



Planning and Zoning Board



ZON23-00645

Jennifer Merrill, Senior Planner

May 22, 2024



Location

- West of Gilbert Road
- North side of University Drive
- East Side of Hall
- West of SRP canal





Request

- Rezone from NC to RM-4-PAD
- Site Plan Review
- New multiple residence development





General Plan

Neighborhood Suburban

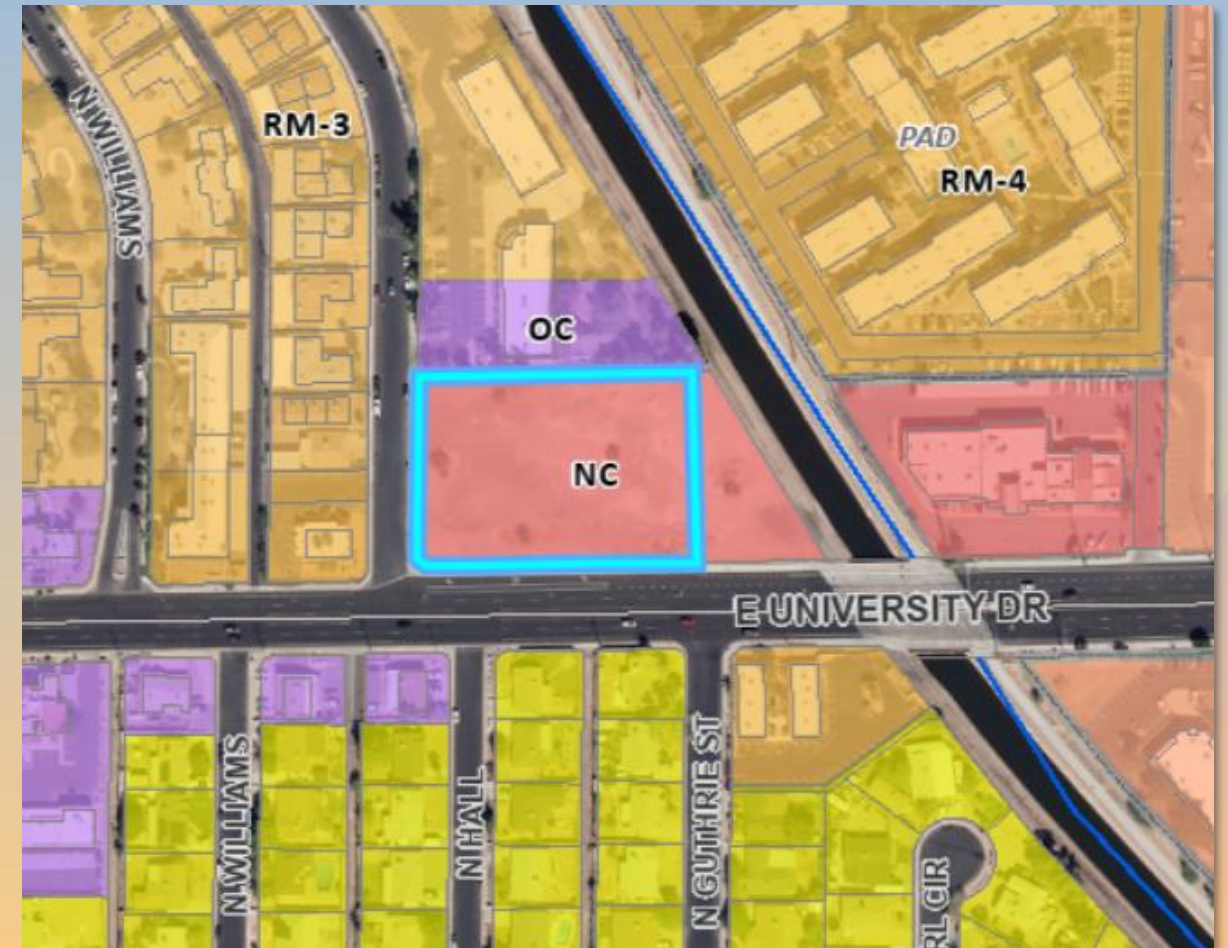
- Safe places to live and enjoy surrounding community
- Associated non-residential uses
- RM-4 is a secondary zoning district





