

4-b ZON23-00160 "Meridian Gardens" (District 5). Within the 1100 block of South Meridian Road (west side) and the 11500 block of East Southern Avenue (north side). Located north of Southern Avenue and west of Meridian Road. (5.6± acres). Rezone from Single Residence-43 (RS-43) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development. DWIGHT O LEAR ROTH IRA, Owner; David Bohn, BFH Group LLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Sean Pesek presented case ZON23-00160 to the board. See attached presentation.

Chair Ayers invited members from the public to speak.

Greg Nielsen, 1131 S Brice: That's right behind the proposed building. And my concern was the traffic. I think I just heard on the TV that it was Maricopa County's responsibility Meridian and Southern that whole intersection. That was one of my concerns, is not big enough to handle but if it's County, I guess it's not your responsibility. And then the spillage of the lights that he was talking about. That little block wall, I don't know how tall it's going to be. But I get lights from Meridian in Southern already. And I think the lights from the parking are going to shine right into the back of these houses here. And then one last item was the privacy. I mean, they're three stories, what's going to, you know, I don't want anybody looking at my back yard here. I mean, I mean, it's, I'm going to have to cover my windows, I've got sunshades on now sunscreens. And I just think it nighttime you can see in but daytime, you can't. So that's going to be an issue of people peering in my windows. I don't know if that'll happen. But you know, they are apartments and after five years down the road, when the housing market falls out. They're going to drop their prices. And then who knows who's going to be in there? This is a pretty bad area for drugs and homeless. And those were my concern. Thank you.

Applicant David Bohn responded by stating we are working through the traffic concerns with Maricopa County. In regard to the privacy, we anticipated that and we always anticipate that when we're going to put a three story building next to residential and so we've done everything we possibly can to push that as far away from those residences. And of course, the screening, we are, we're definitely willing to provide a screening to block any kind of spillage as far as the lights.

Vice Chair Pitcher asked for clarification on the type of landscaping being provided between the existing CMU wall and the parking lot.

Applicant David Bohn responded that we face two challenges in that area. One is access for maintenance and the other is irrigation. The channel is blocking both access and a way to irrigate that area.

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

Boardmember Carpenter asked if there was any concern with the height of the buildings in proximity to the high voltage lines during construction.

Applicant David Bohn responded that the construction team will take the necessary precautions.

Discussion ensued around the additional right-of-way being provided for the City of Mesa.

Boardmember Crockett motioned to approve case ZON23-00160. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve case ZON23-00160 conditioned upon:

Vote (5 – 1; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Montes, Carpenter

NAYS – Pitcher

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Planning & Zoning Board



ZON23-00160

Sean Pesek, Planner II

October 25, 2023



Request

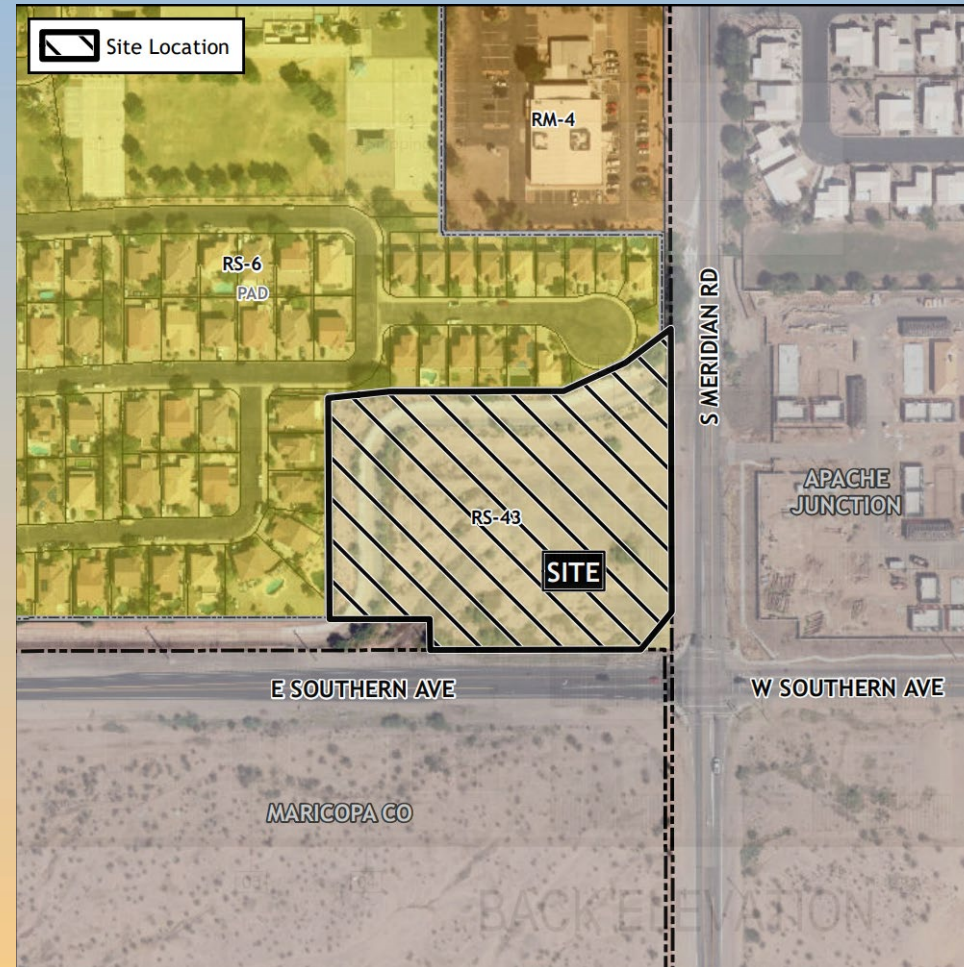
- Site Plan Review for a multiple residence project





