for a wide range of alternatives in living spaces and is designed to match existing buildings. This request includes a PAD amendment to reduce the parking ratio from 2.1 space per unit to 1.9 spaces per unit, reduce the required width of landscape island between parking canopies from 24

feet to 8 feet, and allow the change in use from a parking lot to an apartment building. The conversion of the parking lot to an apartment building is a major change to the previously approved site plan and requires a modification to the conditions of approval placed on the zoning (Z13-045).

#### **NEIGHBORHOOD PARTICIPATION:**

The applicant is in the process of completing their Citizen Participation Plan, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within a ½ mile and registered neighborhoods within a 1 mile. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant held a neighborhood meeting on November 16, 2017 at the Southern Avenue Villas clubhouse, where no property owners/neighbors were in attendance. An update will be provided by staff at the Planning and Zoning Board Study Session.

#### **STAFF ANALYSIS**

##### **MESA 2040 GENERAL PLAN:**

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

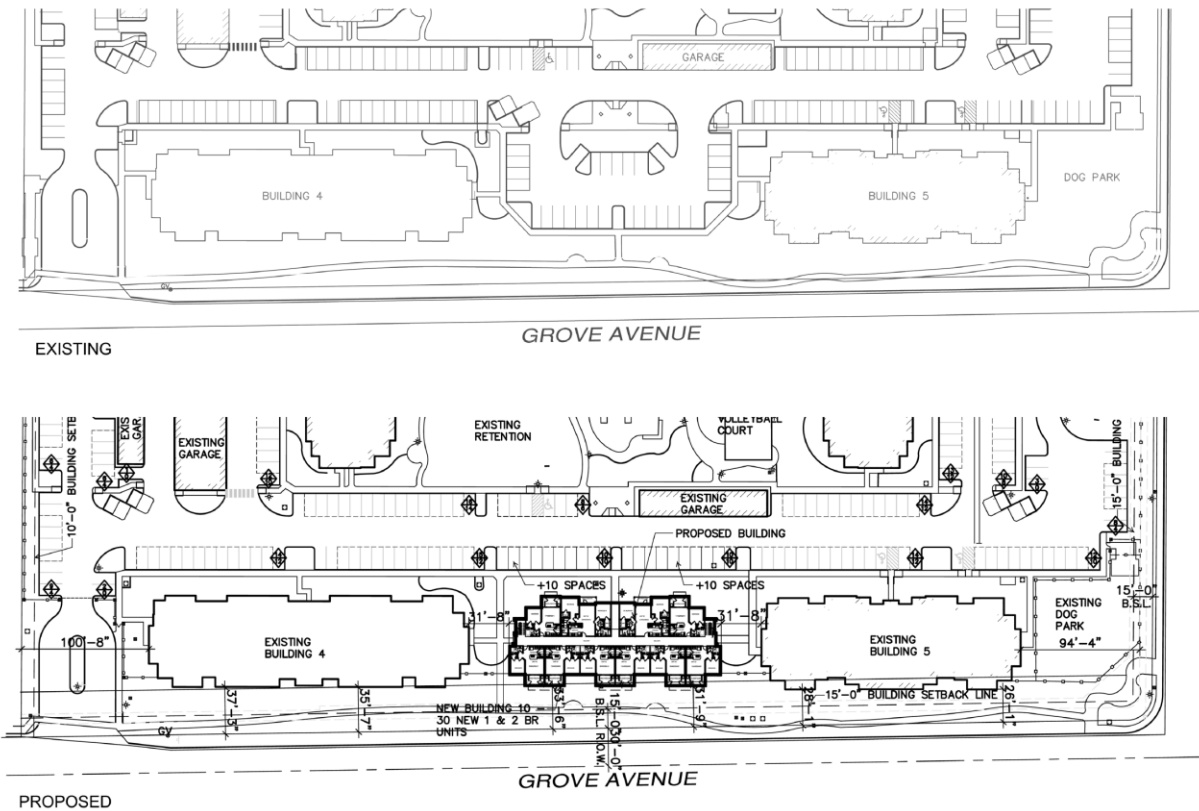
The Mesa 2040 General Plan Character area designation is Mixed Use Activity District. The mixed use activity district typically includes high-density residential uses. The proposed project is consistent with the General Plan by providing quality, high-density residential and non-vehicular pedestrian connections.

##### **ZONING:**

This property is currently zoned as RM-4 PAD. The existing multiple-residential complex is a permitted use for the RM-4 zoning district.

##### **SITE PLAN - MZO Section 11-69-5:**

The proposed site plan meets all the review criteria per section 11-69-5 of the Zoning Ordinance. The proposed building will be located between Building 4 and Building 5 and will replace an existing parking area. The area currently contains 33 parking spaces and 2 trash containers. The site plan proposes the elimination of the 33 parking spaces with the addition of 20 new spaces in front of the proposed building. The new parking will be covered, with 16 of the 20 spaces to be under a parking canopy and the rest will be shaded by new landscaping. The pedestrian access to the walkway along Grove Avenue will be maintained and relocated to the west side of the new building.



### **PAD OVERLAY MODIFICATIONS – MZO Article 3:**

The proposed development meets the review criteria per section 11-22-1 of the Zoning Ordinance. The applicant is proposing amendments to the previously approved PAD overlay. The proposal includes an amendment to the parking ratio from 2.1 spaces per unit to 1.9 space per unit. A parking study determined the proposed amount of parking would be adequate for the needs of the complex. Staff has no concerns with the proposed parking reduction. In order to maximize the number of parking spaces for this area, a reduction in the size of landscape islands from 24 feet to 8 feet has been requested.

Consideration of reduced parking is appropriate in areas where other modes of transportation are available and attractive to use. Given the change to the site plan along Grove, and the opportunity to build a strong non-vehicular route along Grove connecting the residential and non-residential uses on this street, improvements to this streetscape are appropriate. Streetscape improvements that would make it a more comfortable pedestrian route include increased landscaping, both in terms or amount of landscape material and installation of larger trees, and additional street furniture. The Design Review Board can assist staff in setting an appropriate standard for these improvements (See condition #4).

Additionally, the applicant is proposing an amendment to the previously approved PAD to allow the conversion of the parking lot to an apartment building. This is considered a major change to the

previously approved site plan that requires an amendment to PAD to modify the previously approved conditions of approval.

**CONCLUSION:**

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5) and review criteria for PAD Overlay district from Chapter 22 of the Zoning Ordinance (Section 11-22-1). Staff recommends approval with 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 submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with the previous conditions of approval established in cases Z13-045 and DR13-022.
4. Review and approval through the Design Review process for landscape and hardscape plans along Grove Avenue.