Zoning

- Neighborhood Commercial (NC)
- RM-4-PAD is proposed
- Multiple Residence is permitted in RM-4





Site Photo



Looking east from Hall



Site Photo

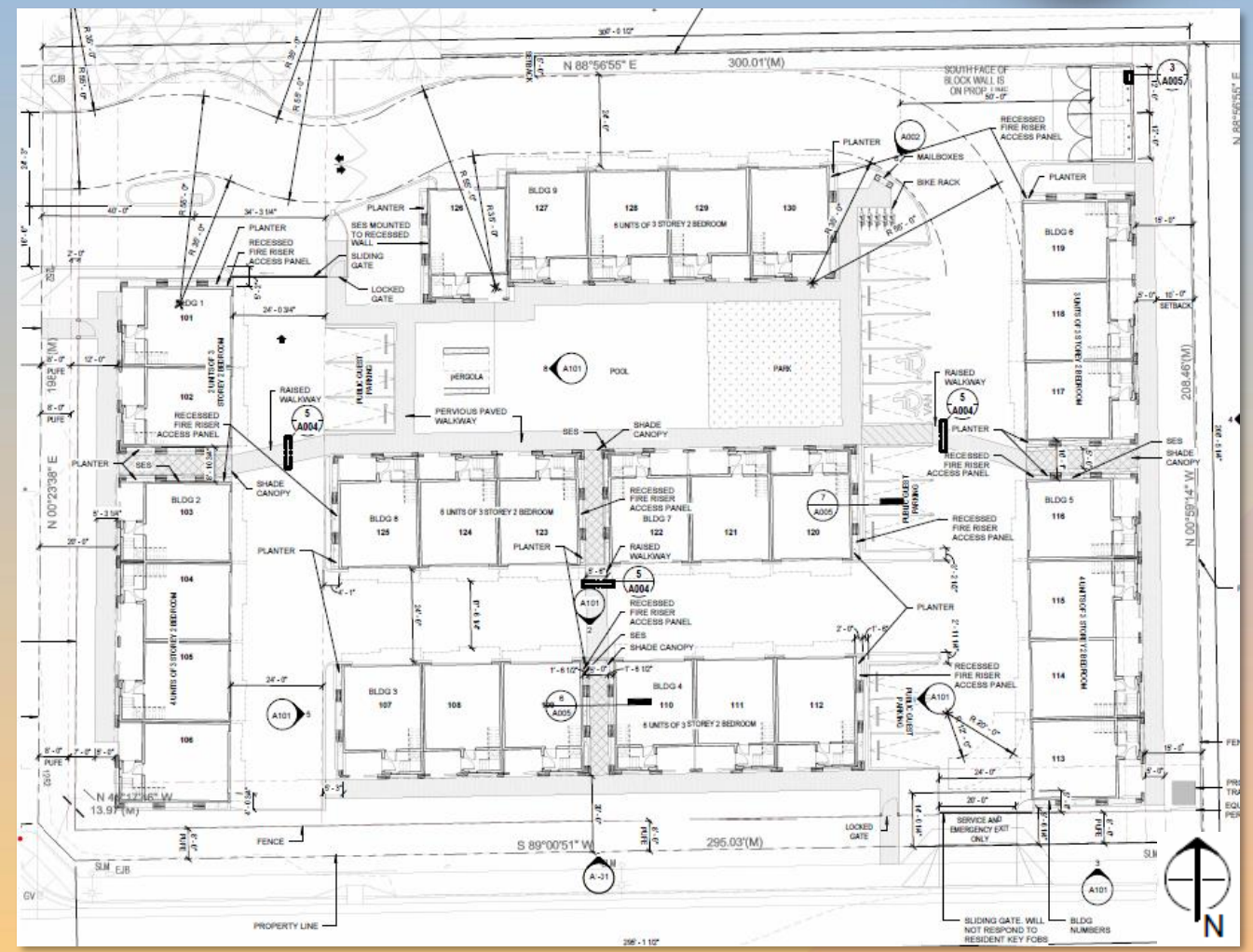


Looking north from University Drive



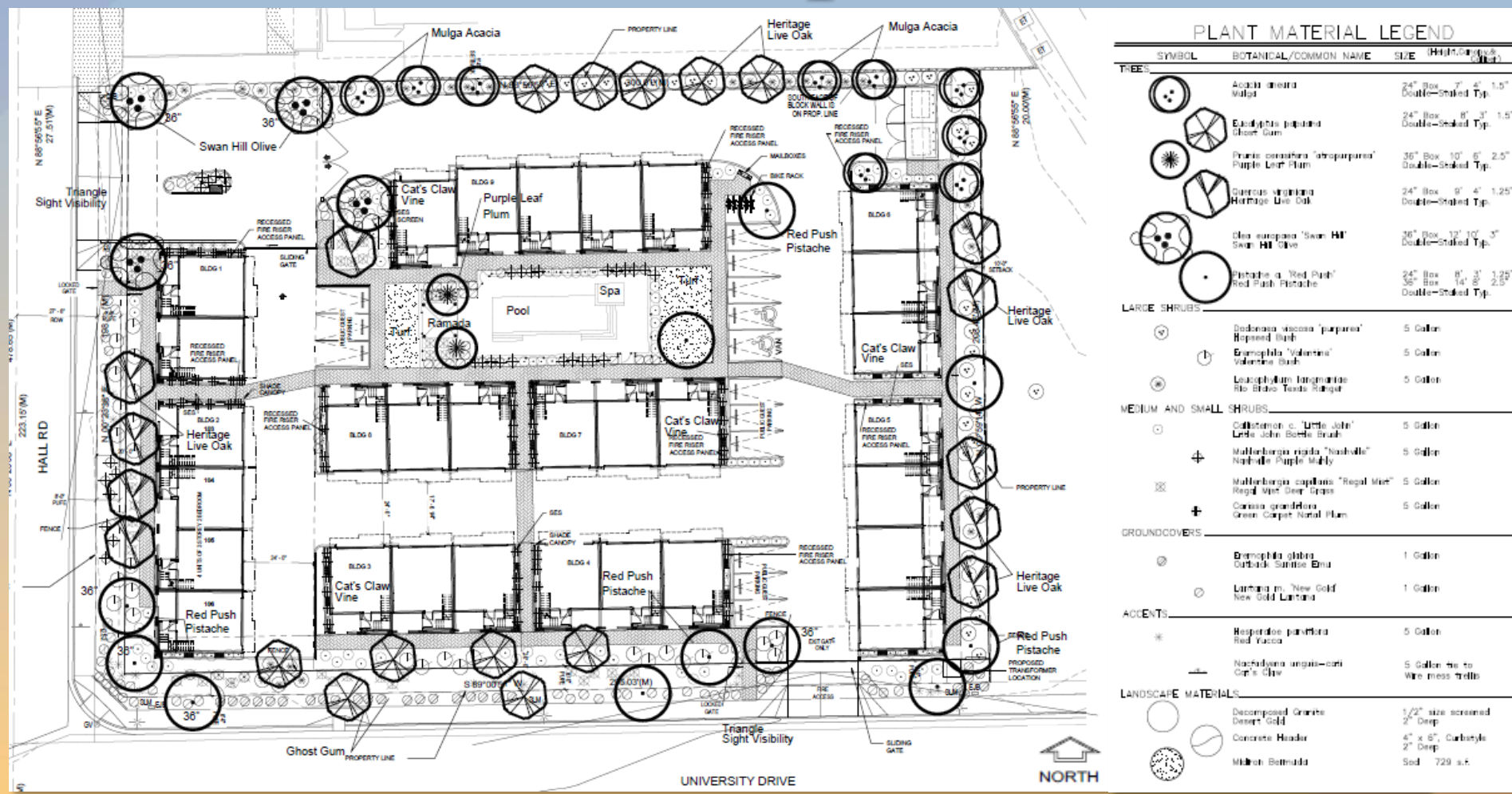
Site Plan

- 30 units
- 3-story buildings
- Amenities
- Primary access from Hall
- Exit-only driveway on University
- 2-car garages
- 63 parking spaces required/ 74 spaces proposed





Landscape Plan





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Yards</u>— <i>MZO Table 11-5-5(A)</i> -Front and Street-Facing Side <i>(University Dr)</i></p> <p>-Interior Side and Rear <i>(north property line)</i> <i>(east property line)</i></p>	<p>20 feet</p> <p>15 feet per story (45-ft total) 15 feet per story (45-ft total)</p>	<p>9-ft 6-inches</p> <p>9-ft 8-inches per story (29-ft total) 5 feet per story (15-ft total)</p>
<p><u>Minimum Separation Between Buildings on Same Lot</u> — <i>MZO Table 11-5-5</i> -Three-story building</p>	<p>35 feet</p>	<p>8 feet</p>
