



City Council

ZON23-00495

Mary Kopaskie-Brown, Planning Director

November 20, 2023



Request

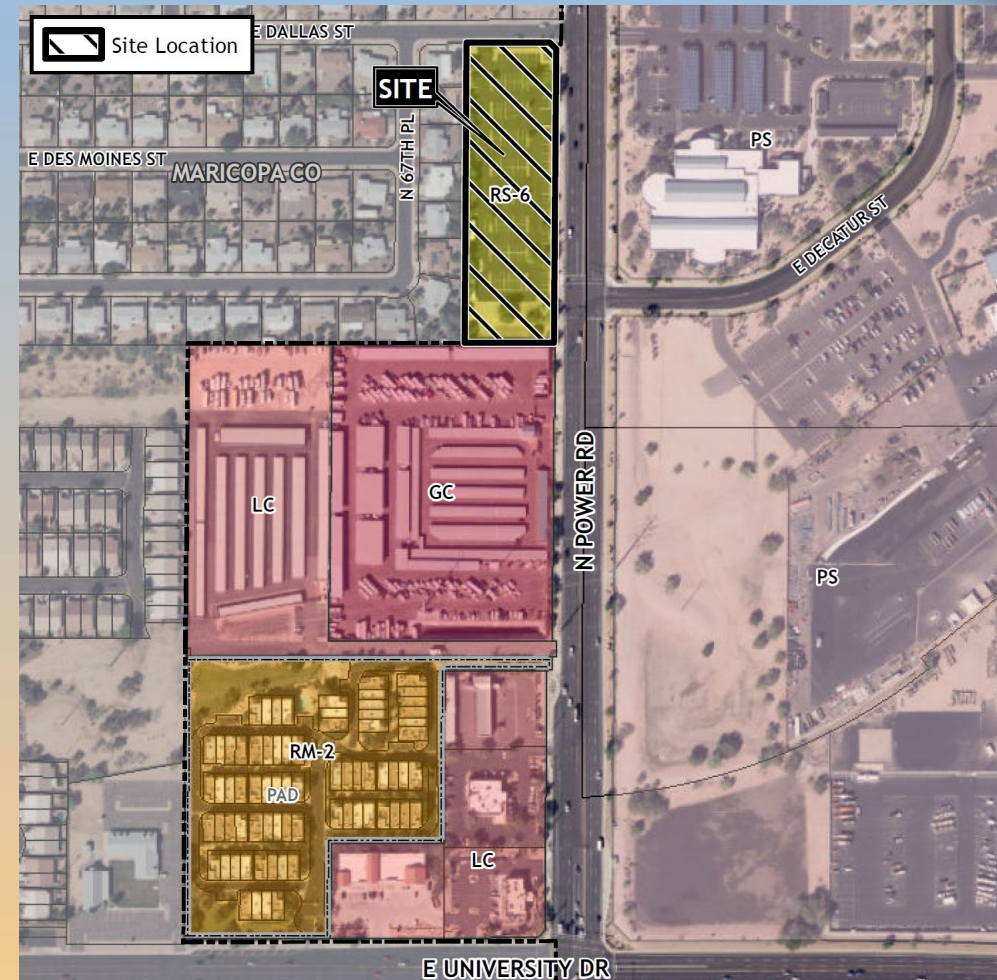
- Rezone from RS-6 to RM-2-PAD
- Site Plan Review
- New multiple residence development





Location

- North of University Drive
- West side of Power Road, across from Red Mountain Library