Location

- NWC of Meridian and Southern
- North of US 60 Superstition Freeway
- Single Residential to the north and west

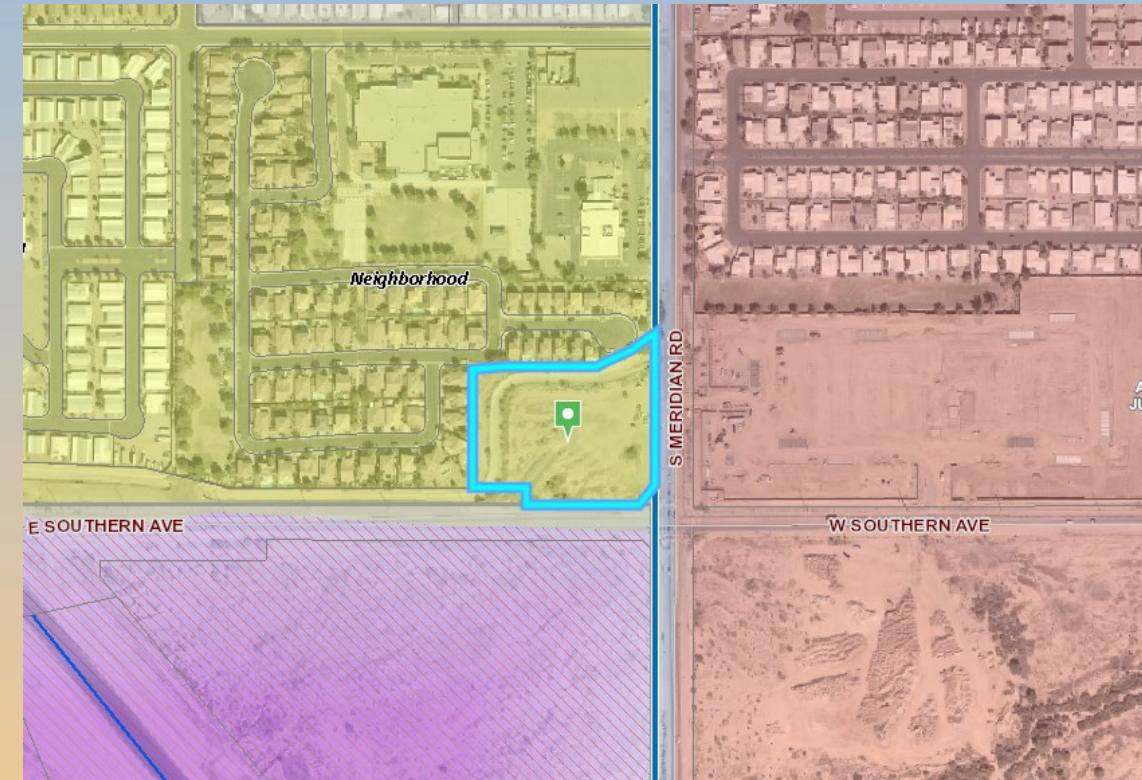




General Plan

Neighborhood (Suburban sub-type)

