



# City Council

## ZON23-00771

Mary Kopaskie-Brown, Planning Director

November 18, 2024



# Request

- Rezone from LC to RM-4-PAD
- Site Plan Review
- New 32-unit multiple, 3-story residence development

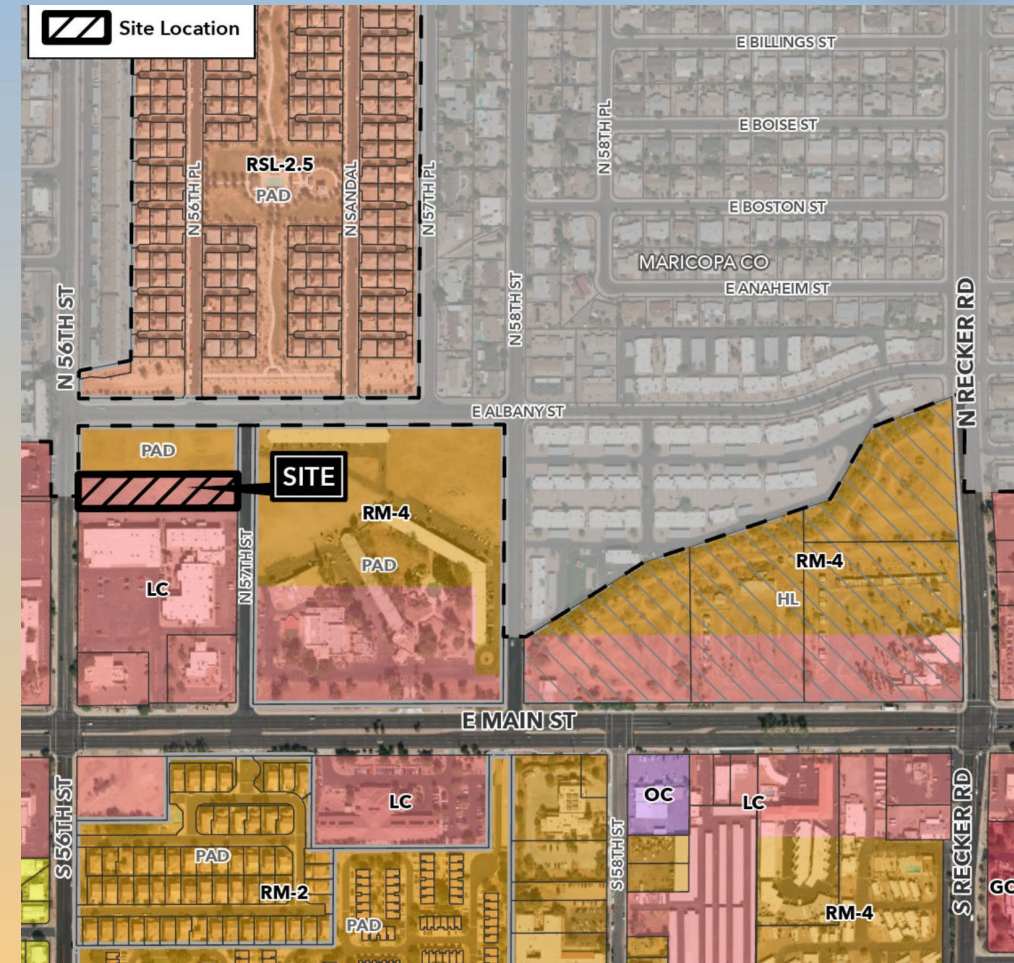






# Location

- West of Recker Road
- Approximately 600 feet north of Main Street
- Between 56<sup>th</sup> and 57<sup>th</sup> Streets



