



Planning and Zoning Board



ZON24-00469

Recker Gardens



Request

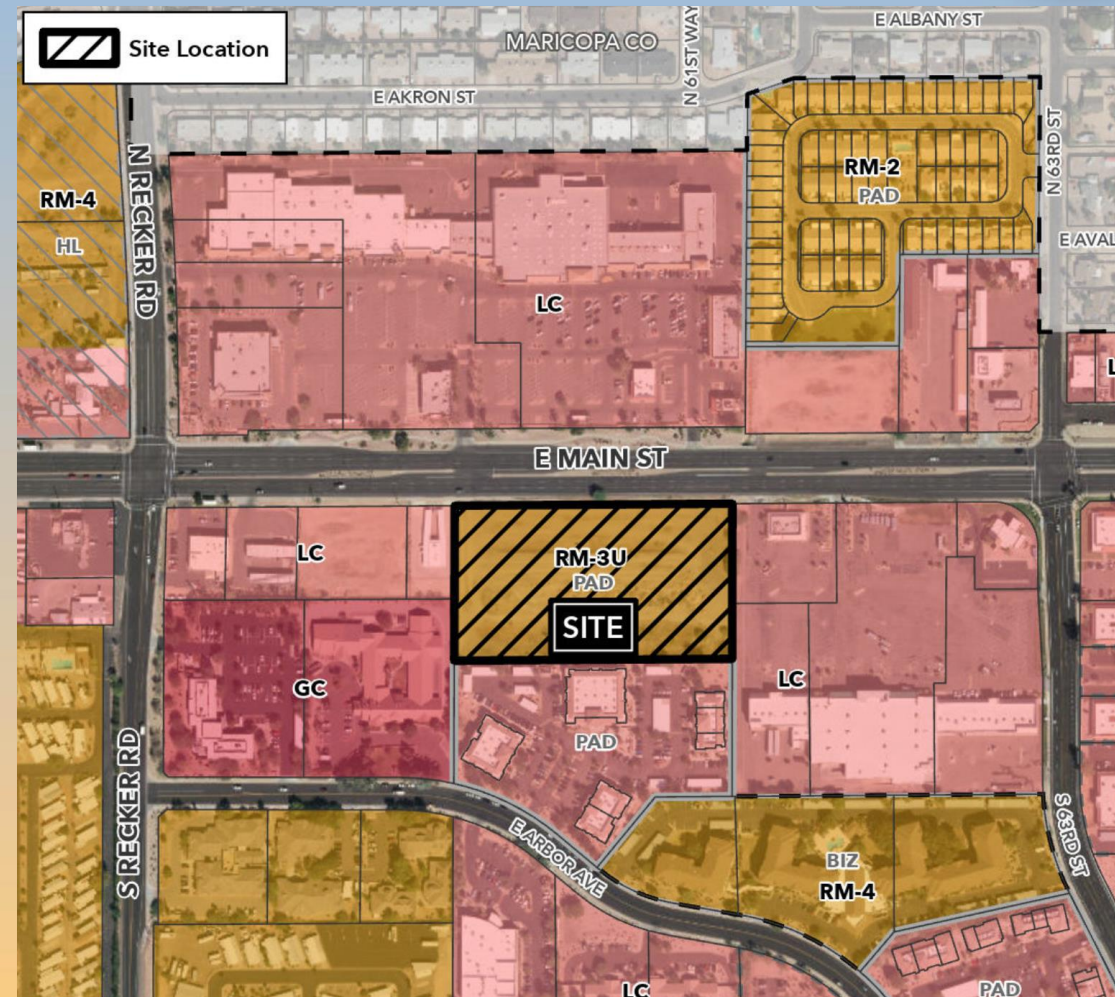
- Rezone RM-3U-PAD to RM-4-PAD
- Site Plan Review
- To allow for a multiple residence development





