



## Planning and Zoning Board

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### *Case Information*

**P&Z CASE NUMBER:** **ZON17-00478**  
**LOCATION/ADDRESS:** The 9100 block of East University Drive (south side) and the 100 to 300 blocks of North Ellsworth Road (west side).  
**GENERAL VICINITY:** Located on the west side of Ellsworth Road south of University Drive.  
**REQUEST:** Rezoning 13± acres from RM-4 to RM-4-PAD; and Site Plan Review.  
**PURPOSE:** This request will allow for a multi-residence development.  
**COUNCIL DISTRICT:** District 5  
**OWNER(S):** VALENCIA HEIGHTS LLC  
**APPLICANT:** BEUS GILBERT  
**STAFF PLANNER:** Wahid Alam, AICP

#### **SITE DATA**

**PARCEL NUMBERS:** 218-40-002C  
**DEVELOPMENT SITE SIZE:** 13.18± acres  
**EXISTING ZONING:** RM-4  
**GENERAL PLAN DESIGNATION:** Neighborhood Village  
**CURRENT LAND USE:** Vacant, undeveloped  
**PROPOSED DENSITY:** 11.00 DU/AC (gross)

#### **SITE CONTEXT**

**NORTH:** Vacant, undeveloped land with 120' wide overhead powerline easement – zoned RM-4  
**SOUTH:** Apache Manor Residential subdivision – zoned RS-6 PAD  
**EAST:** (Across Ellsworth Road) Mobile Homes not within Mesa city limits.  
**WEST:** Red Mountain 202 Freeway, University exit

**STAFF RECOMMENDATION:** Approval with Conditions  
**P&Z BOARD RECOMMENDATION:** ☐ Approval with conditions. ☐ Denial  
**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### ZONING HISTORY

**September 22, 2003:** Annexed to City (Ord. #4102).

**July 16, 1984:** Establish City of Mesa R-4, C-2 and R1-43 zoning (Z03-057, Ord. #4142).

### PROJECT DESCRIPTION/REQUEST

The proposed development, "Christopher Todd Communities on Ellsworth," contains approximately 13 acres of vacant undeveloped land, which is located south of University Drive between the Red Mountain Freeway to the west and Ellsworth Road to the east. This application for rezoning and site plan review does not include the balance of the property to the north including the 120' wide overhead powerline easement.

This request is for rezoning 13± acres from RM-4 to RM-4-PAD; and Site Plan Review. The proposed development is to create a gated apartment complex with private streets. The community will have 145 units, of which 58 units are one-bedroom and 87 units are two-bedroom. The buildings are separated by 10' from each other as shown in the image. The two-bedroom units are detached but one-bedroom units share a single common wall.



Community amenities will include a pool, fitness center and a leasing office including the centrally located open space with turf. The proposed single-story, mostly detached units, are apartment units designed under the RM-4 zoning district with PAD Overlay.

#### **NEIGHBORHOOD PARTICIPATION**

The applicant submitted a Citizen Participation Plan which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within a half mile and registered neighborhoods within a mile. The applicant submitted a Citizen Participation Report that indicates that as of February 5, 2018 four e-mails received from nearby residents in support of the project. Staff has not received any inquiries or comments from the public regarding this request.

#### **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 Neighborhood Suburban and Neighborhood Village. 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. Suburban character type typically includes uses such as single-residence, attached and detached, duplex and multiple residence, small neighborhood-scale office, retail, restaurants, and services in appropriate locations such as along arterials or at the intersection of arterials and collector streets.

##### **ZONING:**

This parcel is currently zoned RM-4. The proposed rezoning application is to add a Planned Area Development overlay (PAD) to address a few minor code deviations which are typical for this type of development. The proposed 145 dwelling units results in a gross density of approximately 11 per acre.