General Plan

Neighborhood Suburban

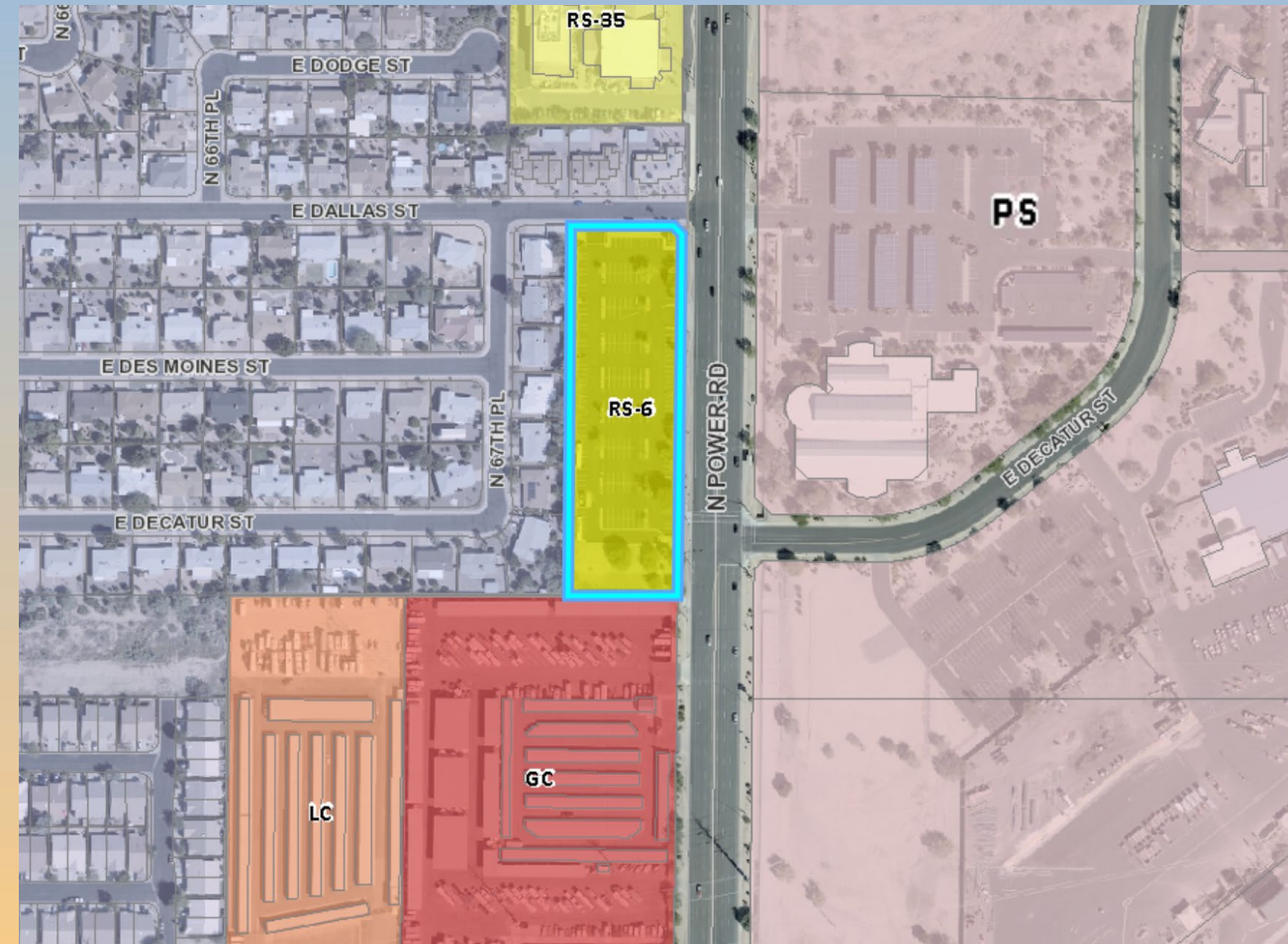
- Safe places to live and enjoy surrounding community
- Associated non-residential uses





Zoning

- Request to rezone to Multiple-Residence-2 with a Planned Area Development overlay (RM-2 PAD)
- RM-2 is a primary zoning district in the Neighborhood Suburban character area





