mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER:	**ZON18-00360**
LOCATION/ADDRESS:	The 3100 block of East Broadway Road (south side).
GENERAL VICINITY:	Located east of Lindsay Road on the south side of Broadway Road
REQUEST:	Rezoning from RS-9 to RM-2-PAD; and Site Plan Review, also consider the preliminary plat for "Broadway & 32nd Townhomes"
PURPOSE:	This request will allow for the development of an attached single-residence development
COUNCIL DISTRICT:	District 2
OWNER:	David Weaver
APPLICANT:	Dane Astle, Edifice Architecture
STAFF PLANNER:	Cassidy Welch

SITE DATA

PARCEL NUMBER(S):	140-40-002D, 140-40-002E
PARCEL SIZE:	3.1± acres
EXISTING ZONING:	RS-9
GENERAL PLAN DESIGNATION:	Neighborhood - Suburban
CURRENT LAND USE:	Vacant

SITE CONTEXT

NORTH:	(Across Broadway Road) Existing assisted living facility – Zoned RM-4
EAST:	(Across 32nd Street) Existing attached single-residence – Zoned RM-2-PAD
SOUTH:	Existing single-residence – Zoned RS-7
WEST:	Existing single-residence – Zoned RS-43

ZONING HISTORY/RELATED CASES:

December 16, 1974:	Annexed into the City of Mesa (Ord. #104)
April 21, 1975:	Established City of Mesa comparable zoning from RU-43 to AG. (Z75-013; Ord. #926)
April 2, 2001:	Rezone from R1-43 (RS-43) to R1-9 (RS-9) to allow for the development of a conventional 7-lot subdivision (Z01-010)

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

PROJECT DESCRIPTION/REQUEST

The applicant is proposing a 36-unit single-residence attached townhome development. The site is located east of Lindsay Road and south of Broadway Road, on the southwest corner of Broadway Road and 32nd Street. The request includes a rezone from RS-9 to RM-2-PAD to accommodate the use. A preliminary plat for "Broadway & 32nd Townhomes" is included.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1000' of the site, as well as HOAs within a ½ mile and registered neighborhoods within 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 will be providing an updated Citizen Participation Report prior to the July 17, 2018 Study Session. An update will be provided by staff at that 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 (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. The Neighborhood character area is primarily single-residence subdivisions, attached or detached, with some multiple-residence projects permitted. The proposed projects is consistent with surrounding uses and meets the Neighborhood-Suburban character area.

ZONING:

The site is currently zoned as RS-9. The applicant is proposing RM-2-PAD to accommodate single-residence attached development.

The proposed site is bordered by single-residence subdivisions to the west and south. The properties to the west are large-lot residential, zoned RS-43. The properties to the south are zoned RS-9. In 2001, the proposed site was rezoned to RS-9 to allow for a conventional 7-lot subdivision. The site was never developed and remained vacant. There are several sites in the immediate vicinity that share a multiple-residence zoning. The property to the north, across Broadway Road, is zoned RM-4. The subdivision to the east, across 32nd Street, is a townhome subdivision similarly zoned RM-2-PAD. The proposed development will provide an appropriate transition and buffer while remaining sensitive to the adjacent single-residences. A preliminary plat has been requested that allows for a subdivision which will bring ownership and investment to the site. The development and requested zoning are compatible with the adjacent single-residences and surrounding neighborhood.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The purpose of the Planned Area Development Overlay (PAD) is to allow for innovative design and flexibility for development of a cohesive project. Modifications to development standards are often requested to create innovative design. The table below shows the required development standards and proposed modifications by the applicant.

Requested Modification:	Required (building):	Proposed (building):	Required (landscape):	Proposed (landscape):
Maximum Density (dwelling units/net acre)	15	Meets		
Maximum Height	30’	Meets		
Setbacks North (Broadway): West: South: East (32nd Street):	 15’ 30’ 30’ 20’	 **12’** 30’ **12’** **10’**	 15’ 20’ 20’ 20’	 **Varies: 0’ at parking lot & courtyard, 12’ or greater in open space** **6’ typical** **Varies: 5’ at parking lot & courtyard, 12’ or greater in open space** **Minimum 10’**
Minimum Building Separation	30’	**10’**		
Maximum Building Coverage	45%	Meets		
Minimum Open Space (sq ft/unit)	200 (sq ft/unit)	Exceeds		
Garage Size	20’ x 22’	**24’ x 20’**		

The PAD overlay has been included to accommodate reduced setbacks and other development standards which differ from the traditional RM-2 development standards. The development offers an innovative and creative site plan that would face difficulties with traditional development standards. The applicant has reduced impact to adjacent single-residence lots by meeting the required setback or, in the instance of the southern lot line, angled the townhomes away from the single-residences. As further justification, significant open space and integrated community amenities have been provided. The project utilizes high quality materials and a unique design that reflects a growing demand for quality and interesting architecture. The proposed development is utilizing a modern and contemporary design with a warm, wood-like material incorporated into the building design to appropriately blend with the surrounding residential.

The Zoning Ordinance requires a 2-car garage of 20 feet wide by 22 feet deep. The applicant is proposing a garage size of 24 feet wide by 20 feet deep. The proposed garages open to the drive aisles, with no driveways for additional parking. Traditionally, staff has been hesitant to approve reduced garages, especially in development with no driveways. While the depth is less than required, the width of the proposed garages still allows 2 vehicles to fit comfortably within. The proposed site plan includes sufficient guest parking at the north and south edges of the site, well beyond the required parking ratio of 2 spaces per unit. Staff feels the combination of an increased width and sufficient guest parking, resolve concerns with the shorter garages.

SITE PLAN – MZO Section 11-69-5:
The proposed site plan meets all of the review criteria per section 11-69-5 of the Zoning Ordinance. The site is located at the southwest corner of Broadway Road and 32nd Street. The development is accessed through 2 driveways on 32nd Street that circulate through the site. The proposed development consists of 36, two-story attached single-residence units. The buildings are grouped in clusters of 3, 4 and 6 units. All units include a 2-car garage with additional guest parking located at the north and south portions of the lot. There is a pool that sits in the center of the site with dog run amenities featured at the northwest and southwest portions of the property. Pedestrian connections have been provided

throughout the development with access to both 32nd Street and Broadway Road.

PRELIMINARY PLAT:
This request includes a preliminary plat titled "Broadway & 32nd Townhomes". 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 proposed plat is consistent with the PAD and meets Subdivision Regulation requirements.

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 for the Planned Area Development Overlay 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 and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified with this PAD.
3. Prior to building permit submittal, submit building elevations and floor plans for Planning Director review and acceptance .