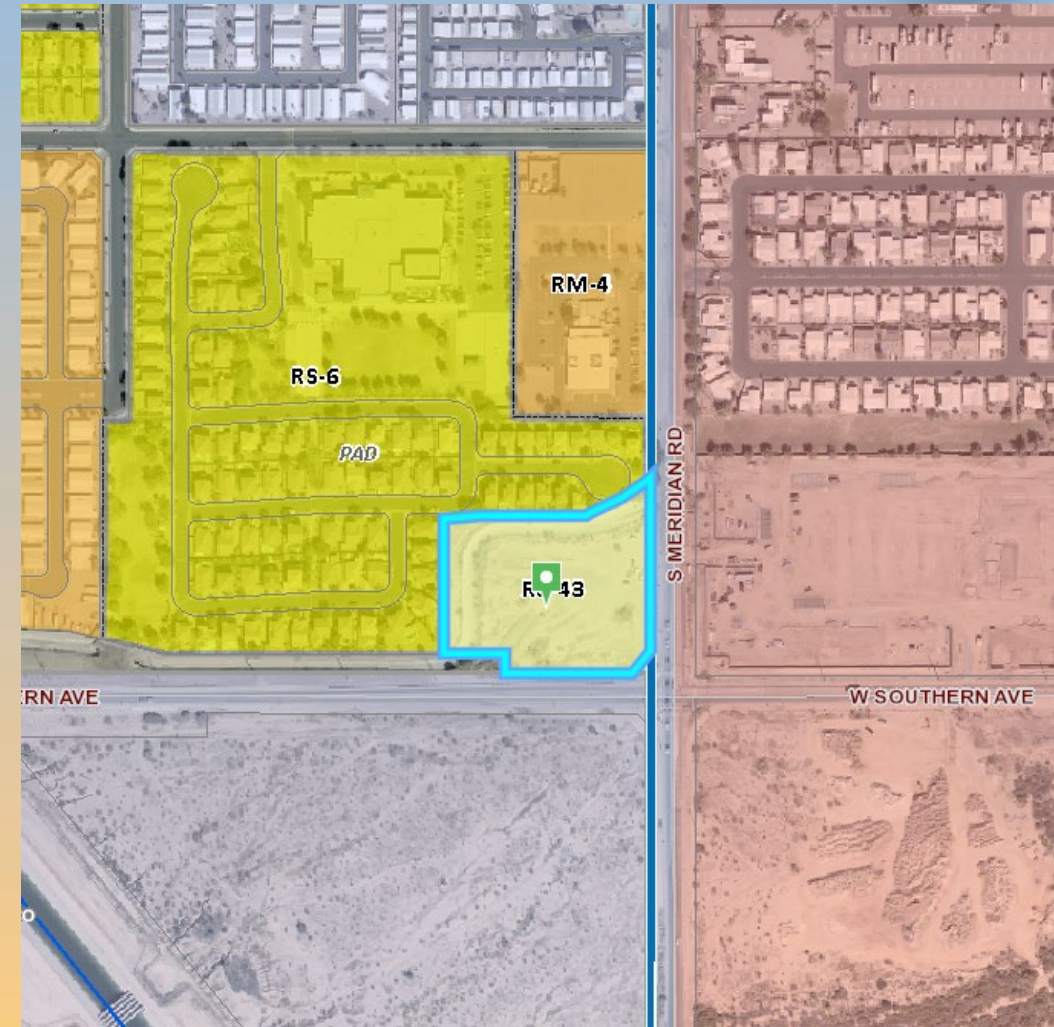
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-3 is a secondary zoning district
- Multiple Residence is a primary use





Zoning

- Single Residence-43 (RS-43)
- RM-3-PAD is proposed
- Multiple Residence is allowed by right in the RM-3 district