Location

- East of Recker Road
- South side of Main Street

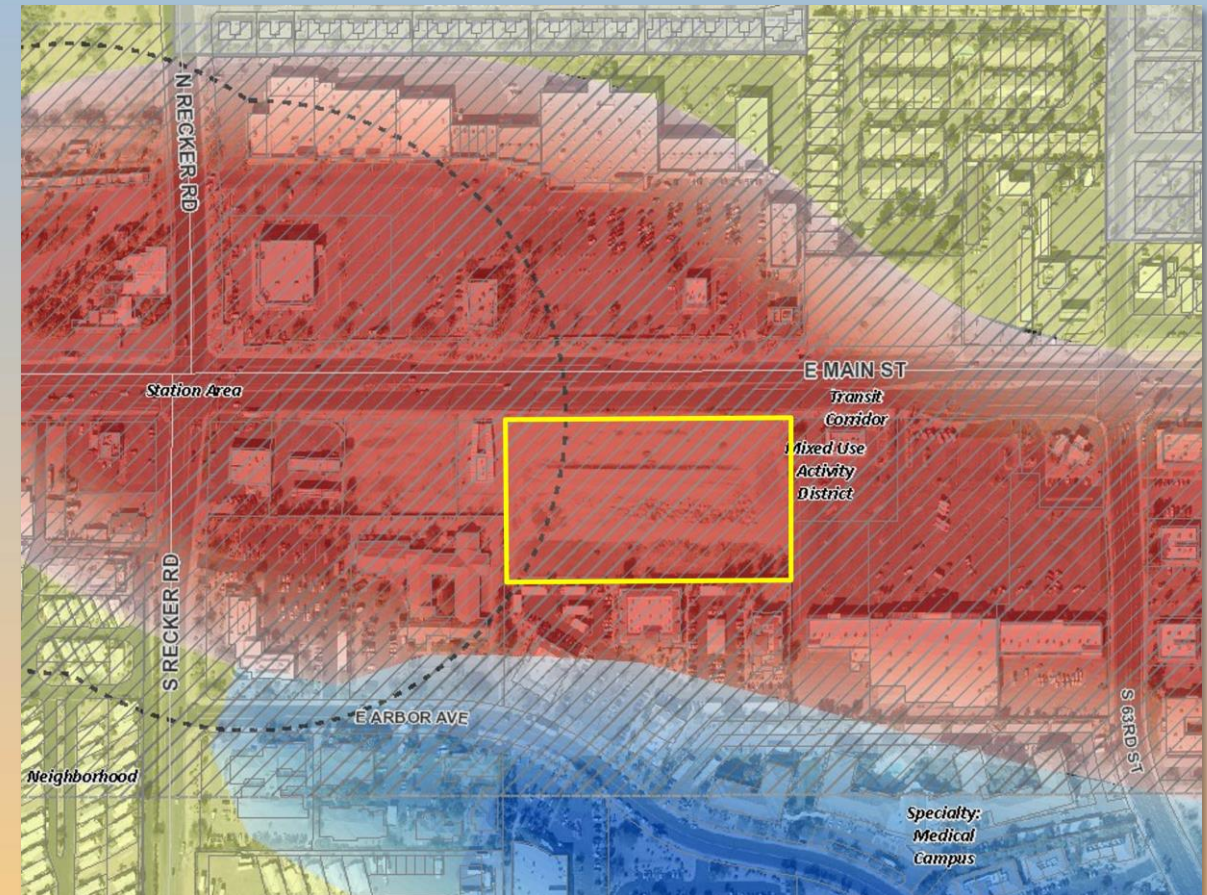




General Plan

Mixed Use Activity District with a Community Scale Sub-type

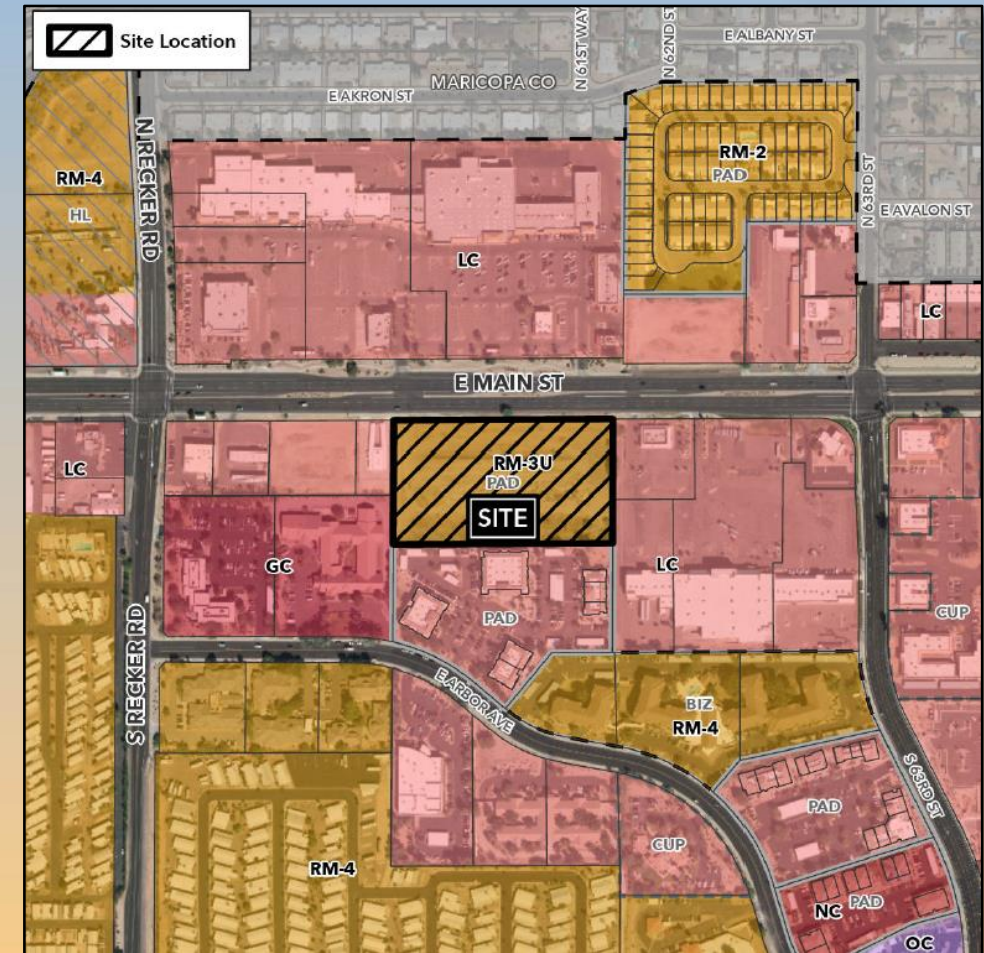
- Create strong and viable centers of commercial activity
- May include residential component secondary to primary uses
- Greater than 70% of area established with primary commercial zoning and uses





Zoning

- Current: Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD)
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a





Site Photo

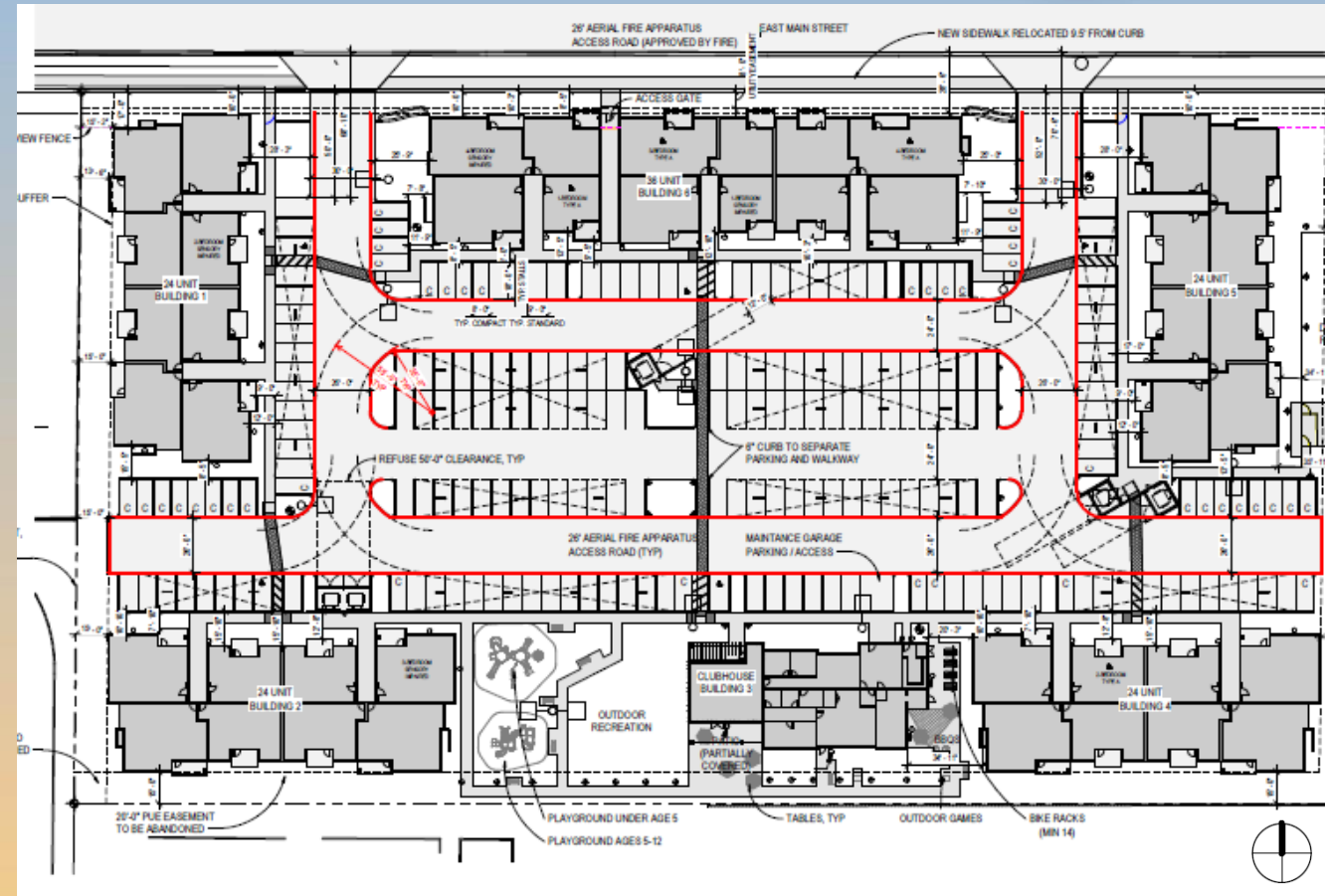


Looking south from Main Street



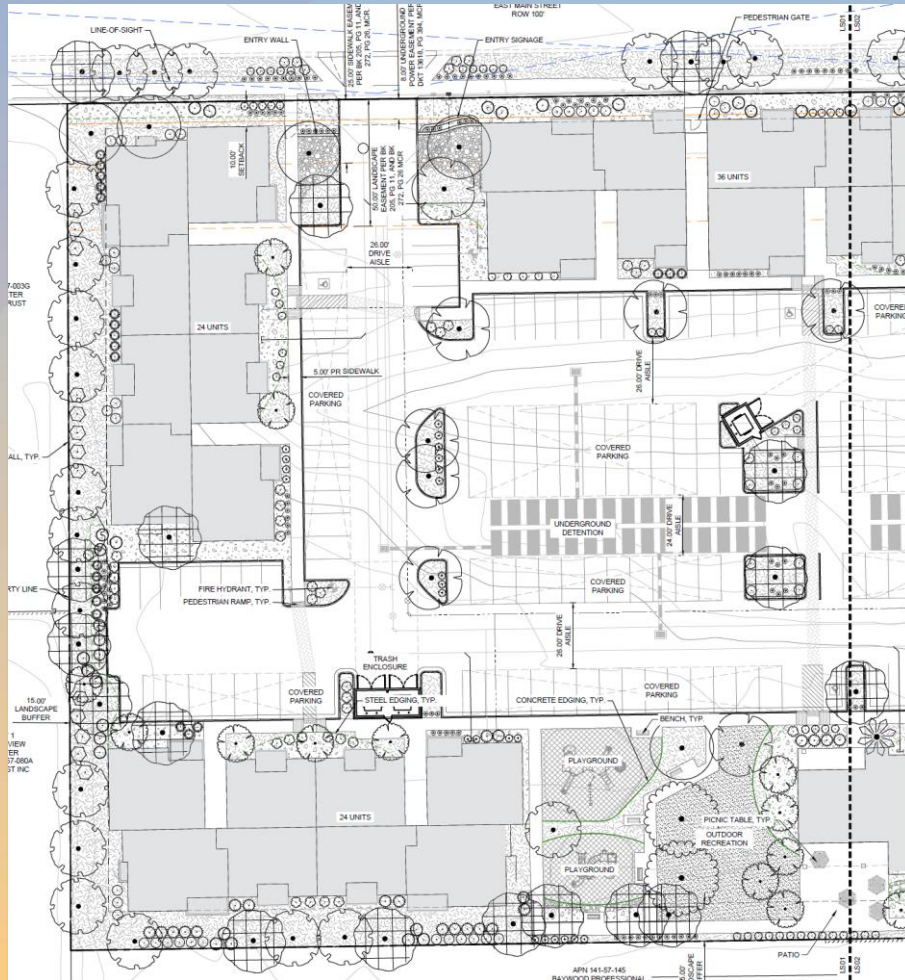
Site Plan

- 1, 3-story apartment building with 36 units
 - 4, 3-story apartment buildings with 24 units
 - 20,000 sf centrally located communal space – both interior and exterior
 - Two driveways on Main Street
- Parking spaces:
- Required = 277 spaces
 - Provided = 215 spaces (132 covered spaces)


















Landscape Plan



PLANT SCHEDULE

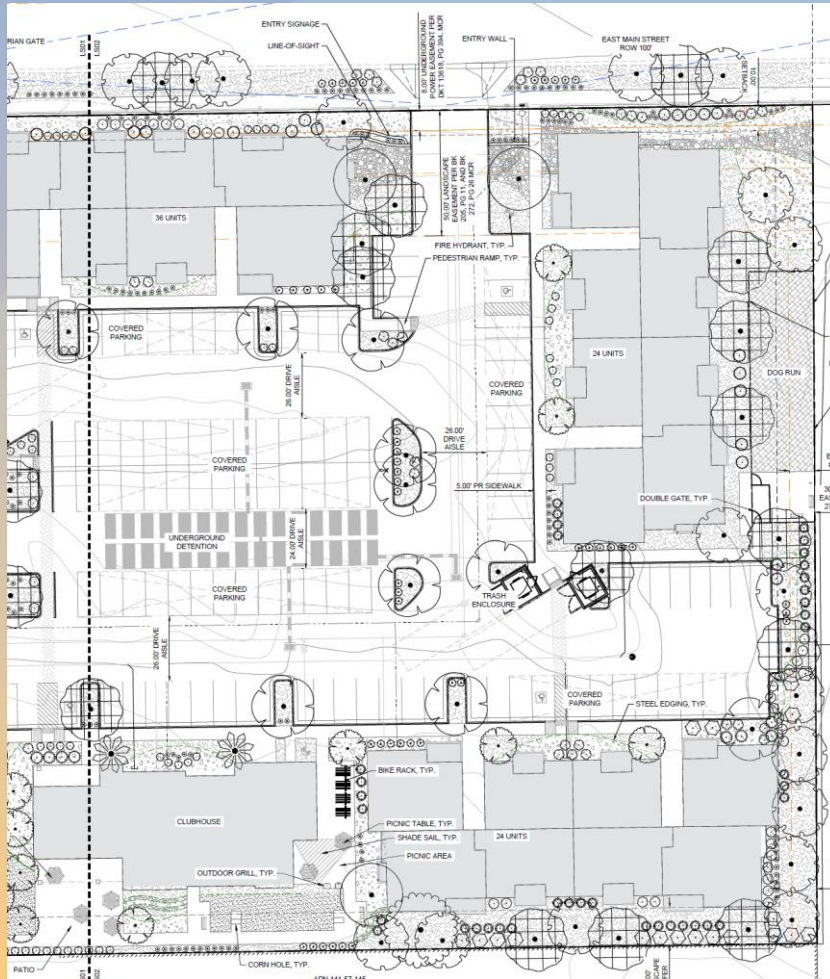
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	OE	17	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	24" BOX	CONT.	30"	25"
	QV	3	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	CONT.	40"	30"
EVERGREEN TREES							
	OT	31	OLNEYA TESOTA DESERT IRONWOOD	36" BOX	CONT.	25"	25"
	SL	38	SEARSIA LANCEA AFRICAN SUMAC	24" BOX	CONT.	30"	25"
ORNAMENTAL TREES							
	PL	18	PISTACIA LENTISCUS MASTIC TREE	24" BOX	CONT.	20"	15"
	CP	8	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	CONT.	25"	25"
PALMS							
	CH	2	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	36" BOX	CONT.	15"	15"
EVERGREEN SHRUBS							
	CMB	71	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	#5 CONT.	CONT.	2"	2"
	CMG	67	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	#5 CONT.	CONT.	1.5"	4"
	CME	81	CHRYSACTINIA MEXICANA DAMIANITA	#5 CONT.	CONT.	1.5"	3"
	HPS	233	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5 CONT.	CONT.	2"	2"
	JUS	36	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	#5 CONT.	CONT.	3"	5"
	RUP	72	RUELLIA PENINSULARIS DESERT RUELLIA	#5 CONT.	CONT.	4"	4"
	TSG	32	TECOMA STANS STANS 'GOLD STAR' GOLD STAR YELLOW BELLS	#5 CONT.	CONT.	6"	6"
	TS	37	TECOMA X SMITHII ORANGE BELLS	#5 CONT.	CONT.	8"	5"
ORNAMENTAL GRASSES							
	MCL	59	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS	#5 CONT.	CONT.	4"	4"

LEGEND

	<u>SOD</u>	3,746 SF
	<u>CRUSHED GRANITE</u>	30,958 SF
	<u>1 1/2" ROCK</u>	12,717 SF
	<u>2-4" COBBLE</u>	2,172 SF
	<u>PLAYGROUND SURFACE</u>	2,465 SF
	<u>WOOD MULCH</u>	1,978 SF
	STEEL EDGING	
	CONCRETE EDGING	



Landscape Plan



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	STEEL EDGING	
	CONCRETE EDGING	



Renderings – 36 Unit Building





Renderings – 36 Unit Building





Renderings – 24 Unit Buildings





Renderings – 24 Unit Buildings





Renderings – Clubhouse





Renderings – Clubhouse





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Lot coverage</u> – MZO Table 11-5-5	70%	74%
<u>Minimum Yards</u> – MZO Table 11-5-5 - Front and Street Facing Side: 6-lane Arterial (Main Steet) - Interior Sides and Rear: 3 or more units on lot	30 feet Multiple Story: 15 feet per story (45 feet total)	8 feet, 5 inches (minimum) Multiple Story: 5 feet per story (minimum 15 feet total) Multiple Story: 4 feet, 6 inches per story (minimum 13 feet, 6 inches total along the south and west property lines)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Landscape Yards – MZO Table 11-5-5</u> - Front and Street Facing Side: 6-lane Arterial (Main Street)	30 feet	10 feet
<u>Minimum Separation Between Building on Same Lot – MZO Table 11-5-5</u> - Three Story Building - Interior Sides and Rear: 3 or more units on lot - Detached covered parking canopies	35 20 feet	20 feet (between Building 3 and Building 4) 7 feet, 10 inches



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Standards for Required Open space, Proportion of Private and Common Open space – MZO Section 11-5-5-(A)(3)(a)</u> <ul style="list-style-type: none"> - Two-bedroom units - Three-bedroom units or more 	<p>100 feet</p> <p>120 feet</p>	<p>93 feet</p> <p>93 feet</p>
<u>Additional Standards for Private Open Space – MZO Section 11-5-5(A)(3)(e)(i)</u>	<p>Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.</p>	<p>Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)</p> <p>Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)</p>



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Additional Standards for Private Open Space – Min. Dimensions –
MZO Section 11-5-5(A)(3)(e)(i)(1)

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, four inches for the 24-unit building type.

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, two inches for the 36-unit building type

Required Parking Spaces by Use –
MZO Table 11-32-2(A)

-Apartments sites not located within ¼ mile radius (1,320-feet) of bus rapid transit or light rail station, regardless of bedroom count

2.1 spaces per dwelling unit
 (277 spaces total)

**1.63 spaces per dwelling unit
 (215 spaces total)**



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Perimeter Landscaping, Street,
Required Number of Plants by Street
Type – MZO Table 11-33-3.A.4

- Main Street (Arterial) 600± feet of frontage

1 tree and 6 shrubs per 25 linear feet of street frontage
(24 trees and 144 shrubs, total)

**.92 tree and 5.5 shrubs per 25 linear feet of street frontage
(22 trees and 132 shrubs, total) within the required landscape yard and public right-of-way)**

Perimeter Landscaping, Required
Landscape Yards –

MZO Section 11-33-3(B)(2)(a)(ii)

- Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts

Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.

Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 13-foot, 6-inch landscape yard except where a cross-access drive aisle occurs within the required landscape yard (south and west property lines)



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Foundation Base –

MZO Section 11-33-5(A)(1)

- Exterior Walls with Public Entrance

A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

A 14-foot, 9-inch-wide average foundation base shall be provided along Building 2

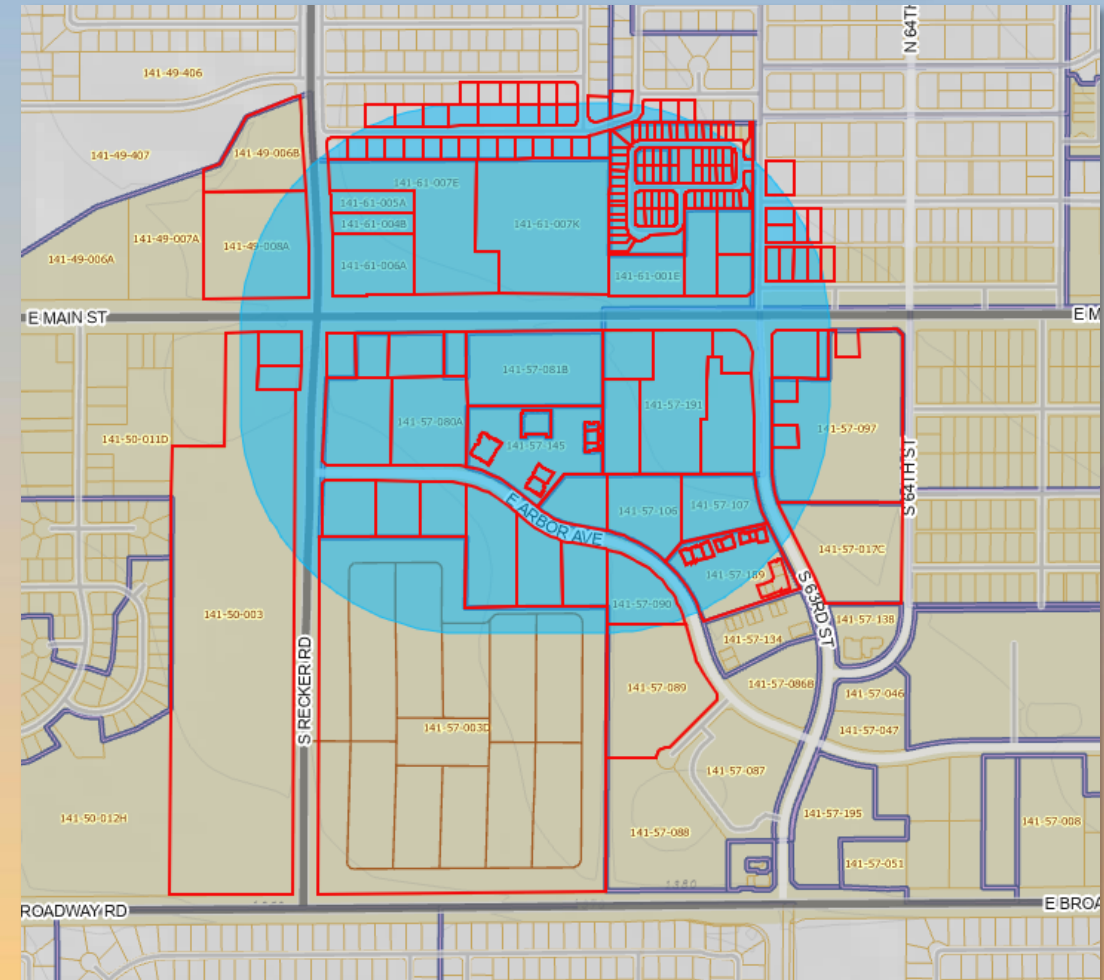
A 14-foot, 8-inch-wide average foundation base shall be provided along Building 4

A 11-foot, 7-inch-wide average foundation base shall be provided along Building 6



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual Neighborhood meeting was held on February 13, 2024. Two neighbors participated. No concerns were raised that needed to be addressed.
- 2nd Virtual Neighborhood meeting was held on July 22, 2024. No neighbors were present at that meeting.





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

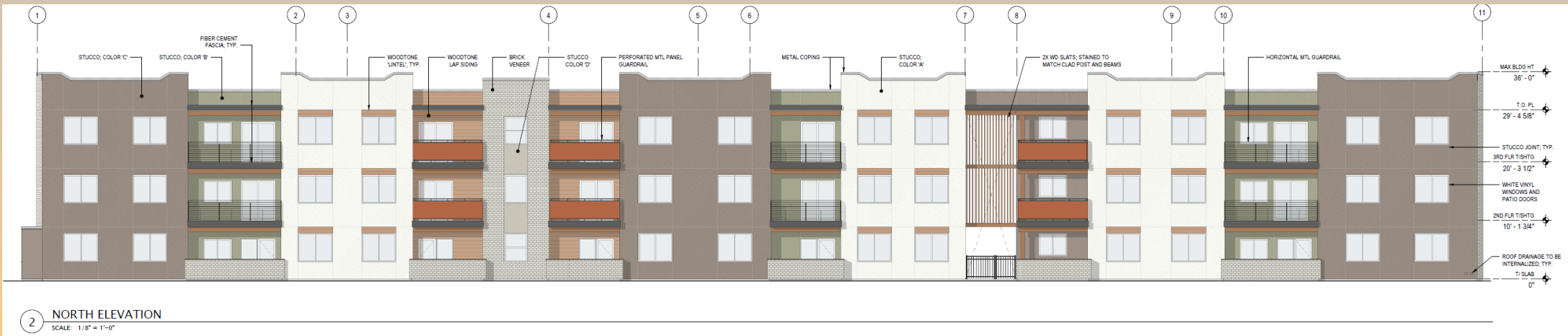
Staff recommends Approval with Conditions



Planning & Zoning Board

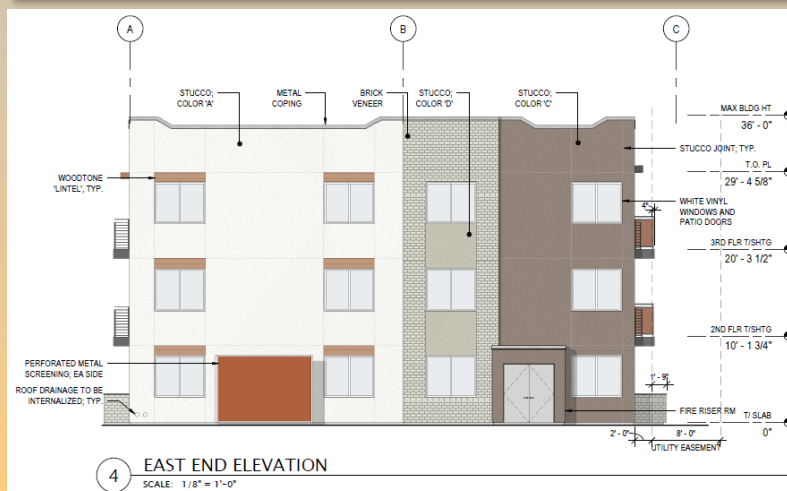
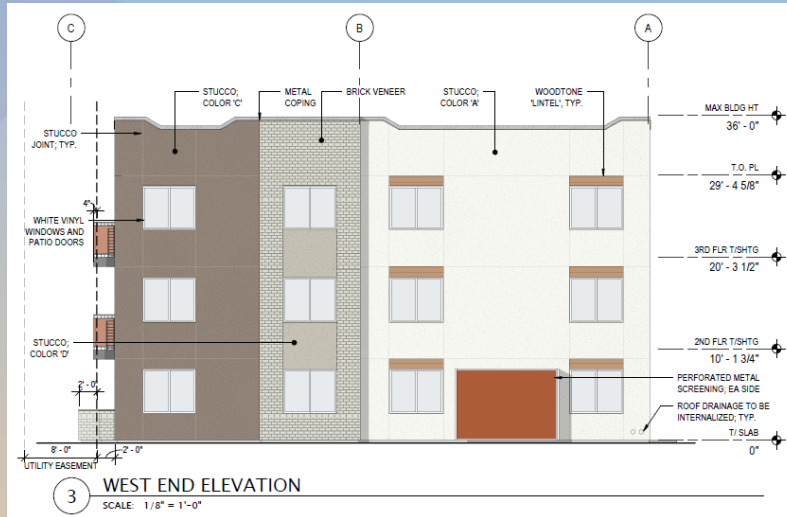


Elevations – 36 Unit Building





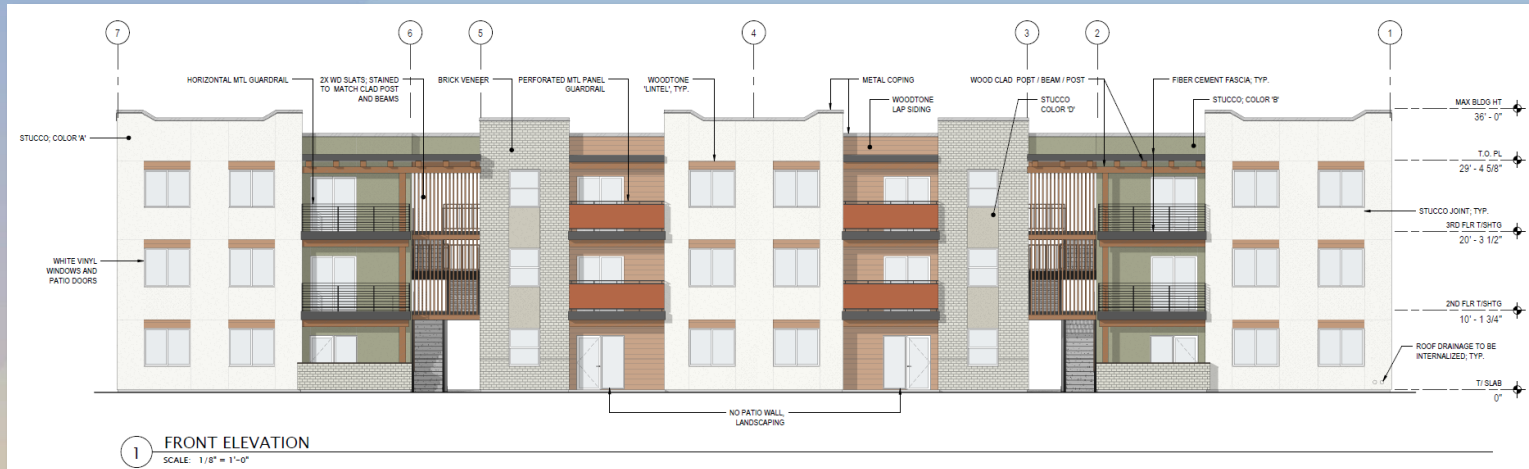
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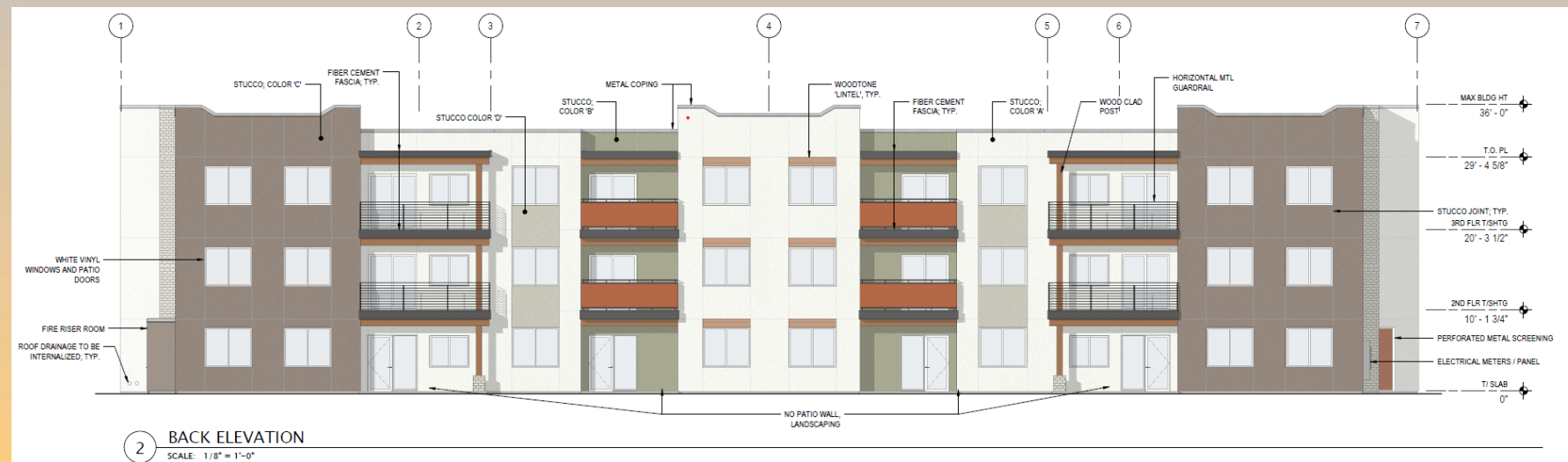
FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	2789	48%	1671	26%	873	51%	873	51%	40%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	1071	18%	1006	16%	0	0%	0	0%	13%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	613	10%	2495	39%	472	28%	472	28%	26%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPE TEXTURE: SAND	82	1%	41	1%	62	4%	62	4%	2%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	394	7%	695	11%	39	2%	39	2%	7%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	900	15%	559	9%	251	15%	251	15%	12%
TOTAL	5849		6467		1697		1697		100%
% OF ACCENT TEXTURE/ MATERIAL		42%		36%		21%		21%	30%



Elevations – 24 Unit Buildings

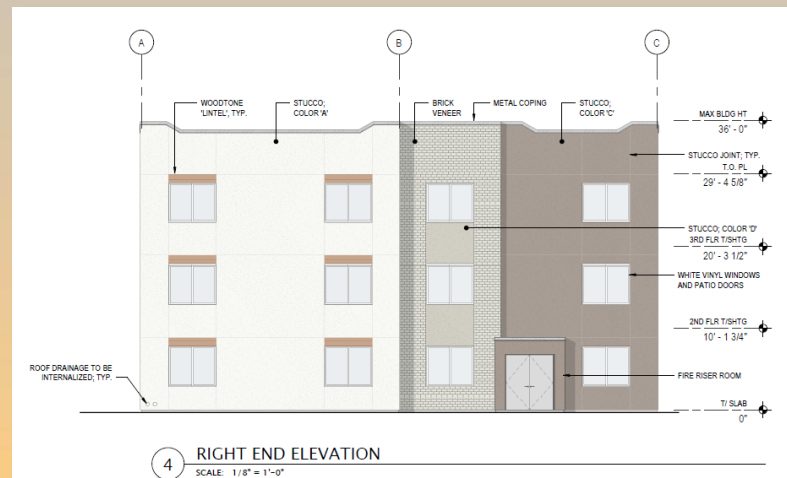
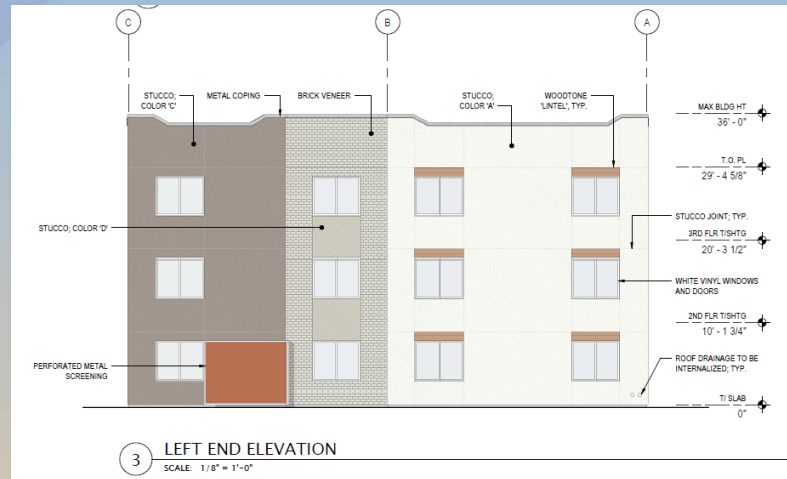


FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	1560	45%	1650	45%	913	47%	913	47%	46%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	648	19%	576	16%	0	0%	0	0%	11%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	0	0%	1250	34%	613	31%	613	31%	22%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPÉ TEXTURE: SAND	82	2%	124	3%	62	3%	62	3%	3%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	693	20%	39	1%	39	2%	39	2%	7%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	498	14%	0	0%	323	17%	323	17%	10%
TOTAL	3481		3639		1950		1950		100%
% OF ACCENT TEXTURE/ MATERIAL		55%		20%		22%		22%	30%