Site Photo



Looking northwest towards the site from Power/Decatur



Site Photo

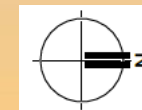
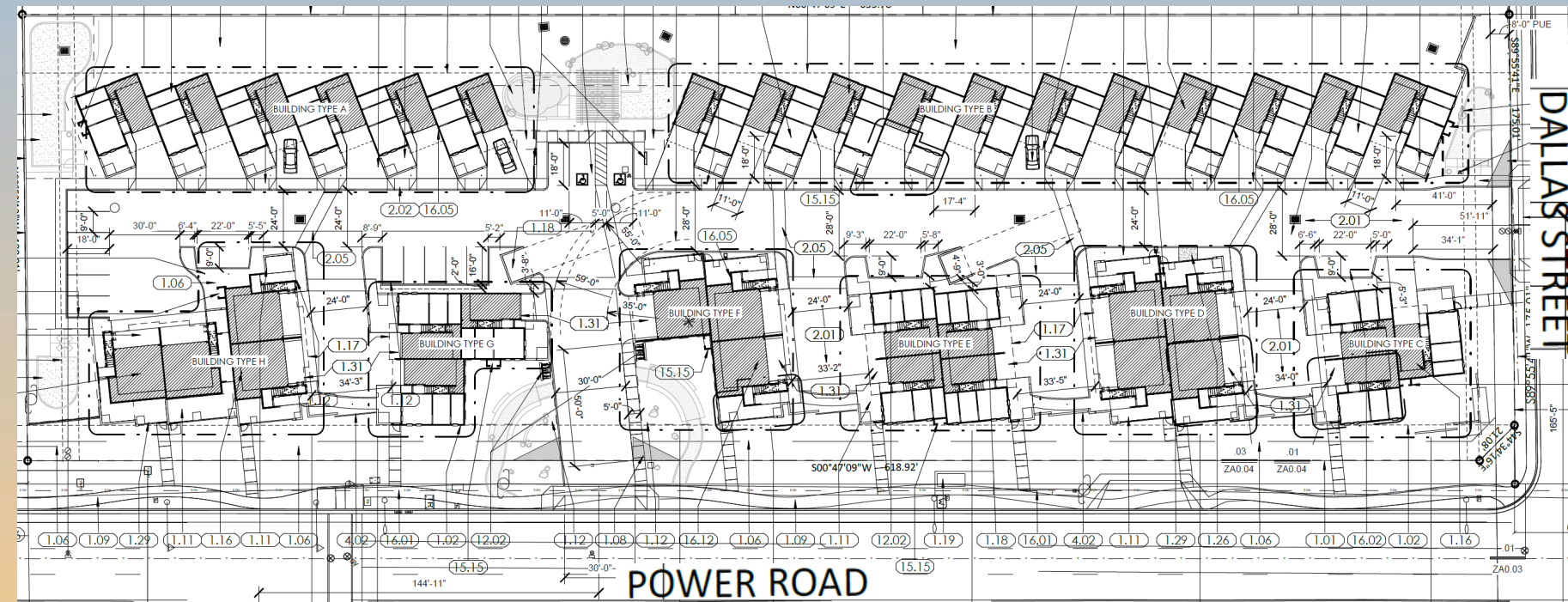


Looking south into the site from Dallas Street



Site Plan

- 2- and 3-story townhomes
- Buildings angled
- Centrally located amenities
- Dog park
- Pedestrian paths





Landscape Plan





Planned Area Development

Development Standard

MZO Required

PAD Proposed

Minimum Yards –
MZO Section 11-5-5(A)
 -Front and Street-Facing Side:
 adjacent to a 6-lane arterial (east
 property line)
 -Interior Side and Rear: 3 or more
 units on lot (west property line)
 -(south property line)

30 feet wide

15-ft wide

15 feet per story (30 feet wide total)

12.5 feet per story (25 feet wide total)

15 feet per story (30 feet wide total)

11 feet per story (22 feet wide total)

Materials –
MZO Section 11-5-5(B)(5)

Buildings must contain at least two kinds of primary exterior materials, with each of the required materials covering at least 25% of the exterior walls of the building

Buildings must contain at least two kinds of primary exterior materials, and each of the required materials may cover less than 25% of exterior walls of the building



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Fences and Freestanding Walls –
MZO Section 11-30-4(A)(1)
*-Maximum Height in RM District:
 Side and Rear Yards*