<p><u>Off-site Access</u>— <i>MZO Table 11-5-5(B)(4)(b)</i></p>	<p>Drive aisles leading to main entrances shall have walkways on both sides of</p>	<p>No walkways along entrance drive aisle</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Attached Garages</u>— <i>MZO Section 11-5-5(B)(4)(f)(iii)</i></p>	<p>When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 3</p>	<p>4 garage doors adjacent to one another</p>
<p><u>Building Materials</u>— <i>MZO Section 11-5-5(B)(5)(b)</i></p>	<p>Buildings must contain at least 2 kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least 25% of the exterior walls of the building</p>	<p>Siding covers \geq14% of the exterior walls of the building</p>
<p><u>Parking Area Design</u>— <i>MZO Table 11-32-4(A)</i> <i>-Setback of Parking Spaces</i></p>	<p>50 feet from property line abutting the street</p>	<p>14 feet from University Drive</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Bicycle and Motorcycle Parking</u> – <i>MZO Section 11-32-8(A)(1)</i> <i>-Spaces required</i>	At least 1 bicycle space per 10 on-site vehicle parking spaces actually provided (74/10 = 8 spaces)	At least 1 bicycle space per 15 on-site vehicle parking spaces (5 spaces)
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)(a)</i> <i>-Non Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts</i>	15 feet	2-ft 2-inches (north property line)
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(B)(2)</i> <i>-Landscape Island Width</i>	8 feet	2-ft 11-inches



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Interior Parking Lot Landscaping</u>— <i>MZO Section 11-33-4(D)(1)(a)</i> -Plant Materials</p>	<p>1 shade tree and 3 shrubs for every 15-foot parking island</p>	<p>0 shade trees and 4 shrubs for every 15-ft parking island</p>
<p><u>Foundation Base</u>— <i>MZO Section 11-33-5(A)(2)(a)</i> -Width along exterior walls without a public entrance adjacent to parking stalls</p> <p>-Width along exterior walls without a public entrance adjacent to drive aisles</p>	<p>10 feet</p> <p>5 feet</p>	<p>1-ft 6-inches</p> <p>4-ft 1-inch</p>



