



Planning and Zoning Board

Case Information

P&Z CASE NUMBER: ZON17-00519
LOCATION/ADDRESS: The 7100 block of East Main Street (north side) and the 0 to 100 block of North Sunvalley Boulevard (west side)
GENERAL VICINITY: Located east of Power Road on the north side of Main Street.
REQUEST: Rezoning from LC and LC-BIZ to RM-4-PAD; and Site Plan Review with preliminary plat "Sunvalley Village".
PURPOSE: This request will allow for the development of an attached single residence subdivision.
COUNCIL DISTRICT: District 5
OWNER(S): BOTTOMLINE INVESTMENTS LTD ETAL
APPLICANT: Frank Dell'Armi
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBERS FOR REZONE: 21813005C & 21813005F.
PARCEL NUMBERS FOR SITE PLAN: 21813005C & 21813005F and a portion of 21813005B, 21813005E and 21813004.
DEVELOPMENT SITE SIZE: 7.6± acres
EXISTING ZONING: LC & LC BIZ
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: Vacant
PROPOSED DENSITY: 13.95 DU/AC (gross)

SITE CONTEXT

NORTH: Las Palmas Mobile Home Park - zoned RM-4
EAST: (Across Sunvalley Boulevard) Sunvalley Plaza shopping center - zoned LC and Gethsemane Park Apostolic Church - zoned OC
SOUTH: (Across Main Street) Deserama shopping center - zoned LC
WEST: Vacant undeveloped land - zoned LC

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

ZONING HISTORY

November 16, 1974: Annexed to City (Ord. #907).
July 16, 1984: Establish City of Mesa C-2 zoning (Z75-33, Ord. #936).
October 20, 1986: Hotel at NEC Main and 70th Street (HRZ86-004, Ord.#2135)
November 16, 1987 Extension of a time stipulation C-2 BIZ (BIZ87-001, Ord.#2285)
February 16, 1988: Rezoned from C-2 to C-2 BIZ for office at NWC Main and Sunvalley BIZ88-02, Ord.#2309)

PROJECT DESCRIPTION/REQUEST

This request is for Rezoning and Site Plan Review with a Preliminary Plat titled “Sunvalley Village” to create a 96-lot, two- and three-story, attached single-residence townhome subdivision. The site is located at northwest corner of Main Street and Sunvalley Boulevard. Sunvalley Village contains approximately 7.6 acres of vacant undeveloped land, which is located between 70th Street to the west and Sunvalley Boulevard to the east. This application for rezoning and site plan review does not include the neighboring parcels to the west. However, at staff’s request the applicant submitted a conceptual site plan to show how the neighboring parcels to the west may develop with vehicular and pedestrian connectivity to the proposed townhome development.



Conceptual Site Plan for the area between 70th Street & Sunvalley Boulevard:

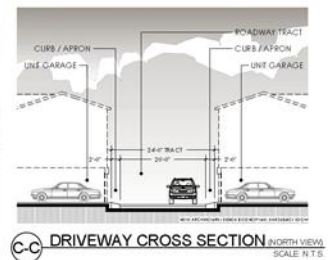
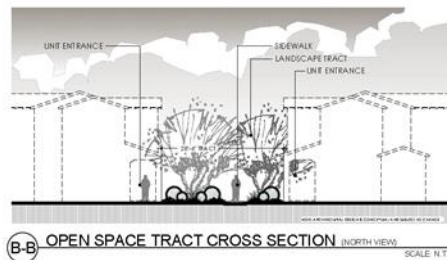
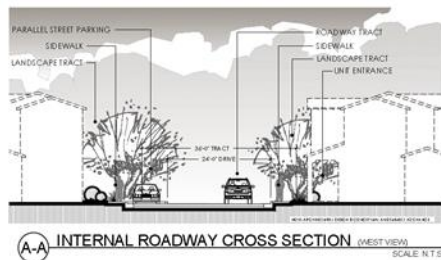
A conceptual Plan is submitted for the remaining land between North Sunrise to the west and proposed development to the east. This area is zoned Limited Commercial (LC). The conceptual site plan illustrates a way for the vacant commercial area to develop in a way that allows for direction connection between the uses and a more walkable environment. Specific future development will require site plan approval.