6 feet tall

8 feet tall along west property line

Parking Area Design –
MZO Section 11-32-4(A)
-Setback of Cross Drive Aisles

50 feet from property line abutting the
 street

34 feet from Dallas Street



Planned Area Development

Development Standard

MZO Required

PAD Proposed

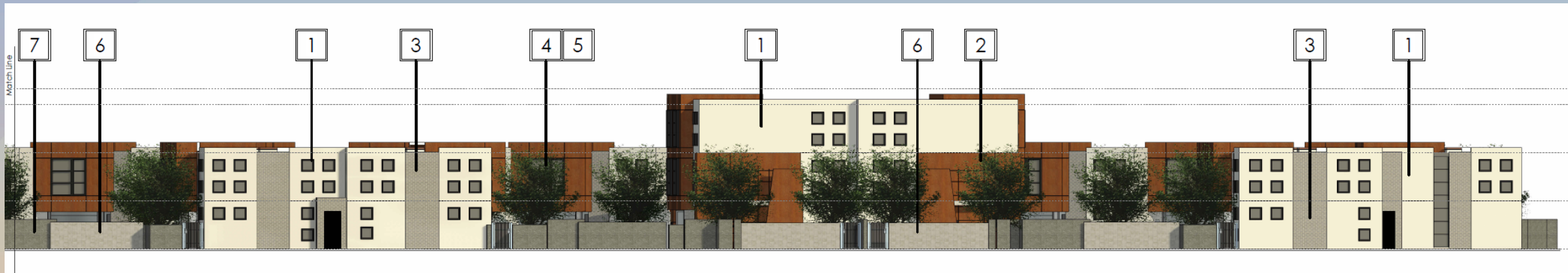
Foundation Base –
MZO Section 11-33-5(A)(2)
-Exterior Walls Without a Public Entrance

10-foot-wide adjacent to parking stalls

5'-3" wide (Building C)
3' wide (Building E)
1'-8" wide (Building G)

