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Planning and Zoning Board

Case Information

CASE NUMBER:	**ZON18-00359**
LOCATION/ADDRESS:	The 1100 block of South Stapley Drive (east side).
GENERAL VICINITY:	Located east of Stapley Drive and north of Southern Avenue
REQUEST:	Rezoning from LC to RM-2-PAD; and Site Plan Review, also consider the preliminary plat for "Stapley & Southern Townhomes"
PURPOSE:	This request will allow for the development of an attached single-residence development
COUNCIL DISTRICT:	District 4
OWNER:	Stapley & Southern Partners, LLC
APPLICANT:	Dane Astle, Edifice Architecture
STAFF PLANNER:	Cassidy Welch

SITE DATA

PARCEL NUMBER(S):	139-05-004V
PARCEL SIZE:	1.6± acres
EXISTING ZONING:	LC – Limited Commercial
GENERAL PLAN DESIGNATION:	Mixed Use Activity District
CURRENT LAND USE:	Vacant

SITE CONTEXT

NORTH:	Existing medical offices – Zoned LC
EAST:	Existing single residence – Zoned RS-6
SOUTH:	Existing retail – Zoned LC
WEST:	Existing restaurant – Zoned LC

ZONING HISTORY/RELATED CASES:

November 3, 1973:	Annexed into the City of Mesa (Ord. #163)
February 16, 1982:	Site Plan Review to allow for the development of a group commercial/medical complex (SPR82-001)

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 20-unit, single-residence townhome development in an existing commercial center. The site is located east of Stapley Drive and north of Southern Avenue. The proposed site is a vacant lot behind existing restaurant and retail buildings, adjacent to a single-residence subdivision. To accommodate the request, a rezone from LC to RM-2-PAD is required. A preliminary plat for "Stapley & Southern 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. Staff has been contacted by 4 adjacent property owners with questions/concerns over the following:

- The proposed land use
- Building height
- Parking
- Privacy concerns

The property owners specifically voiced concerns with residents and guests parking on the surrounding properties and impacting the adjacent commercial and residential neighbors. A copy of emails received by neighbors have been included in the packet. The applicant has been in contact with adjacent property owners and has attempted to address their concerns. 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 Mixed Use Activity District. The Mixed Use Activity District integrates a variety of uses including commercial and medium to high-density residential. One of the purposes of this designation was to allow for the opportunity to integrate multi-residences uses into under-performing commercial centers.

ZONING:

The site is currently zoned as LC-Limited Commercial. The applicant is proposing RM-2-PAD to accommodate the single-residence attached development.

After significant review, staff is supportive of the proposed rezone request to RM-2-PAD. The City of Mesa has been hesitant to lose any viable commercial land that has a potential future of development. Extensive research has determined the history and location of the site poses challenges for commercial development. The greater area was annexed into the City of Mesa in 1973 and was approved for a group commercial complex in 1982. That group commercial complex never came to fruition in its original design and the surrounding sites adjacent to Stapley Drive and Southern Avenue were developed separately. The proposed site, a remnant parcel, has remained vacant throughout this time. Due to the isolated nature of the parcel, a traditional commercial development would likely not be viable, and any

future commercial development would require a user that does not need public visibility. Additionally, there are other commercial sites in the area that would be better suited to a business' needs. The proposed residential development does have the advantage of allowing the site to be developed in a manner that is beneficial to the area and existing surrounding development. The proposed townhomes will increase activity in the area and provide potential new customers to the existing commercial development in the immediate area.

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:	Code Requirement (building):	Proposed (building):	Code Requirement (landscape):	Proposed (landscape):
Maximum Density (dwelling units/net acre)	15	Meets		
Maximum Height	30'	Meets		
Setbacks North: West: South: East:	 30' 30' 30' 30'	 **16'** **21'** 30' 40'	 30' 30' 30' 20'	 **0'** **0'** **Min. 5'8", SE portion is greater 5'4", addt'l 16'6" adj. to buildings**
Minimum Building Separation	30'	**10'**		
Maximum Building Coverage	45%	Meets		
Minimum Open Space (sq ft/unit)	200 (sq ft/unit)	Meets		
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. This site faces unique challenges that make a PAD overlay more justified. Due to the shared drives on the north and west property lines, the development cannot comply with the standard landscape and building setbacks without significantly reducing the useable space of the parcel. The zoning ordinance requires a 30' setback for 2-story buildings adjacent to single-residences. The applicant has taken into consideration the potential impact to adjacent single-residences and provided a 40' setback, greater than required. The development has a unique design by providing a courtyard-like layout and the inclusion of community amenities. Pedestrian connections have been provided through the development as well as to the surrounding commercial, allowing for integration between the existing and proposed development. 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 wood-like material incorporated into the building design. The design finds a balance between the surrounding commercial and proposed residential use.

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, City of Mesa has been hesitant to approve reduced garages, especially in developments 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 additional guest parking along the south exceeds the required parking ratio of 2 spaces per unit and will handle any overflow. Access to surrounding commercial, major arterials and alternatives modes of transit have all been taken into consideration when designing the parking. The site is within walking distance of several commercial and retail spaces and alternative transportation. Staff feels the increased width, along with additional guest parking and access to surrounding commercial/retail eliminate 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's primary access is through a common shared drive from Stapley Drive, on the north side of the existing Taco Bell restaurant. The proposed development consists of 20 attached, single-residences in four buildings with 5 units per building. The site is bordered by existing commercial on the North, South, and West. Staff had some concerns with the integration of an attached single-residence development into an existing commercial complex. Residential uses would likely have been better suited had they been designed with the original development. Staff has worked with the applicant to provide the best solution that effectively integrates the residential with the adjacent commercial. The units are placed in the center of the site and are surrounded by a drive aisle. The proposed units will be 2 stories with a 2-car garage facing the drive aisle. All units face an internal courtyard with decorative sidewalks and landscaping. The orientation of the site provides some privacy for the residents while the drive aisles have been oriented to provide a continuous circulation with the adjacent development. Pedestrian connections have been provided to allow the residents access to the surrounding commercial, major streets, and public transportation. Staff feels the site has been designed to appropriately transition from the existing commercial to the proposed residential.

Long-term viability is always considered in residential developments, especially in a site surrounded by commercial with no immediate street frontage. To maintain a sense of privacy, the units are facing the interior with individual courtyards for each unit. The courtyards have low walls to define their private space while still providing an overall open feel and opportunity to neighbors to interact.

A private pool and dog run are located along the Southern portion of the site. Staff initially had concerns with the location of the community amenities and their greater integration with the surrounding sites. Staff would have preferred a site plan that brought one or both of the amenities more internal. It was determined that alternative locations for the community amenities would have impacted the circulation and greater integration. The applicant worked with staff and found the current location as the best option. Bringing the amenities more internal and between the units would have further isolated and closed the development off from the surrounding development.

PRELIMINARY PLAT:
This request includes a preliminary plat titled "Stapley & Southern 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). Due to the non-traditional nature of the site, there are some issues with the proposed use. Staff feels that these issues have been resolved by the applicant and that the site can functionally be developed as a single-residence, attached development. 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. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
4. Prior to issuance of a building permit, record the following easements sufficient to provide access to the arterial street(s);
    a. Cross-access with the adjacent property to the south.
    b. Cross-access with the adjacent property to the north.
    c. Cross access with the adjacent property to the west.