Elevations

DRB Work Session May 14, 2024



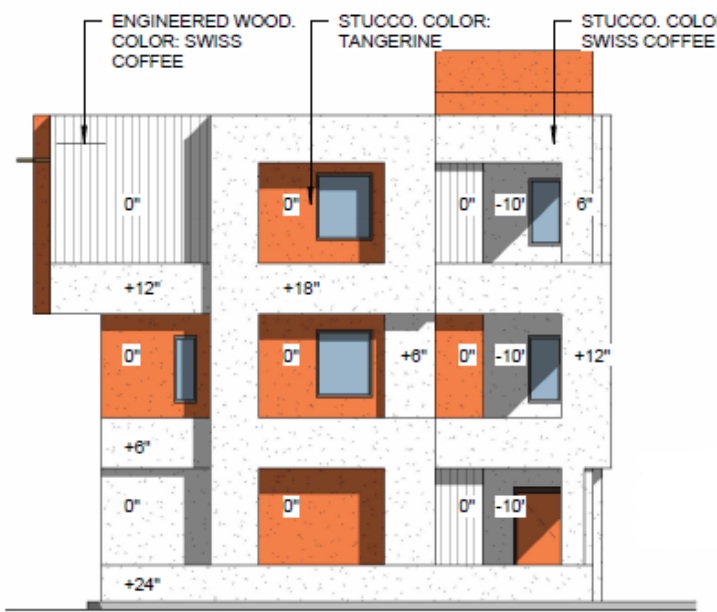


Elevations





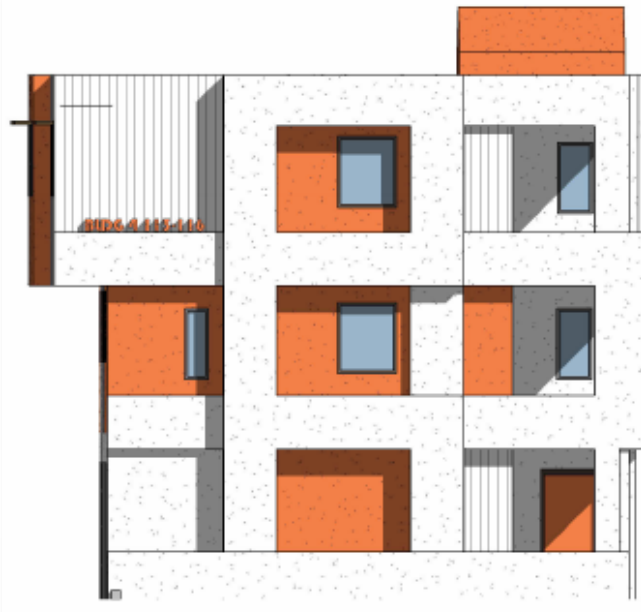
Elevations



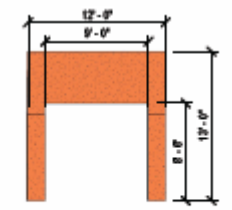
5) END UNIT SIDE ELEVATION



END UNIT SIDE ELEVATION 2



3) BLDG AND UNIT NUMBERS TYP