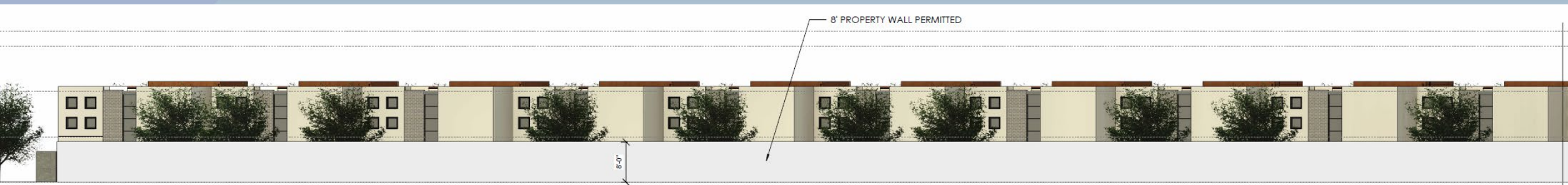


East Elevation



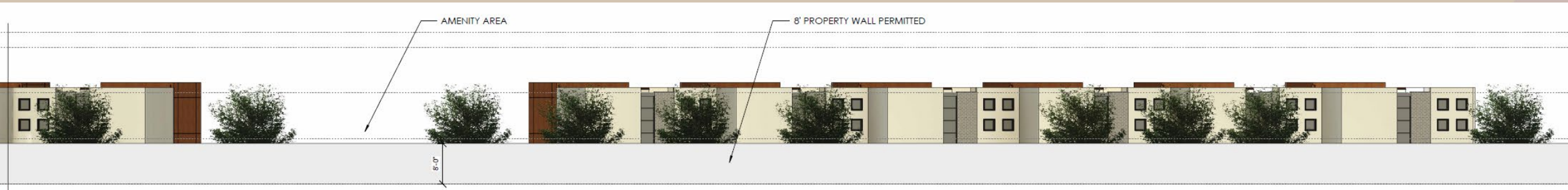


West Elevation



NORTH

MATCHLINE



SOUTH

MATCHLINE



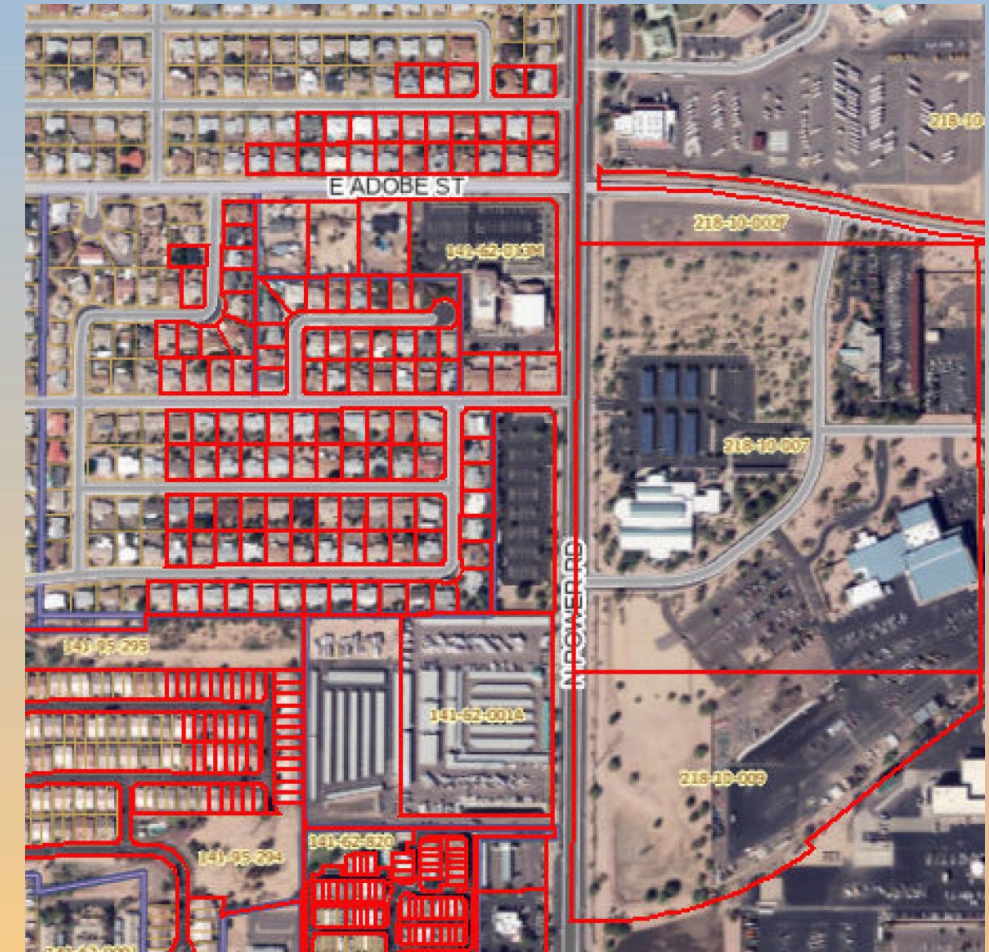
North Elevation





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting June 6, 2023
 - 17 participants
- Concerns include:
 - Increase in traffic
 - Wall height
 - Disruption of quiet neighborhood
 - Parking along surrounding streets
 - Building height





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 Recommendation: APPROVAL with
Conditions (Vote 6-0)***