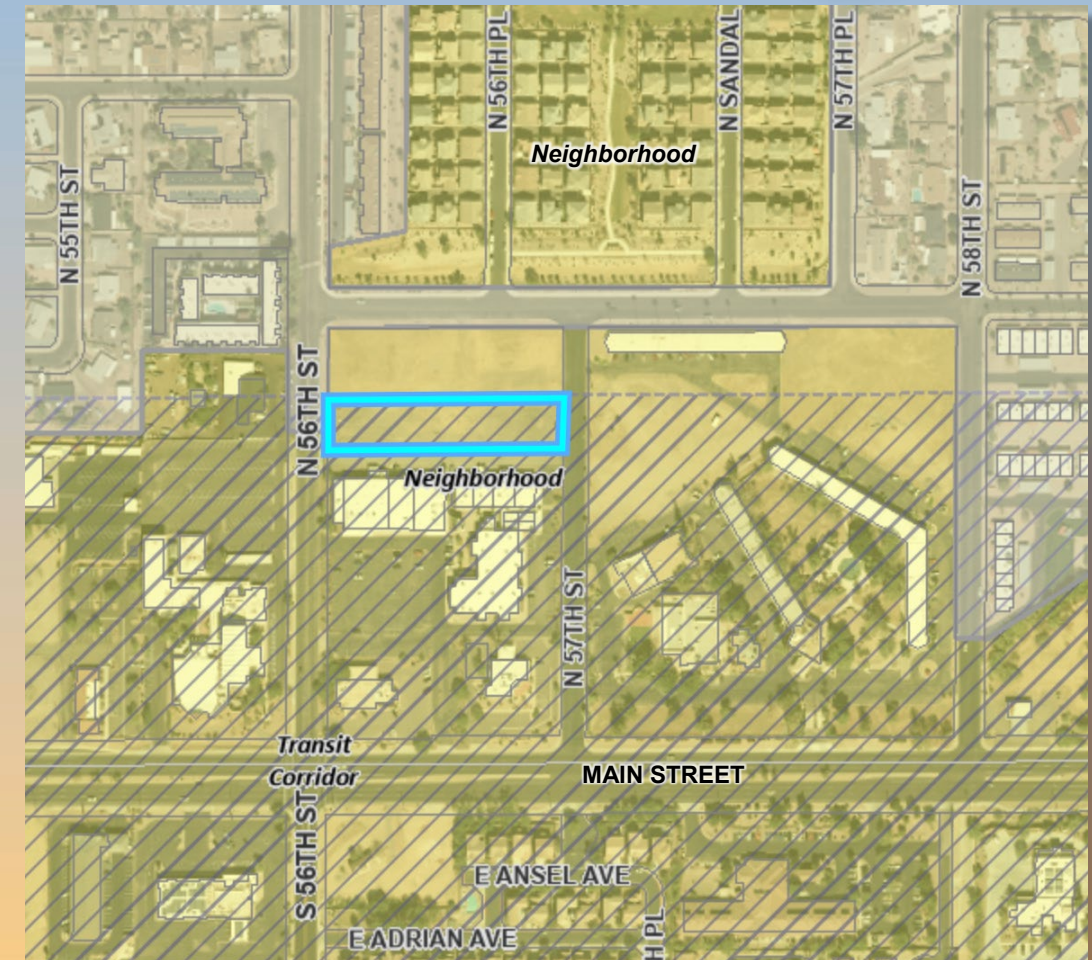




# General Plan

## Neighborhood with a Suburban Sub-type and Transit Corridor

- Safe places to live and enjoy surrounding community
- Variety of housing types and associated non-residential uses
- Develop a mixed-use, pedestrian-oriented, urban environment within walking distance of transit stops.
- RM-4 is a secondary zoning district
- Majority of the character area established with primary zoning

