



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

September 11, 2019

CASE No.: **ZON19-00365**

PROJECT NAME: **Hampton East II**

Owner's Name:	Off Crismon Properties, LLC
Applicant's Name:	Brennan Ray, Burch & Cracchiolo
Location of Request:	Within the 9600 through 9700 blocks of East Hampton Avenue (north side). Located south of Southern Avenue on the west side of Crismon Road.
Parcel No(s):	220-80-004D
Request:	Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 (RM-2) with a Planned Area Development Overlay (PAD); and Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Single Residence (RS-43)
Council District:	6
Site Size:	3.8± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
Hearing Date(s):	September 11, 2019 / 4:00 p.m
Staff Planner:	Cassidy Welch
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

HISTORY

On **September 2, 1987**, the property was annexed into the City of Mesa (Ord. #2249) and subsequently zoned Single Residence (RS-43) (Case# Z87-066).

PROJECT DESCRIPTION

Background:

The subject site is currently vacant. The purpose of the proposed request is to rezone the property from RS-43 to RM-2-PAD to allow modifications to certain development standards to accommodate development of a multiple-residence use on the property. Overall, 53 units are proposed to be developed on the property.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhood Suburban. Per Chapter 7 of the General Plan, the primary focus of the Neighborhoods character designation is to provide a safe place for people to live where they can feel secure and enjoy their surrounding community. Within the Suburban subtype, as a part of total neighborhood area, this character type may also contain areas of multiple residence and commercial uses along frontage and at major street intersections. Residential Multiple Dwelling 2 (RM-2) is listed as a primary use within the suburban subtype. The proposed project is consistent with the General Plan. The proposed development contributes to the Neighborhood character area by providing a small-scale housing community with accessible and usable community facilities. The proposed development also includes sidewalks that connect the site to adjacent development. Staff also reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is currently zoned RS-43. The applicant is requesting to rezone the property from RS-43 to RM-2-PAD to allow modifications to certain development standards such as building and landscape setbacks, building separation requirements, and open space requirements to allow the development of a multiple-residence use. The applicant is also requesting a site plan review.

Per Section 11-5-1 of the Mesa Zoning Ordinance (MZO), the purpose of the multiple residence districts is to provide for a variety of housing types. Appropriate types of dwelling units in the multiple residence districts include small-lot single residences, townhomes, cluster housing, and multiple residence housing. The proposed use of the property for a multiple residence development will be consistent with the purpose of the RM-2 zoning district.

Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:

The request includes a Planned Area Development (PAD) overlay in accordance with Section 11-22 of the MZO. The purpose of this request for an overlay is to allow modifications to certain required development standards as it pertains to development on the property. The overlay is also to allow innovative design and flexibility that creates a high-quality development for the site beyond the minimum requirements of the MZO.

Table 1 below shows the MZO required standards, the applicant's proposed PAD standards, and staff recommendations:

Table 1

RM-2 Development Standards	Required	Proposed	Staff Recommendation
<i>Setbacks</i> (building/landscape) Interior Sides (East & West) Rear (North)	(building/landscape) 20'/20' 25'/20'	(building/landscape) 8'/8' 8'/8'	As proposed As proposed
Minimum Building Separation for Parking Canopies	20'	10'	As proposed
Minimum Building Separation	25'	8'	As proposed
<i>Private Open Space</i> • Minimum Dimension • Minimum Covered Space	10' 50%	8' 0%	As proposed As proposed
Minimum Common Open Space Dimension	15'	13'	As proposed
Building Entrance Orientation	Building entrance shall face public right-of-way	Building entrance will not face public right-of-way	As proposed

As shown in the table above, the applicant is requesting several deviations from the RM-2 zoning district development standards. The requested deviations are to accommodate the proposed development on the property. The degree of modifications requested are consistent with the degree of site improvements and superior quality provided. A summary of specific intended reason from the deviations are discussed below:

Building and Landscape Setbacks:

Section 11-5-5 of the MZO requires a 20-foot building and landscape setback for interior sides in the RM zoning district. Additionally, a 25-foot building setback and a 20-foot landscape setback is required when adjacent to a Single Residence district. The applicant is requesting a reduction of the interior side and rear building and landscape setbacks to 8 feet. The existing multiple residence development to the east was developed with a similar 8-foot building and landscape setback along the shared property line. There is another multiple residence development immediately to the west located across an existing drainage channel creating additional buffer along the western property line. A school site is located to the north on a property zoned RS-43. A playground is located behind the building along the shared property line. There is a sufficient amount of existing open space buffer with the adjacent developments to the north and west that the proposed setback reductions will not negatively impact adjacent developments. Due to the circumstances of the surrounding properties, staff has no concerns with the proposed building and landscape setbacks.