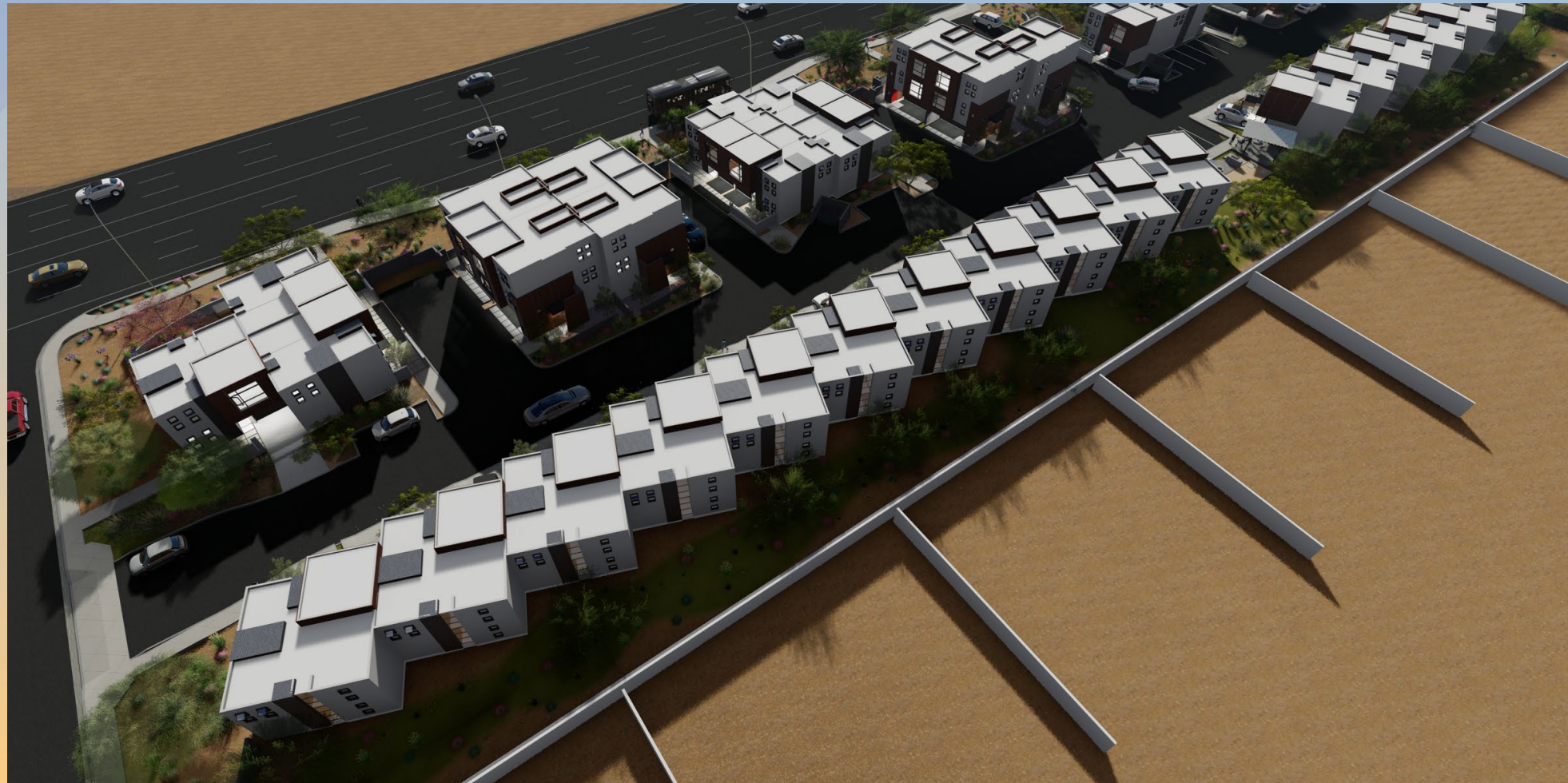


Rendering





Rendering





Rendering





Rendering





Rendering





Colors & Materials Palette

7



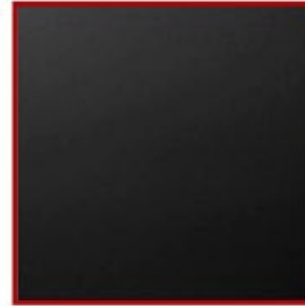
Site Walls:
Lace Stucco Finish - SW 7643
Pussy Willow

6



Site Walls:
8x4x16 CMU Block - Pattern
Stacked Horizontal W/ Raked
Joints

5



Windows:
Black Anodized Window Frames

4



Windows:
Solarban Vitrolite Glass - Solar Gray
or sim

3



Building Walls:
Carbon Black Velvet Face Brick -
Running Bond

2



Building Walls:
Hardie Panel Vertical Siding 4x8 -
Painted WITH/ Metal Effects Rust
Activator with Satin Clear Coat

1



Building Walls:
Santa Barbara Finish Stucco - SW
7570 Egret White



mesa·az