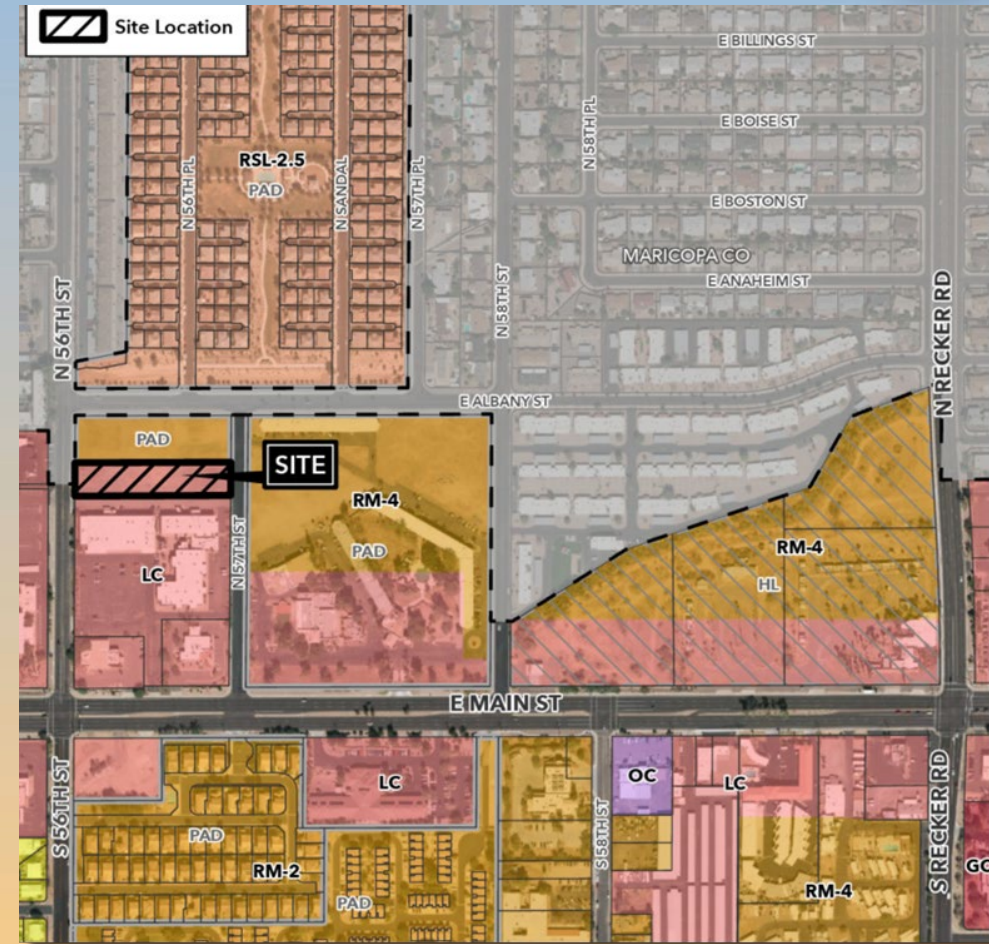






# Zoning

- Current Zoning
  - LC
  
- Proposed Zoning
  - RM-4-PAD







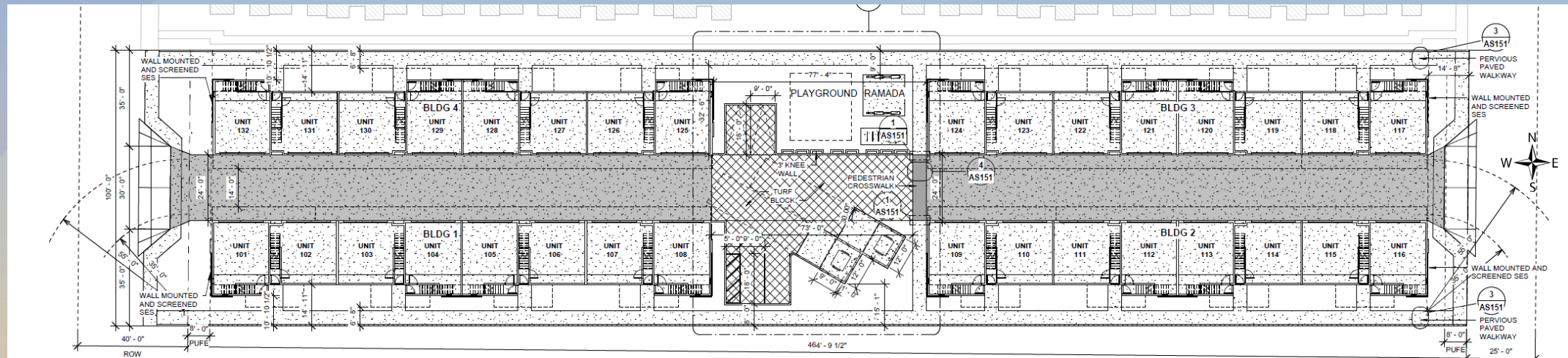
# Site Photo



Looking east from 56<sup>th</sup> Street



# Site Plan



- 32 three-story dwelling units
- Access from 56<sup>th</sup> and 57<sup>th</sup> Street
- 68 parking spaces required
- Double car garage per unit, plus 4 visitor spaces, total of 68 spaces provided
- Centralized amenity area





# Planned Area Development (PAD) Overlay

| Development Standard   | MZO Required   | PAD Proposed  |
|--|--|---|
| <p><u>Minimum Yards –</u><br/> <i>MZO Table 11-5-5:</i></p> <ul style="list-style-type: none"> <li>- Front and Street Facing Side:<br/>           56<sup>th</sup> Street (Collector):</li> <br/> <li>57<sup>th</sup> Street (Local):</li> <br/> <li>- Interior Sides and Rear (3 or more units on lot):<br/>           North property line:</li> <br/> <li>South property line:</li> </ul> | <p>25 feet</p><br><p>20 Feet</p><br><p>15 feet per story (45 feet total)</p><br><p>15 feet per story (45 feet total)</p> | <p><b>8 feet</b></p><br><p><b>14 feet, 8 inches</b></p><br><p><b>2 feet, 2.66 inches per story (minimum)<br/>           6 feet, 8 inches total to 2<sup>nd</sup> floor balcony)</b></p><br><p><b>2 feet, 2.66 inches per story (minimum)<br/>           6 feet, 8 inches total to 2<sup>nd</sup> floor balcony)</b></p> |





# PAD Overlay – Cont'd

| Development Standard   | MZO Required                  | PAD Proposed  |
|--|-------------------------------|---|