##### **PAD OVERLAY – MZO Section 11-22:**

The applicant is requesting a PAD overlay to modify some of the development standards for the RM-4 zoning district. The proposed modification includes: reduced setbacks, perimeter landscaping and building separation. The table below identifies the proposed modifications in bold:

<b>Development Standards Per 11-5-5</b>	<b>City of Mesa RM-4 Development Regulations</b>	<b>CTC on Ellsworth Proposed Development Regulations (changes are noted in <b>bold</b>)</b>
<b>Min. Building Setbacks</b>		
Front /Street-Facing Side (Ellsworth)	20 ft.	20 ft.
Front /Street-Facing Side (University)	20 ft.	20 ft.
Side (north)	20 ft.	20 ft.
Side (south adjacent to RS District)	25 ft. <small>(Pursuant to 11-5-5 A.1)</small>	<b>8 ft.</b>
Rear/Street-Facing Side (Loop 202)	30 ft.	<b>20 ft.</b>
Min. Separation Between Buildings (1-story)	25 ft.	<b>10 ft.</b>
Min. Separation Between Buildings and Covered Parking Canopies	20 ft.	<b>10 ft.</b>
Max. Building Coverage	55%	55%
Min. Open Space (sq. ft./unit)	150	150
<b>Regulation per Chapter 33 Landscaping</b>		
<b>Min. Perimeter Landscape</b>		
Front/Street-Facing Side (Ellsworth)	20 ft.	20ft.
Front/Street-Facing Side (University)	20 ft.	20ft.
Side (north)	20 ft.	<b>0 ft.</b>
Side (south adjacent to RS District)	25 ft.	<b>0 ft.</b>
Rear (Loop 202)	30 ft.	<b>0 ft.</b>

1. Reduction of perimeter building and landscape setbacks:

The RM-4 zoning district requires 30' wide setback along the Red Mountain Freeway per Section 11-5-5, the applicant is proposing a 20' wide private rear yard along the freeway frontage which will act as a setback.

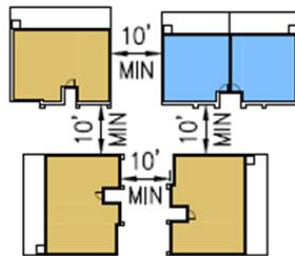
The proposed development provides 20' rear yard and the perimeter wall is 80' away from the off ramp, and 230' from the travel lanes. As the image below indicates, there seems to be a significant setback from the freeway. Staff is supportive of the proposed reduction.



2. Reduction in Building Separation:

The RM-4 zoning district requires a 25' separation between one-story buildings (§11-5-5). The applicant is proposing a minimum building separation of 10'.

The applicant's justification for the reduction is based on the claim that the 25' separation is for a typical apartment complex with larger building masses. This proposal is for smaller detached single-residence type buildings that are only 16' tall with small building foot prints. Therefore, they do not require such large separation as required by the code. The proposed 10' separation is similar to the building separation found between two one-story buildings in a single-residence subdivision with 5' side yards on each lot. The clustering of the buildings also allows for a larger common open space area. Staff is supportive of the proposed reduction.



TYPICAL BUILDING SPACING  
NTS

**SITE PLAN – MZO Section 11-69-5:**

The proposed site plan meets all of the site plan review criteria per section 11-69-5 of the Zoning Ordinance.

The proposed development is a gated community with private streets accessed from Ellsworth Road to the east and an exit-only gate at the southeast corner of the development. The community is laid out with a central open space supported by amenities and the units are arranged around an internal loop road. Two rows of units are arranged with pedestrian pathways in the middle and pushed along the edges of the site. In the middle of the site, units are arranged facing the open space with amenities such as a clubhouse, leasing office and fitness center.

The main access to the proposed development will be through a portico and a gate. This access road will have enhanced materials such as pavers or stamped concrete leading to the pool flanked by the leasing office and fitness center on each side.

**CONCLUSION:**

The proposed zoning is in conformance with the goals and policies of the Mesa 2040 General Plan for areas with a Neighborhood character type. The apartment complex design meets the development standards for the RM-4 zoning district with the proposed PAD overlay modifications and is compatible with the surrounding neighborhoods. The proposed development meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (§11-69-5). 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.
2. Dedicate the 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.
3. Compliance with all City of Mesa Code requirements and regulations.
4. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits.