



# City Council

# ZON21-00404

## Reed Park Residences

Mary Kopaskie-Brown, Planning Director

August 21, 2023



# Request

- Rezone from RM-4-PAD to RM-4 with a *new* PAD
- Major Site Plan Modification
- To allow a new apartment development

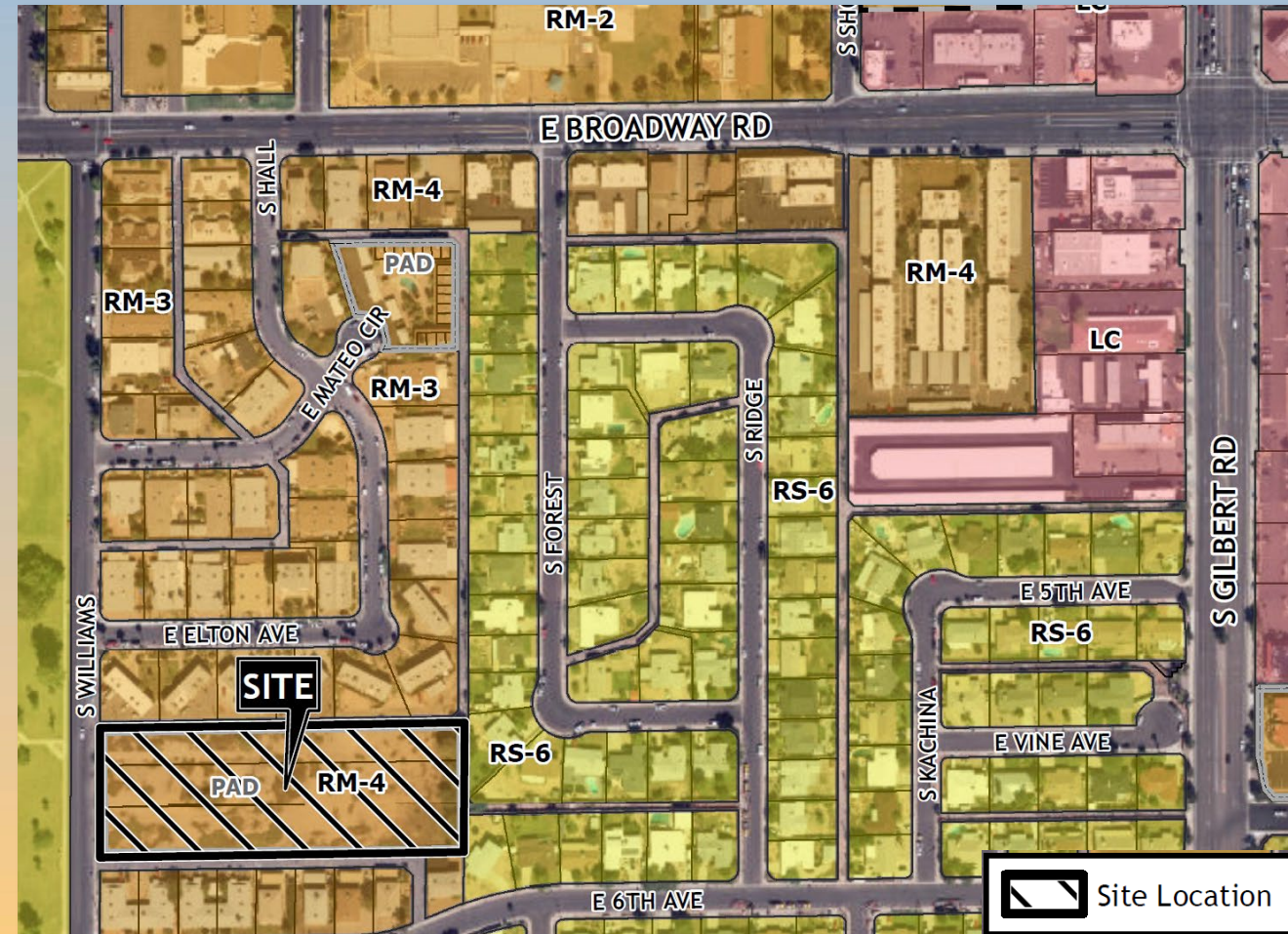






# Location

- West of Gilbert Road
- South of Broadway Road
- East side of Williams, across from Reed Park



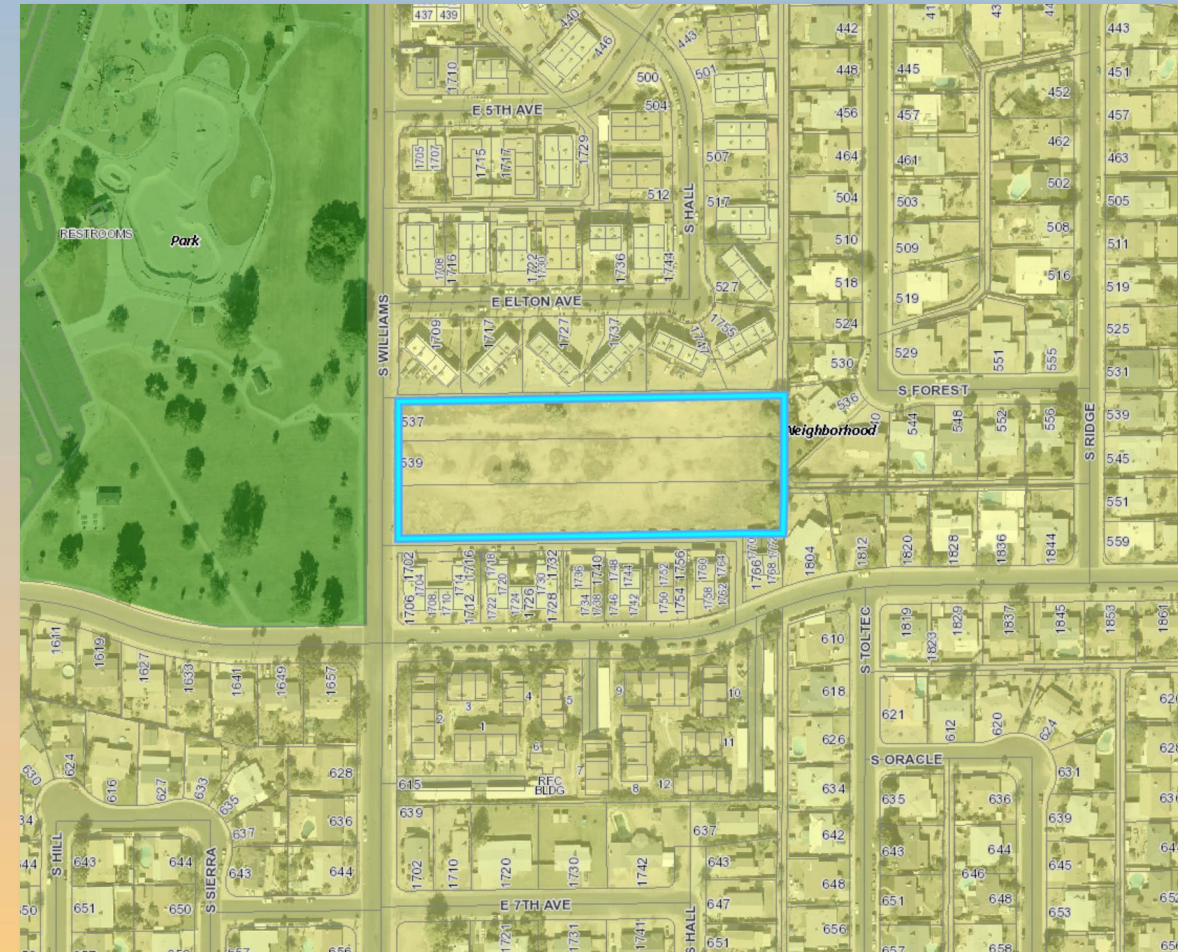




# General Plan

## Neighborhood

- Safe places to live and enjoy surrounding community
- Associated non-residential uses