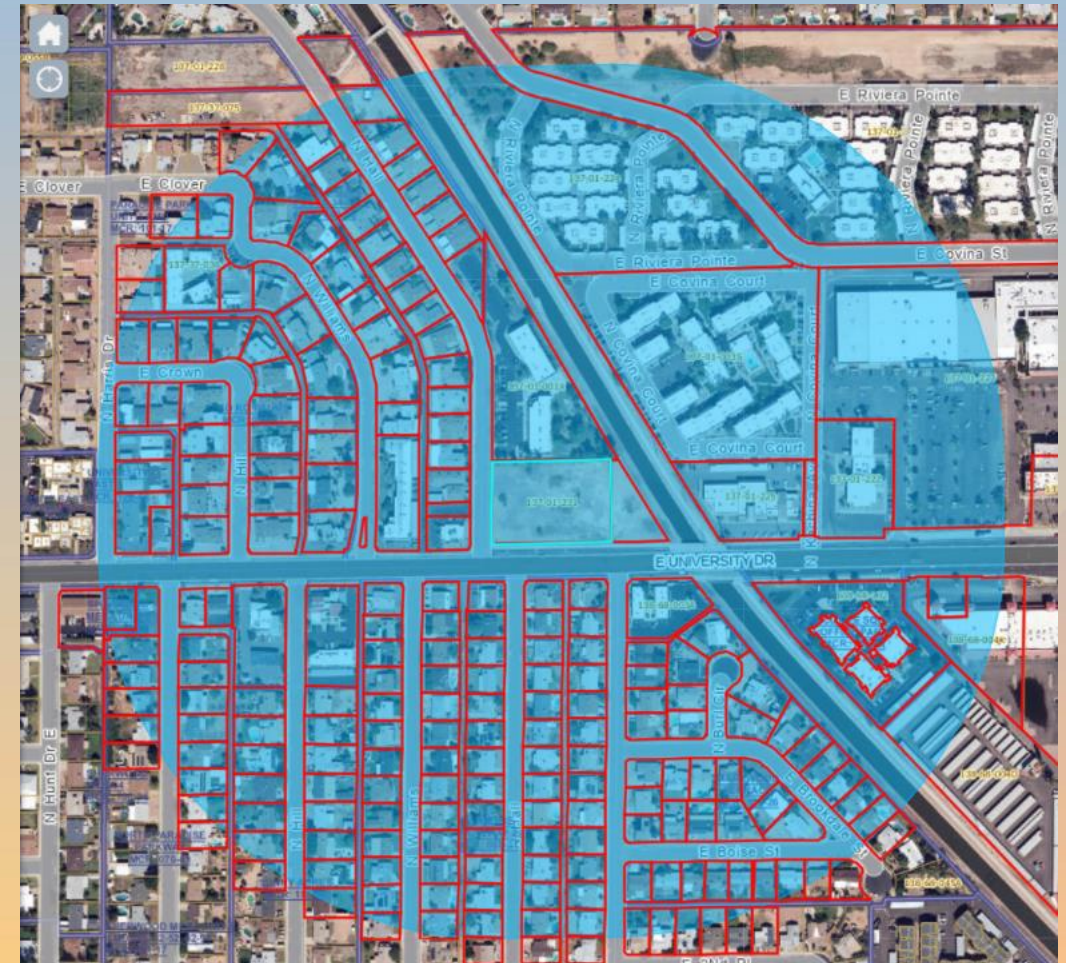
6) AMENITY SHADE ELEVATION
1/8" = 1'-0"

NOTE:
BUILDING AND UNIT NUMBERS
TO BE LOCATED ON THE THIRD
FLOOR IN THE CONTRASTING
COLOR OF THE PANEL BEHIND.



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting August 17, 2023
- No feedback from neighbors