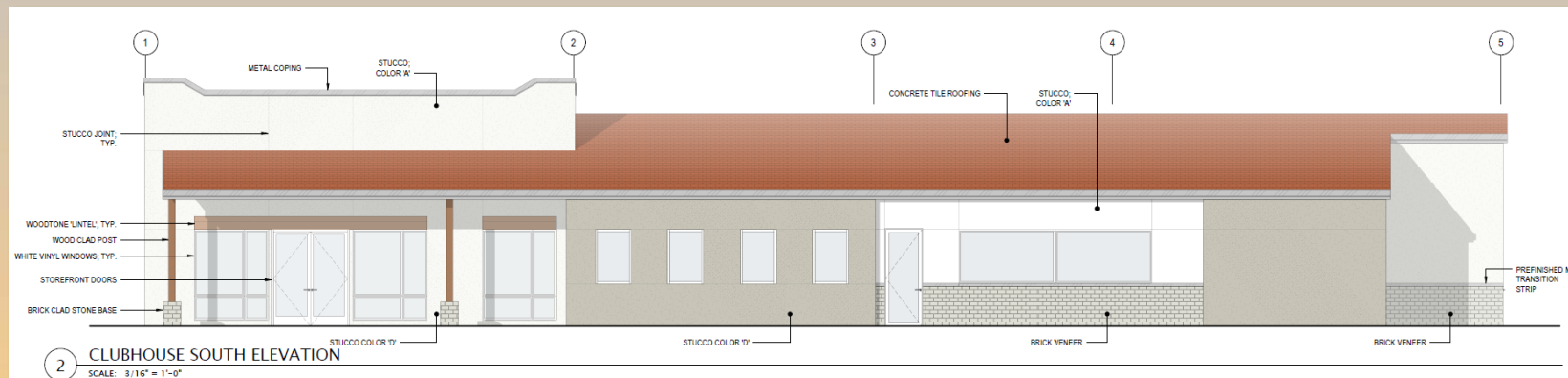
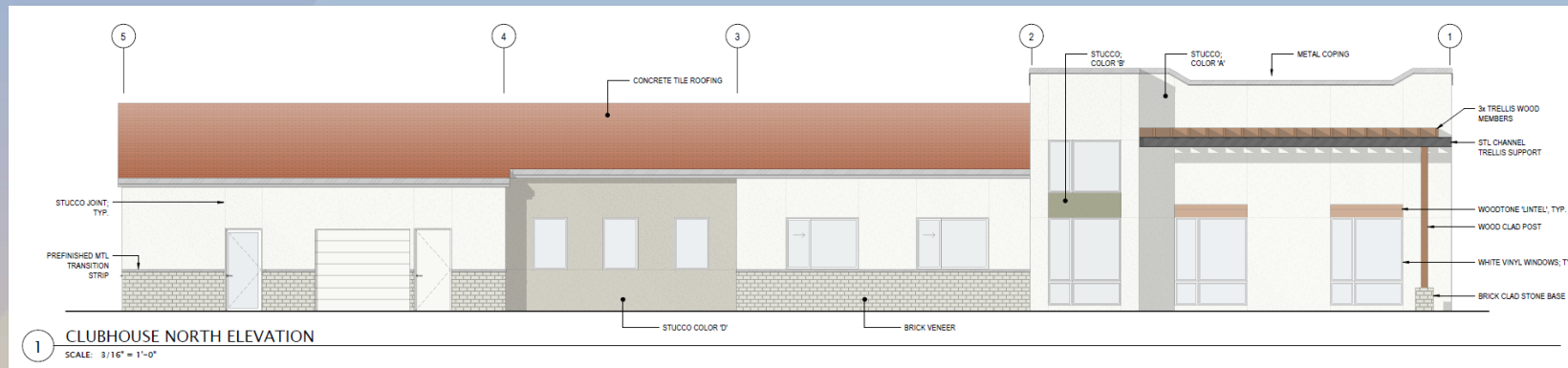
Elevations – 24 Unit Buildings



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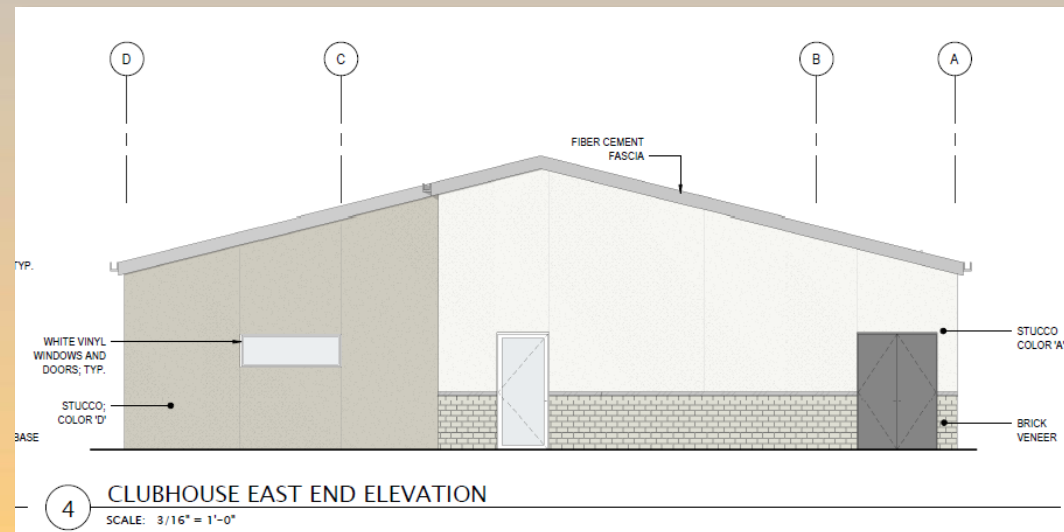
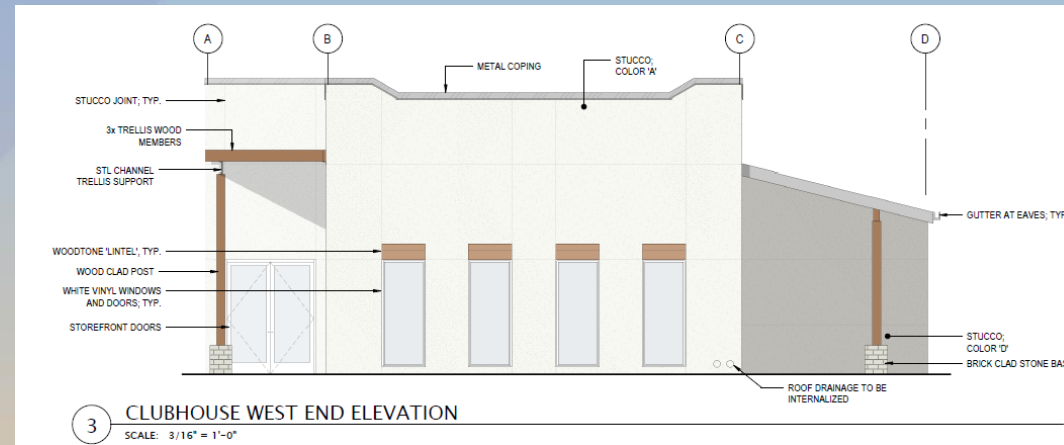
Elevations – Clubhouse



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STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	869	70%	709	57%	299	49%	560	75%	63%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	13	1%	0	0%	0	0%	0	0%	0%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	0	0%	0	0%	0	0%	0	0%	0%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPE TEXTURE: SAND	202	16%	378	31%	234	38%	164	22%	25%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	13	1%	28	2%	0	0%	13	2%	1%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	150	12%	120	10%	81	13%	6	1%	9%
TOTAL	1247		1235		614		743		100%
% OF ACCENT TEXTURE/ MATERIAL		30%		33%		51%		25%	35%



Elevations – Clubhouse



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