



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00693
LOCATION/ADDRESS: Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side).
GENERAL VICINITY: Located at the southeast corner of Guadalupe Road and Hawes Road.
REQUEST: Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review.
PURPOSE: This request will allow for a multi-residential development.
COUNCIL DISTRICT: District 6
OWNER: Hawes Section Corner LTD Partnership
APPLICANT: Brennan Ray, Burch & Crachiolo, P.A.
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 304-03-034
PARCEL SIZE: 10± acres
EXISTING ZONING: RS-43
GENERAL PLAN CHARACTER: Neighborhood - Village
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Guadalupe Road) Existing single-residence – Zoned RS-7-PAD
EAST: Proposed single-residence – Zoned RSL-3.0-PAD
SOUTH: Existing single-residence – Zoned RS-6-PAD
WEST: (Across Hawes Road) Existing commercial complex – Zoned LC-PAD

HISTORY/RELATED CASES

February 22, 1990: Annexed into the City of Mesa (Ord. #2482)
April 2, 1990: Comparable zoning of “SR”, now called RS-43 (Z90-009; Ord. #2511)

STAFF RECOMMENDATION: Approval with conditions.

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

The proposed development is located at the Southeast corner of Guadalupe Road and Hawes Road. The subject site is an approximately 10-acre site. The applicant is proposing a multi-residential development of 96 freestanding rentals, or “rental casitas”. A rezone from RS-43 to RM-2-PAD-AF and site plan review has been requested to accommodate the development.

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 and registered neighborhoods within a mile. The applicant held a neighborhood meeting on October 23rd at Superstition Springs Golf Club, which is located within 3 miles of the site. The neighborhood meeting was attended by 1 neighboring property owner. Staff was contacted by one neighbor who had concerns with the amount of usable amenity space, traffic concerns, and the quality of the development, especially in the long-term. The applicant will be providing an updated Citizen Participation Report prior to the November 13, 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 – 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. Typical uses may include single-residence, attached and detached, duplex and multiple residence, and small-scale office and retail. The proposed project is consistent with surrounding uses and conforms with the Neighborhood – Village character area.

ZONING:

The parcel is currently zoned RS-43. The applicant is proposing a rezone to RM-2-PAD-AF to accommodate the multi-residence development. Due to the site’s location within the Airport Overflight Area Three (AOA 3), an AF zoning overlay has been added to the requested zoning. A Planned Area Development (PAD) overlay has been requested for deviations to the development standards.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The purpose of the Planned Area Development Overlay (PAD) is to allow flexibility for the development of a cohesive project. The intent of the PAD overlay is to provide for creative, high quality development in exchange for flexibility in development standards. The table below shows the required development standards and proposed modifications by the applicant. The items in bold are the requested modifications all other items are intended to show compliance with the current zoning code standard.

Table 1

Development Standard	Required	Proposed
Maximum Density (du./ac.)	15	Meets
Maximum Height	30'	Meets
<u>Setbacks - Building:</u>		
Front (Guadalupe Rd.)	30'	20'
Side (East)	20'	10'
Side (Hawes Rd.)	30'	20'
Rear (South)	25'	15'
<u>Setbacks – Landscape:</u>		
Front (Guadalupe Rd.)	30'	15'
Side (East)	20'	10'
Side (Hawes Rd.)	30'	15'
Rear (South)	25'	15'
<u>Minimum Building Separation:</u>		
1-story building	25'	8'
Detached Covered Parking	20'	6'
Building Entrances – Projection and Recess	5' min. depth, 50 sq. ft.	3' min. depth, 14 sq. ft.

Reduction of building and landscape setbacks:

The RM-2 development standards require a 30-foot building and landscape setback along arterials. The applicant is proposing a 20-foot building setback and a 15-foot landscape setback. The buildings often have a setback greater than the requested 20-feet and the applicant is providing a varied exterior wall plane change to reduce the impact along the arterials.

The applicant is also proposing a 10-foot building setback along the Eastern property line. Staff had concerns with the reduced setback as the RSL-2.5-PAD development to the East was approved for a 5-foot rear setback. To alleviate this concern, the applicant has varied the building placement to create a greater separation with the development to the East. Staff is supportive of the proposed reductions.

Reduction in Building Separation:

The RM-2 development standards require a 25-foot building separation between 1-story buildings. The applicant is proposing a minimum 8-foot building separation. The applicant has indicated that the development standards were designed with a traditional apartment complex in mind. The proposed buildings have a significantly smaller footprint than a traditional multi-residential development and should be treated more like a small-lot single-residence design. Additionally, the applicant is proposing an enhanced courtyard with a minimum width of 20 feet. The clustering of the buildings allows for a greater common open space. Staff is supportive of the proposed reduction.

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 proposed development is a gated community with ingress and egress from both Guadalupe Road and Hawes Road. Their primary entrance will be on Guadalupe Road. The site is auto-oriented with a central driveway/parking aisle circulating the interior of the site, creating a large central rectangle. The center aisle of the development includes a community open space and an amenity pool area. A fenced dog park is located at the northwest corner with view fencing to engage the arterial intersection. In addition to these community amenities each unit will have a fenced rear yard for private outdoor space. A pedestrian grid overlays the plan, with upgraded materials and landscaping where pathways cross the drive aisle. A majority of the units face an enhanced courtyard with the primary entrance facing the courtyard.

Design Review:

The applicant attended a Design Review Board Work Session on October 9, 2018 related to the proposed elevations for this development. The applicant was instructed by the Design Review Board to improve the elevations of the residential units through use of a wide-range of high-quality materials. The applicant is working revisions and improvements to those elevations to achieve a high-quality development. A neighbor was in attendance for the Design Review Work Session. The majority of the concerns were with traffic and drainage. The neighbor was made aware by the applicant of an upcoming neighborhood meeting and was invited to attend. Staff has not received additional comments or contact from the neighbor.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for the Planned Area Development Overlay from Chapter 22 of the Zoning Ordinance (Section 11-22-1). The development design meets the review criteria for the RM-2 zoning district (Section 11-5-5) and is in compliance with the surrounding neighborhood. The proposed development meets MZO Section 11-69-5 for site plan review. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the site plan submitted (without guarantee of lot yield, building count, lot coverage) except as modified below:
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 3 mile(s) of Phoenix-Mesa Gateway Airport.

- c. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for a structure(s) on the property.
- d. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 of the zoning ordinance.