NOTE: THIS PLAN IS CONCEPTUAL AND ONLY REPRESENTS POSSIBLE DEVELOPMENT OPTIONS FOR THE PARCEL AREAS SHOWN. FINAL SITE PLANNING FOR AREAS OUTSIDE LIMIT OF THIS PROJECT WILL BE PROVIDED BY OTHERS.

CONCEPTUAL MASTER DEVELOPMENT PLAN

SCALE: N.T.S.



Community amenities will include a pool, tot lot, walking trails, open space with shade trees, BBQ areas, and benches for residents to enjoy. The proposed two- and three-story, single-residence townhome development has been designed under the RM-4 zoning district with PAD overlay.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process 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 held a neighborhood meeting on November 15, 2017 at Desert Ridge Jr. High. Applicant received various inquiries and suggestions which they documented and submitted with Citizen Participation Report. One such was to include traffic light on Main Street at the intersection of proposed driveway and Jefferson Avenue. Staff has not received any inquiries or comments from the public regarding this request.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The Mesa 2040 General Plan Character area designation is Neighborhoods. 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.

The Plan encourages new development to be built with a neo-traditional form. Chapter 4 of the Plan establishes some key elements for successful neighborhoods. These elements include items such as providing for social interaction, providing connectivity and walkability, developing a neighborhood character, and quality design. The proposed site plan and buildings address these elements of the Plan. The proposed development is in compliance with the Mesa 2040 General Plan.

ZONING:

This rezoning request includes only two parcels (21813005C & 21813005F), however a very small portion of three neighboring parcels to the west (21813005B, 21813005E and 21813004) is included in the site plan review request to accommodate driveway access from Main Street. This property is currently zoned LC BIZ for an office was approved in 1988. Both parcels are presently zoned LC (Limited Commercial). The eastern-most parcel (APN 218- 13-005C) also has the BIZ (Bonus Intensity Zone) overlay established in 1988 for three-story office building. The current rezoning application is for RM-4 (with a PAD overlay) to best reflect the proposed residential development, which proposes a gross density of approximately 13.95 dwelling units per acre. The PAD overlay is included with the rezoning as necessary to address lot size, lot coverage, setbacks, and other development standards which differ from the RM-4 development standard. The proposed RM-4 PAD Development Standards are as follows:

Development Standard	Zoning District RM-4	Proposed	Staff Recommendation
Minimum Lot Area	6,000 sq.ft.	1,130 sq.ft.	approval
Minimum Lot Width- Attached Single residence	25'	20'	approval
Minimum Lot Depth-attached	75'	56.5'	approval
Maximum Density	30 du/acre	13.9 du/acre	approval
Minimum Lot Area	1,452 sq.ft.	3,449 sq. ft.	approval
Maximum Height	40'	40'	Meets the code
Minimum Yard-Front & Street	20'	0'	approval
Minimum Yard-Interior side attached	0'	0'	approval
Minimum Yard-Rear	15'	0'	approval
Maximum building coverage	55%	100%	approval
Minimum Open Space sq.ft./du	150 sq.ft.	1,108 sq.ft.	Meets code
Building Separation	2-story building: 30' 3-story building: 35'	12' to 24'	approval

Open space comprises approximately 37% of the site area, and will include active and passive open space, as well as community amenities (such as a dog park, community pool, ramada, and others), retention, etc. The applicant states that this project is likely to be developed in one phase. The applicant states that this project is modeled after the very successful urban-style development known as “San Marcos Commons” at Chandler Boulevard and Arizona Avenue in Chandler with significant architectural and site planning updates to reflect today’s sophisticated market. This project utilizes an exterior building design unique for this area and more in keeping with today’s demand for high-quality and interesting architecture.