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 and Zoning Board

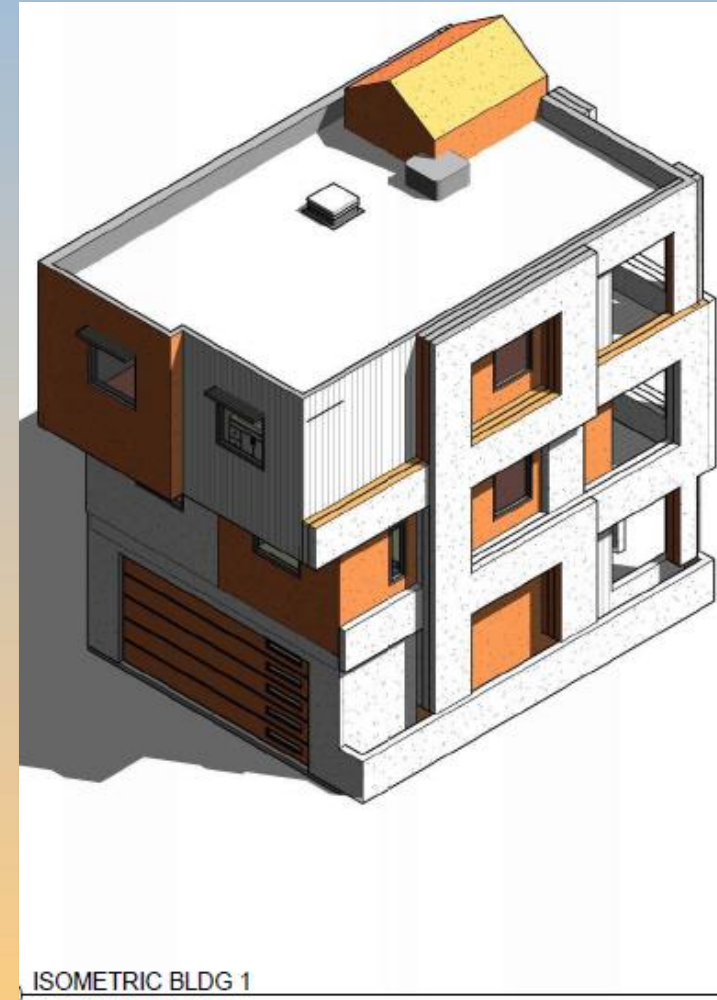
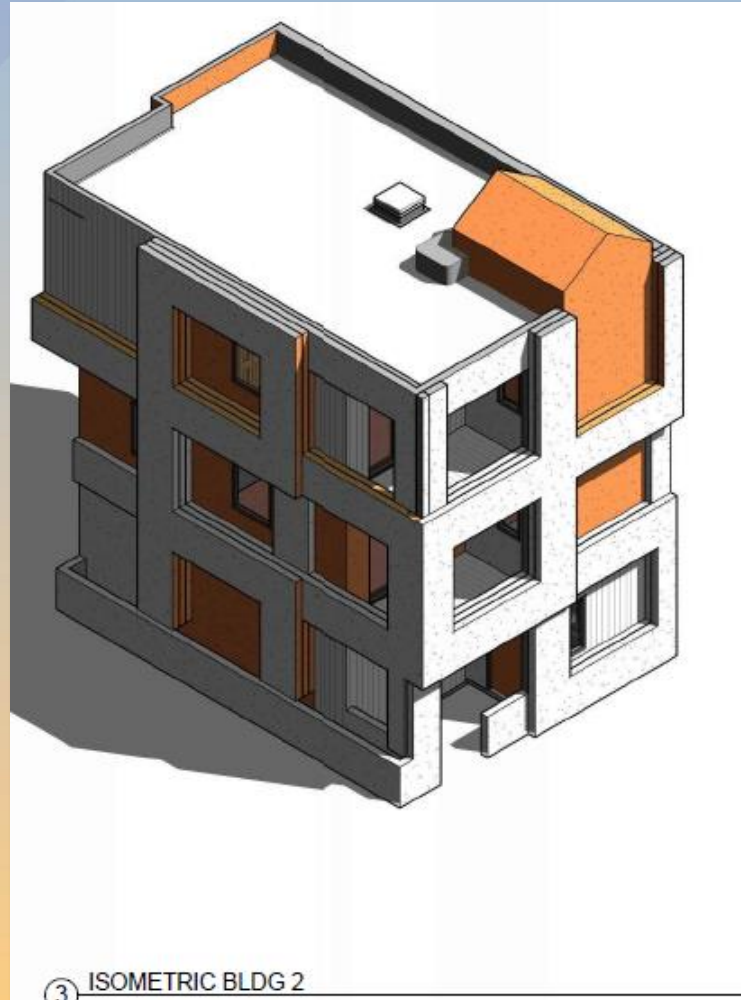


Renderings





Renderings





Colors and Materials

COLORS & MATERIALS



BENJAMIN MOORE
TANGERINE MELT
091



BENJAMIN MOORE
SWISS COFFEE
OC 45



1-KOTE
SMOOTH STUCCO
FINISH



JAMES HARDI
VERTICAL SIDING
WOOD-LOCK COMPOSITE

ELEVATIONS

