



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00692
LOCATION/ADDRESS: Within the 1000 block of East University Drive (north side).
GENERAL VICINITY: Located west of Stapley Drive on the north side of University Drive
REQUEST: Rezoning from OC to RM-4
Also consider the preliminary plat for "1040 E. University Drive"
PURPOSE: This request will allow for residential development.

COUNCIL DISTRICT: District 4
OWNER: Wallin Holdings LLC
APPLICANT: Kempton Fuller, Arthereal Design
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 137-05-056C & 137-05-058A
PARCEL SIZE: 1+/- acres
EXISTING ZONING: Office Commercial (OC)
GENERAL PLAN CHARACTER: Neighborhood: Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing residential, Zoned RS-6
EAST: Existing commercial, Zoned RM-4 & existing residential, Zones RS-6
SOUTH: Existing commercial (across University Drive), Zoned RM-4
WEST: Existing commercial, Zoned RM-4 & existing residential, Zones RS-6

HISTORY/RELATED CASES

December 21, 1948: Annexed to City (Ord. No. 228)
October 15, 1998: Approved rezone from R-4 and R1-6 to O-S for the development of an office with residential quarters (Z98-095; Ord. No. 3556)

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

This is a requested rezoning from Office Commercial (OC) to Multiple Residence (RM-4). The rezoning of the site will allow for future residential development. The site is located west of Stapley Drive on the north side of University Drive.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within one-half mile and registered neighborhoods within one mile inviting them to a neighborhood meeting. The applicant will be holding a neighborhood meeting on October 25th at the Mesa Public Library, which is located approximately 2 miles from the site. 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 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 (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. The area is developed with the Suburban character type. The primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed project is consistent with the General Plan by providing zoning that will support future residential development.

ZONING:

The property is currently zoned OC. The applicant is proposing a rezone to RM-4 to accommodate future residential development. The property is surrounded by RM-4 & RS-6 to the east and west, RS-6 to the north, and RM-4 to the south across University Drive. The proposed rezone to RM-4 is consistent with the context of the surrounding areas.

SITE PLAN - MZO Section 11-69-5:

A site plan was submitted with the rezone request, however this is for reference only. Site Plan Review is not required for individual, detached single residences. A review will be done at the time of building permit submittal. If the applicant decides to build a multi-residence project, site plan review would be required.

PRELIMINARY PLAT

This request includes a preliminary plat titled "1040 E. University Drive". All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

The proposed project complies with the General Plan. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.