| <p><u>Required Landscape Yards – MZO Table 11-5-5:</u></p> <ul style="list-style-type: none"> <li>- Front and Street Facing Side:</li> <li>56<sup>th</sup> Street (Collector):</li> <li>57<sup>th</sup> Street (Local):</li> </ul> | <p>25 feet</p> <p>20 feet</p> | <p><b>8 feet</b></p> <p><b>14 feet, 8 inches</b></p>                              |
| <p><u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5:</u></p> <ul style="list-style-type: none"> <li>- Three-story buildings:</li> </ul>  | <p>35 feet</p>                | <p><b>14 feet, minimum</b><br/><b>(Across the drive aisle at third story)</b></p> |



# PAD Overlay – Cont'd

## Development Standard

## MZO Required

## PAD Proposed

Off-site Access – MZO Section 11-5-5(B)(4)(b):

Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle

**Drive aisles leading to main entrances do not have walkways on the sides of the drive aisle**

Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii):

When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 3, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature

**When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 8 garages doors with a 4-foot-wide, 1-foot-deep recessed niche between every pair of garage doors**





# PAD Overlay – Cont'd

| Development Standard  | MZO Required   | PAD Proposed   |
|---|--|--|
| <p><u>Setback to Cross Drive Aisles – MZO Section 11-32-4(A):</u></p> | <p>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</p> | <p><b>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 11 ft from the property line abutting 56<sup>th</sup> Street and 17 feet, 4 inches from the property line abutting 57<sup>th</sup> Street</b></p> |