# Zoning

- Multiple-Residence-4 with a Planned Area Development overlay (RM-4 PAD)







# Site Photo

Looking northeast towards the site from Williams

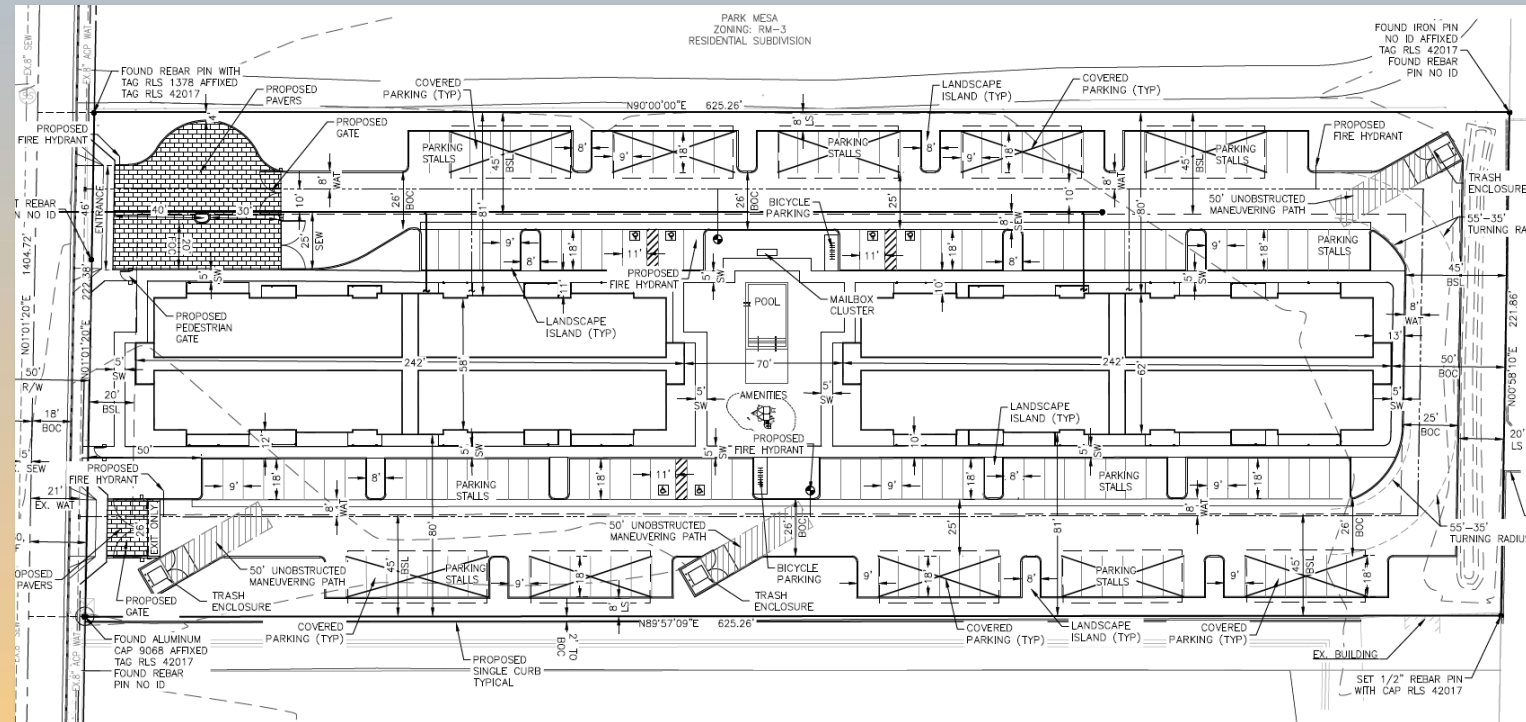


Looking southeast towards the site from Williams



# Site Plan

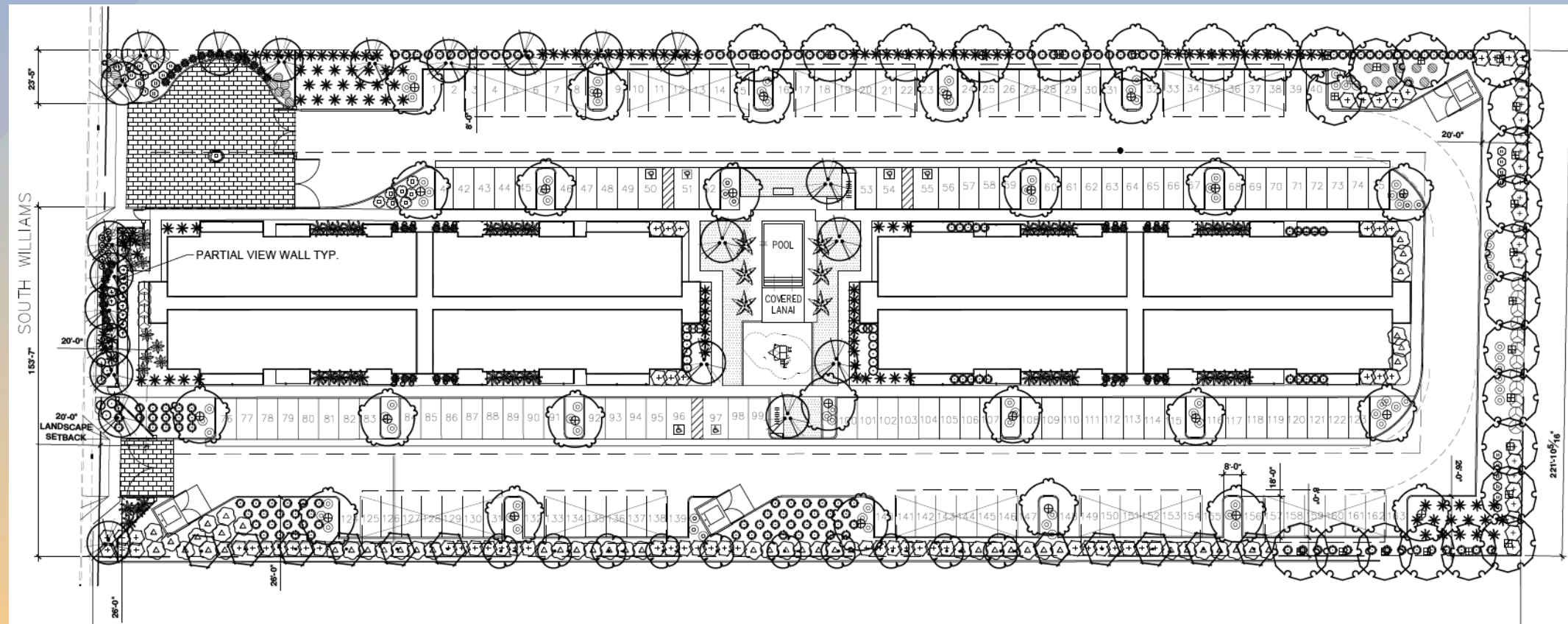
- Two 3-story apartment buildings
- Centrally located amenities
- Gated development
- Pavers at entry
- Pedestrian paths around buildings and amenities







# Landscape Plan







# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Required Landscape Yards</u>		
East property line	25 feet wide	<b>20 feet wide</b>
North property line	15 feet wide	<b>4 feet wide</b>
South property line	15 feet wide	<b>8 feet wide</b>
<u>Required Open Space</u>		
Proportion of private & common open space		
- 2-bedroom units	100 square feet	<b>73 square feet (2<sup>nd</sup> and 3<sup>rd</sup> floors only)</b>
- 3-bedroom units	120 square feet	<b>67 square feet (2<sup>nd</sup> and 3<sup>rd</sup> floors only)</b>
Ground level dimensions	10-foot width/depth	<b>10-foot width / 4-foot 10-inches depth</b>
Above ground level dimensions	8-foot width/6-foot depth	<b>8-foot width / 5-foot depth</b>
Openness	≥50% covered; at least one exterior side open and unobstructed between 3 and 8 feet above its floor level	≥50% covered; at least one exterior side open and unobstructed <b>between 4 feet and 8 feet</b> above its floor level