Staff believes the proposed building design, site design, and amenities create a unique and sustainable alternative to conventional development and, thus, support approval of the PAD and proposed modifications to standard code.

SITE PLAN – MZO Section 11-69-5:

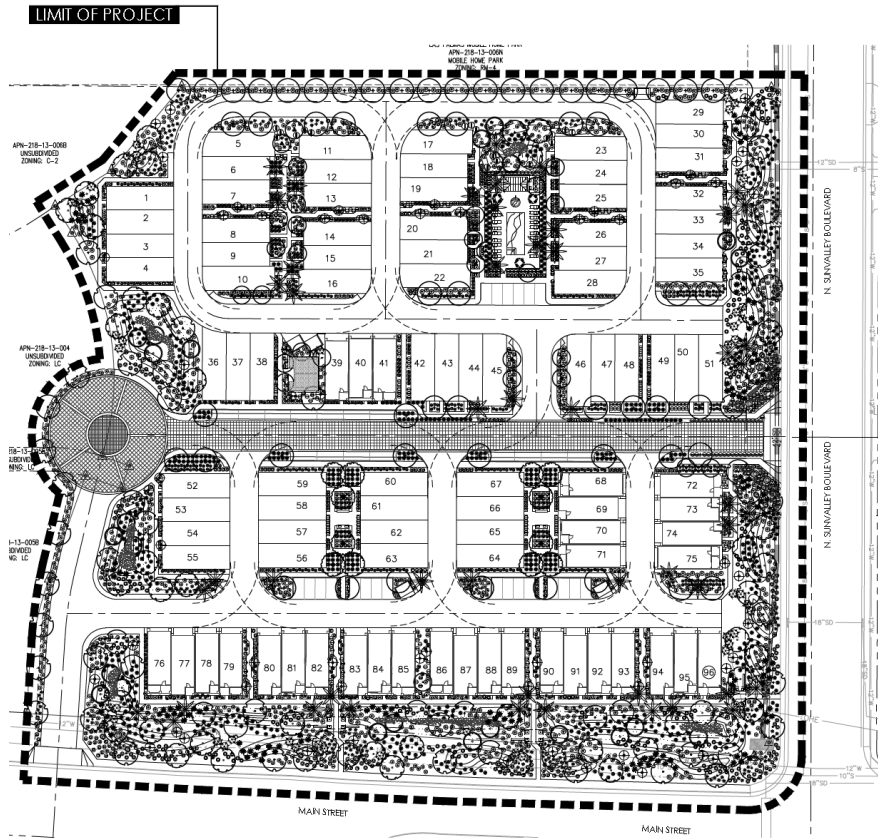
This site plan review request includes the two parcels being rezoned (21813005C & 21813005F) as well as a very small portion of the three parcels to the west (21813005B, 21813005E and 21813004). The main access to the proposed development will be from Sunvalley Boulevard and will run east-west into the subdivision and make a turn along the west property boundary towards the south to connect to Main Street. The conceptual site plan shows the proposed east-west access road will be extended further west to the future commercial development. This access road will have enhanced materials such as pavers or stamped concrete. Secondary access is proposed from Main Street, via an internal roadway, shared with the property to the west, that runs along the west property boundary and terminates in a “roundabout” at the intersection with the east-west interior roadway. The round-about will feature accents and landscaping. Main Street runs east-west along the south-side of the site, which follows an approximate midsection line alignment.