# PAD Overlay – Cont'd

| Development Standard   | MZO Required                  | PAD Proposed  |
|--|-------------------------------|---|
| <p>Required Landscape Yards – <i>MZO Section 1133-3(B)(2)(a)(ii)</i>:</p> <ul style="list-style-type: none"> <li>- Non-Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts, Non-Group C-O-I:</li> </ul> <p>North property line:</p> <p>South property line:</p> | <p>15 feet</p> <p>15 feet</p> | <p><b>6 feet, 8 inches to 2<sup>nd</sup> floor balcony</b></p> <p><b>6 feet, 8 inches to 2<sup>nd</sup> floor balcony</b></p> |





# PAD Overlay – Cont’d

## Development Standard

Interior Parking Lot Landscaping – MZO

*Section 11-33-4(B)(2):*

- Landscape Islands width:

*MZO Section 11-33-4(D)(1)(a):*

- Plant Materials:

## MZO Required

8 feet

1 shade tree and 3 shrubs for every  
15-foot parking island

## PAD Proposed

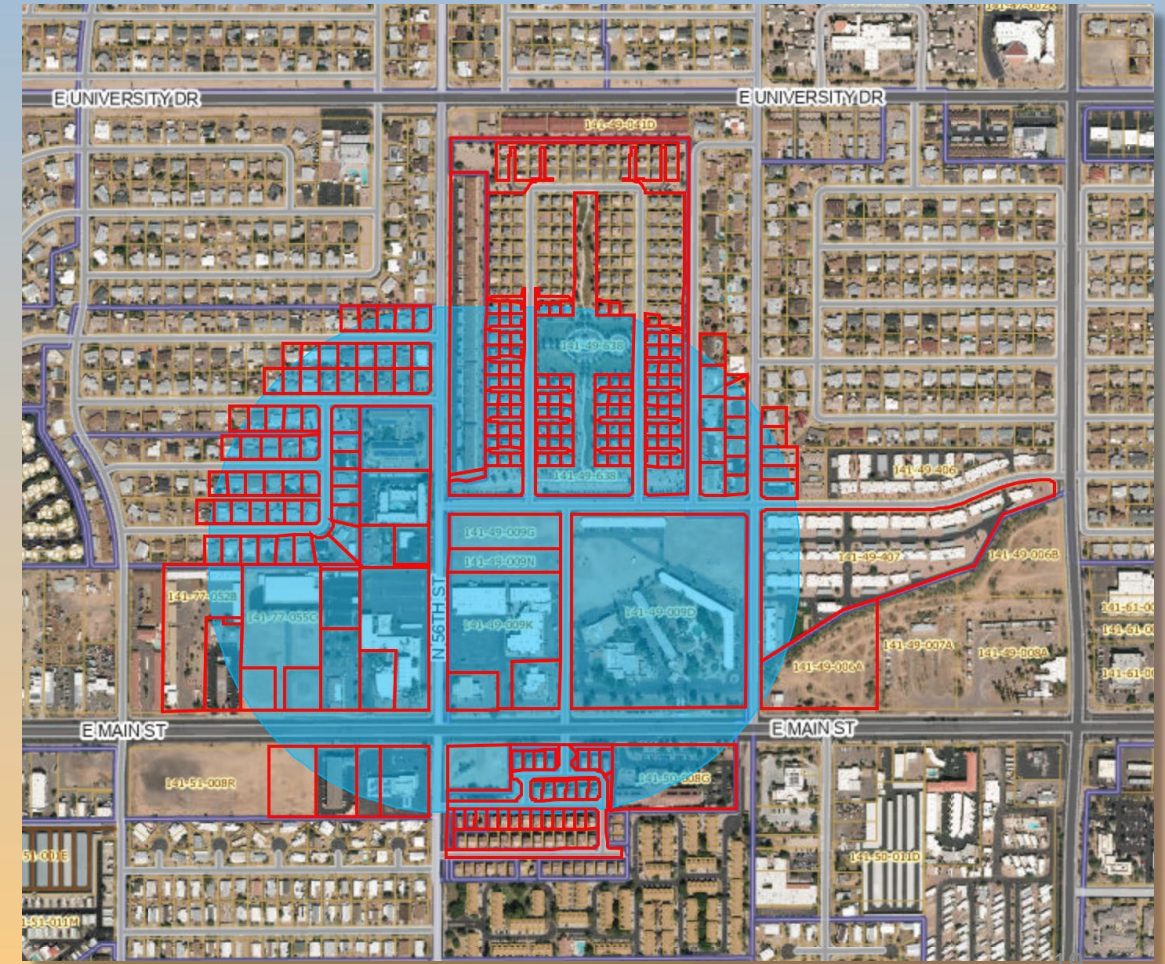
**4 feet where adjacent to the buildings**