Building Separation for parking canopies:

Section 11-5-5 of the MZO requires a minimum of 20-foot separation between the residential buildings and parking canopies. The applicant is requesting a reduction of the minimum building separation from 20 feet to 10 feet. Though the request is for a minimum building separation of 10 feet, the separation between residential buildings and parking canopies varies with some having a higher distance separation than 10 feet. The site plan shows an increase in the separation distance for parking canopies where building entrances face the parking areas in the development.

Building Separation between buildings:

The applicant is requesting a deviation to the required building separation between buildings on the site. Section 11-5-5 of the MZO requires a minimum building separation of 25 feet. This requirement is based on multi-residential developments that consist of several large-scale buildings, each containing multiple units. The applicant is requesting a reduction from 25 feet to 8 feet. According to the applicant, the proposed development is similar to a small-lot single-residence development and therefore, should receive a reduction in the building separation requirements to accommodate the proposed rental casita development.

Private Open Space:

The applicant is requesting a deviation from the required private open space standards. Section 11-5-5 of the MZO requires all ground level private open space to have a minimum dimension of 10 feet. The applicant is requesting a reduction of the minimum private open space dimension from 10 feet to 8 feet. The applicant has expanded the common open space to account for the requested reduction. Furthermore, per Section 11-5-5 of the MZO, a minimum of 50% of the private open space shall be covered. The applicant is requesting to not include covered private open spaces. As part of the proposed elevations, the applicant is proposing covered porches for units fronting onto the common open space areas of the community. The requested deviation is consistent with the adjacent multiple residence development to the east and similar approved rental-casita developments within the City.

Common Open Space:

The subject PAD request includes a deviation from the minimum common open space dimension. Section 11-5-5 of the MZO requires all common open space areas to have a minimum dimension of 15 feet. The applicant is requesting a reduction of the minimum common open space from 15 feet to 13 feet.

Building Orientation:

Section 11-5-5 of the MZO requires all units located along public rights-of-way to have individual unit entrances facing the right-of-way. The requested deviation is consistent with adjacent multiple residence developments and will allow residential units to be oriented to the common open space within the development.

In exchange for the requested deviations, the applicant is proposing quality and active open space that exceeds the minimum requirements and high-quality building and landscape design. The requested reductions to building and landscape setbacks, building separations, and private

open space requirements are being mitigated through quality common open spaces that exceed the minimum square footage for a multiple residence development. The primary common and amenity spaces are located in the center of the site, across the drive aisle from each other. The requested deviations are further being supported through superior building design and site design. The proposed elevations feature a contemporary theme with variations in plane and material. All unit entrances are oriented toward the common amenity open space or open space walkways within the proposed development. Additionally, there is an internal pedestrian pathway that circulates throughout the site and allows residents easy access to proposed amenities. The quality of the proposed development is commensurate with the requested modifications and staff is supportive of the requested modifications.

Site Plan and General Site Development Standards:

The subject site is vacant and approximately 3.8± acres in size. The applicant is proposing a 53-unit detached rental development. The proposed development will be a gated community with ingress and egress from Hampton Avenue on the south. The site plan shows the residential units will be developed behind proposed parking canopies and garages that line the central driveway in the development. There will be two amenity areas located at the center of the site. The amenity area will include a community open space and a swimming pool area. In addition to these community amenities, each unit will have a fenced rear yard for private outdoor space. The proposed site plan meets the review criteria outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board reviewed the subject request on July 9, 2019 and were impressed with the quality of the design of the development. The Board had minor suggestions for improvements. Staff is working with the applicant to include the recommended changes in the design.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-3-PAD Multiple Residence	North RS-43 School	Northeast RM-2-PAD Multiple Residence
West RM-3-PAD Multiple Residence	Subject Property RS-43 Vacant	East RM-2-PAD Multiple Residence
Southwest (Across Hampton Avenue) RM-2-PAD Vacant (Proposed Single Residence)	South (Across Hampton Avenue) RM-2-PAD Vacant (Proposed Single Residence)	Southeast (Across Hampton Avenue) RM-2-PAD Vacant (Proposed Single Residence)

Compatibility with Surrounding Land Uses:

The subject site is surrounded by a mix of residential uses including attached single residence and multiple residence. The proposed multiple residence use will be compatible with surrounding uses.

Neighborhood Participation Plan and Public Comments

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the September 11, 2019 Study Session.

Staff Recommendations:

The subject request is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5, and the criteria for a Planned Area Development overlay outlined in Section 11-22-5 of the MZO; Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval;

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
4. Prior to the issuance of a building permit, comply with all Solid Waste requirements.
5. Dedicate the right-of-way and easements 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.
6. Prior to issuance of a building permit, the amenity package commensurate with what is shown on the site plan must be reviewed and approved by the Planning Director. The amenities shall include, at a minimum, a swimming pool and a sport court.