The proposed development offers a unique site plan with curb appeal along Main Street. Main Street has the attached homes with two pedestrian connections directly from Main Street with an enhanced entry structure including pedestrian bridges across the retention basin. The elevation provides an interesting play of height and volume along Main Street with two- and three-story buildings. The buildings are laid out with groups of three and four attached together. In both groups the end units are two-stories with inside units three story. Along Main Street, the layout provides five gaps between buildings which creates pedestrian connectivity further north into the project. The main entry into the development is from Sunvalley Blvd. The proposal shows enhanced materials such as pavers used for the access road from Sunvalley Blvd. The main amenities are organized around a court near the north property line. The existing mobile home park to the north has a drainage channel about 20’ wide which provides the additional setback for lot 29. The project provides significant perimeter landscaping along Main Street and Sunvalley Boulevard.



MAIN STREET FRONTAGE

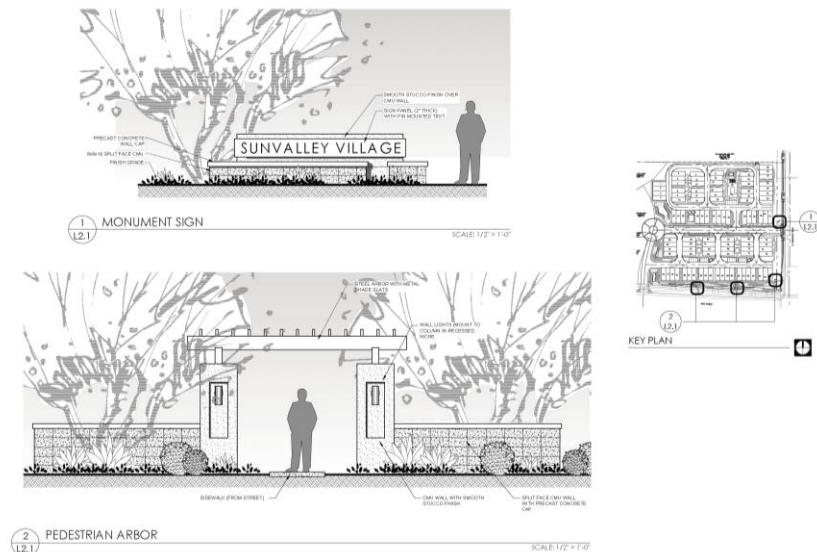
NOT TO SCALE



OVERALL SITE PLAN

NOT TO SCALE





The proposal is part of a large conceptual site plan that shows how the rest of the property to the west might be developed with integrated vehicular and pedestrian connection. Until that phase of development happens the applicant is providing temporary landscaping 5' wide along the west edge of the access road from Main Street up to the norther limit of the roundabout.

Parking:

Parking required is $29 \times 2.1 = 61$ spaces. Parking provided $29 \times 2 = 58 + 37 = 95$ spaces. The total parking ratio provided is 2.56 space per lot.

Solid Waste Service:

Refuse collection enclosures includes a total of five in four locations. The final location and numbers will be per City of Mesa Solid Waste Standards.

PRELIMINARY PLAT:

This request includes a preliminary plat titled "Sunvalley Village. All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

The streets being proposed are public local streets. Through the Subdivision Technical Review Process, a final determination will be made on how to designate which side of the public street does allow parking. This is usually with some combination of signage and painting the curb. Because of the private alleys, the City does not enforce the no parking provisions except as a matter for the Fire Department or Solid Waste should they have difficulty providing service because cars are parking on the wrong side of the street. The proposed plat is consistent with ordinance requirements.

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 proposed development meets MZO Section 11-69-5 for site plan review and Section 11-22-1 thru 5 for Planned Area Overlay.

Staff recommends approval of ZON17-00519 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 preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. 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.
4. Compliance with all City of Mesa Code requirements and regulations.
5. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
6. Install 5' wide temporary landscape strip along the west edge of the proposed driveway starting from Main Street up to the northern limit of the roundabout.
7. Lot # 29, adjacent to the north property line, shall only be a one or two story building.
8. Extend the proposed pedestrian sidewalk between Lot# 31 and 32 further east connecting to existing sidewalk along Sunvalley Boulevard.