Site Photo



Looking west from Meridian



Site Photo

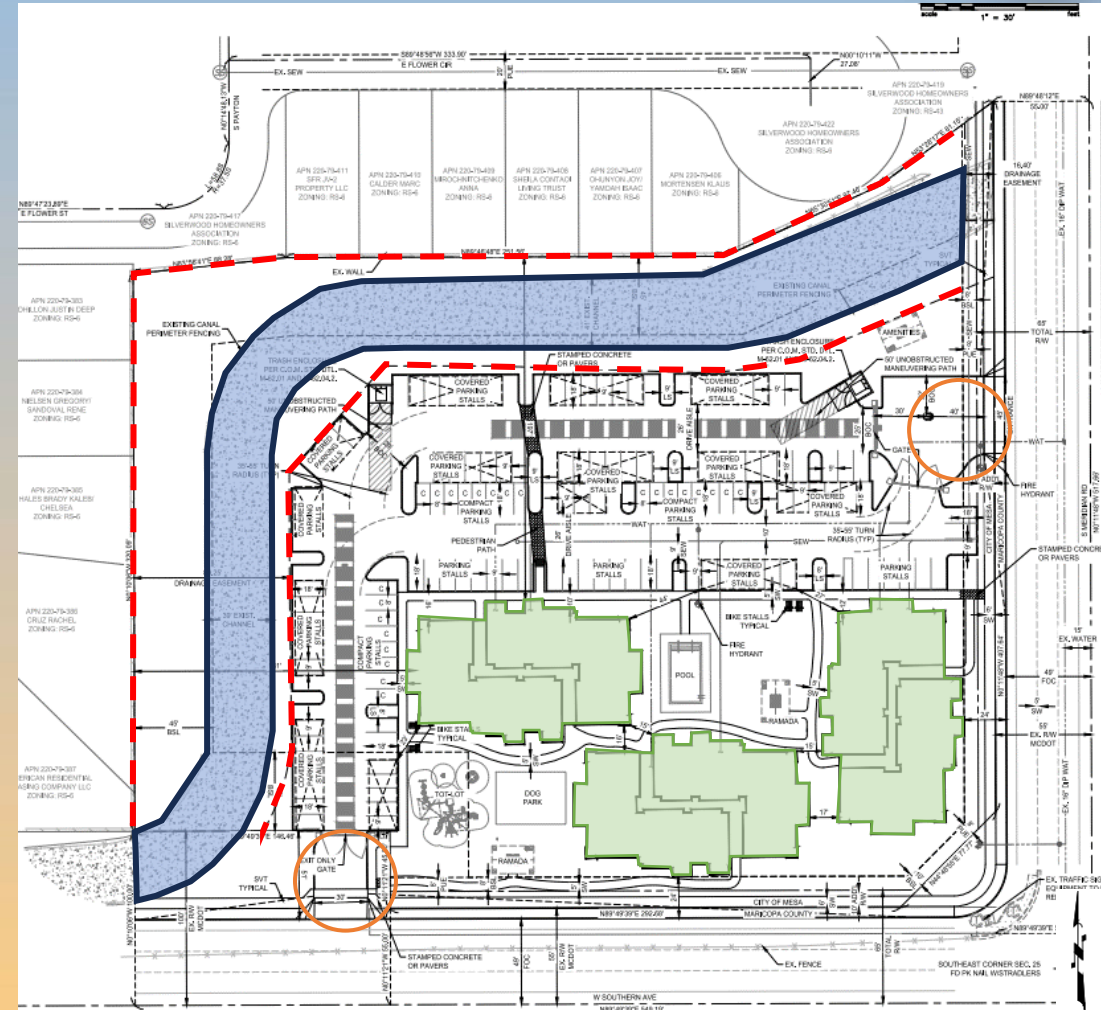


Looking north from Southern



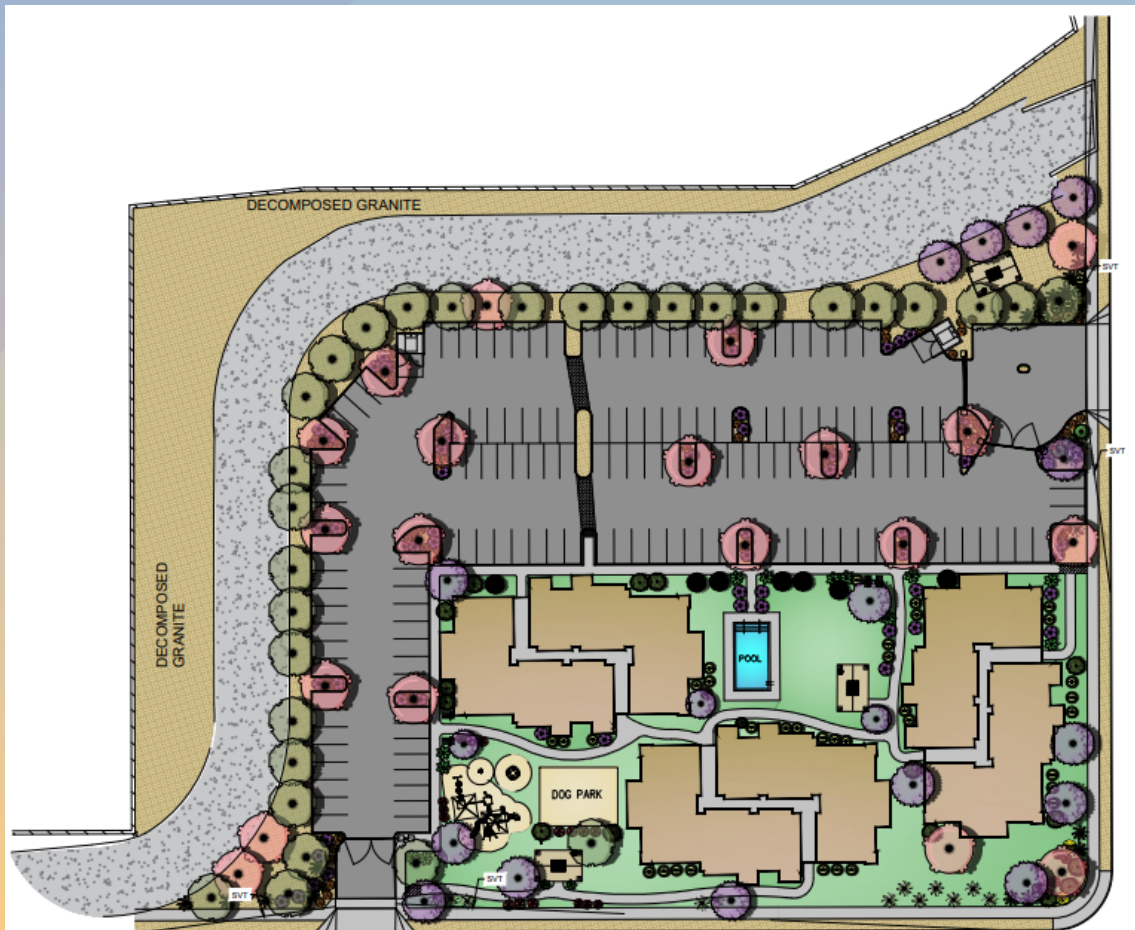
Site Plan

- 72 units
- 3-story buildings
- Amenities
- Primary access from Meridian
- Exit-only driveway on Southern
- Existing drainage channel and easement
- 152 parking spaces required/proposed





Landscape Plan



TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callia secundiflora</i> Texas Mountain Laurel	24" Box	18
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	30
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24" Box	20
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Agave desmettiana</i> Dwarf Century Plant	5 gal.	14
	<i>Agave geminiflora</i> Century Plant	5 gal.	17
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Beauty Natal Plum	5 gal.	3
	<i>Dasyliiron longissimum</i> Toothless Desert Spoon	5 gal.	17
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Leafed Hopseed Bush	5 gal.	16
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	79
	<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal.	7
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	40
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal.	61
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	2
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	25,468 SF	
	EXISTING DRAINAGE CHANNEL	31,490 SF	



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Building Setbacks -

MZO Section 11-5-5(A)

-Front and Street Facing Side (4-lane Arterial Street – N. Meridian Road)

20 feet

8 feet

-Front and Street Facing Side (4-lane Arterial Street – E. Southern Avenue)

20 feet

0 feet

Required Landscape Yards – MZO

Table 11-5-5 and MZO Section 11-5-5(A)(1)