# Front Elevation







# Side & Rear Elevations

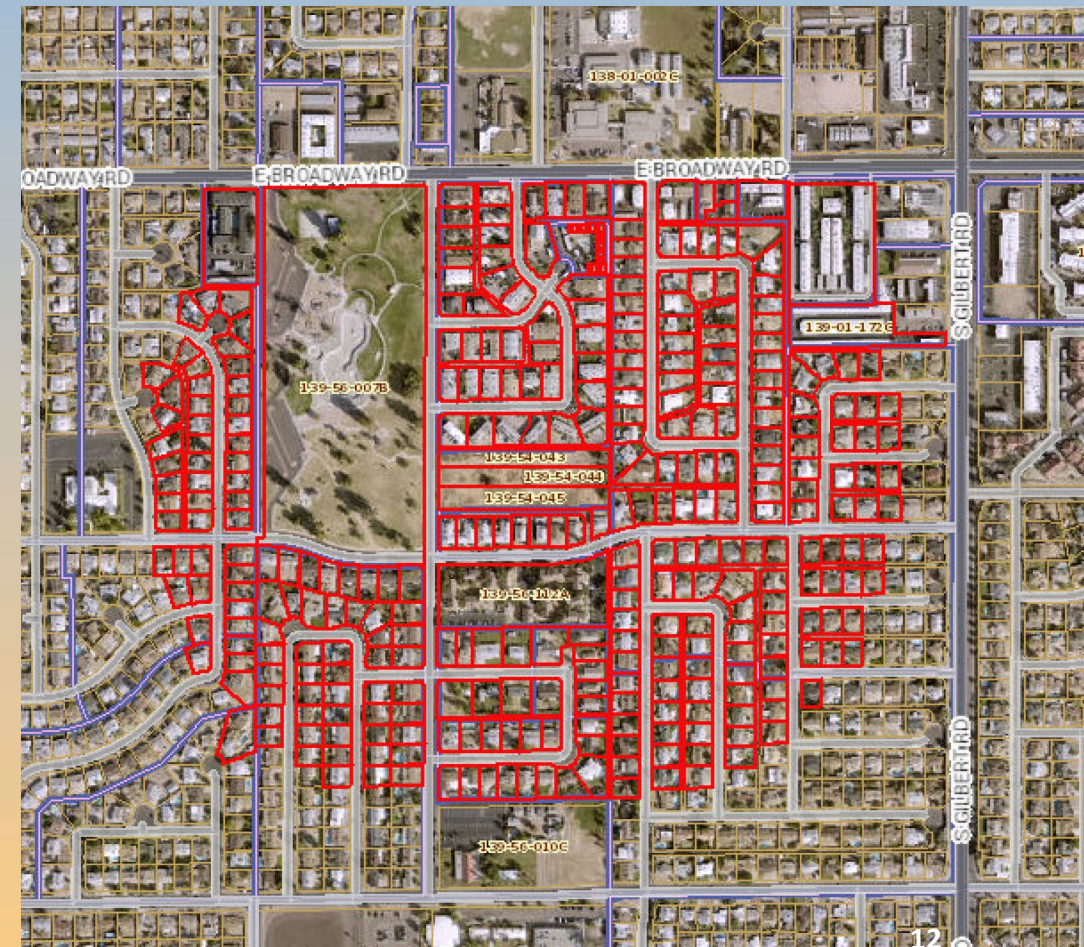






# Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Neighborhood meeting September 16, 2021
  - 1 neighbor attended
- No comments or concerns received







# 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 Recommendation: Approval with Conditions***  
***P&Z Recommendation: Approval with Conditions (5-0)***



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