-Street Side (Arterial Street – N. Meridian Road)

20 feet

0 feet

-Street Side (Arterial Street – E. Southern Avenue)

20 feet

0 feet



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Building Separation

Between Buildings on the Same Lot –

MZO Section 11-5-5(A)

-Three-story building

35 feet

15 feet

Minimum Setback of Cross Drive

Aisles – MZO Section 11-32-4

Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street

Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 0 feet from the property line abutting the street

Minimum Foundation Base Width –

MZO Section 11-33-5(A)

-Exterior wall

adjacent to parking stalls

10 feet

5 feet



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Required Landscape Yard Plant

Material –

MZO Section 11-33-3(A)(4)

-Adjacent to arterial streets (east and south property lines)

1 tree and 6 shrubs per 25 linear feet of street frontage

0 trees and 0 shrubs per 25 feet of street frontage

MZO Section 11-33-3(B)(1)(c)

-Non-single residence uses adjacent to single residence (west and north property lines)

5 non-deciduous trees per 100 linear feet

0 non-deciduous trees per 100 linear feet



Building Design



FRONT ELEVATION

	STUCCO - ERGET WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	CULTURED STONE - LEDGESTONE	GLAZING / DOORS
FRONT	24%	15%	6%	35%	19%
LEFT	24%	18%	11%	33%	14%
BACK	24%	15%	6%	35%	19%
RIGHT	24%	18%	11%	33%	14%

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	CULTURED STONE - LEDGESTONE
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria per Chapter 22 for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review in Chapter 69

Staff recommends Approval with Conditions



Planning & Zoning Board