**0 shade trees and 4 shrubs for islands  
adjacent to the buildings**



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff has not received any comments at this time







# 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 recommends Approval with Conditions (6-0)***



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# Site Photo



Looking north from Palm Street





# Site Photo

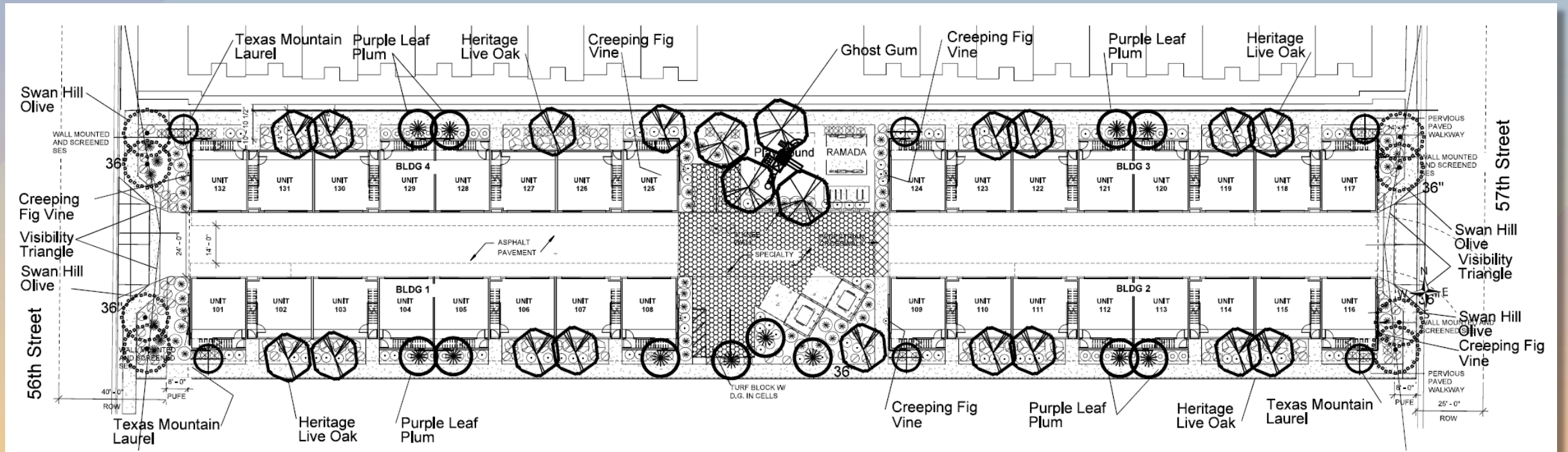


Looking west from 57<sup>th</sup> Street





# Landscape Plan





# Renderings







# Renderings





# Elevations



③ ENTRANCE ELEVATION  
1/16" = 1'-0"

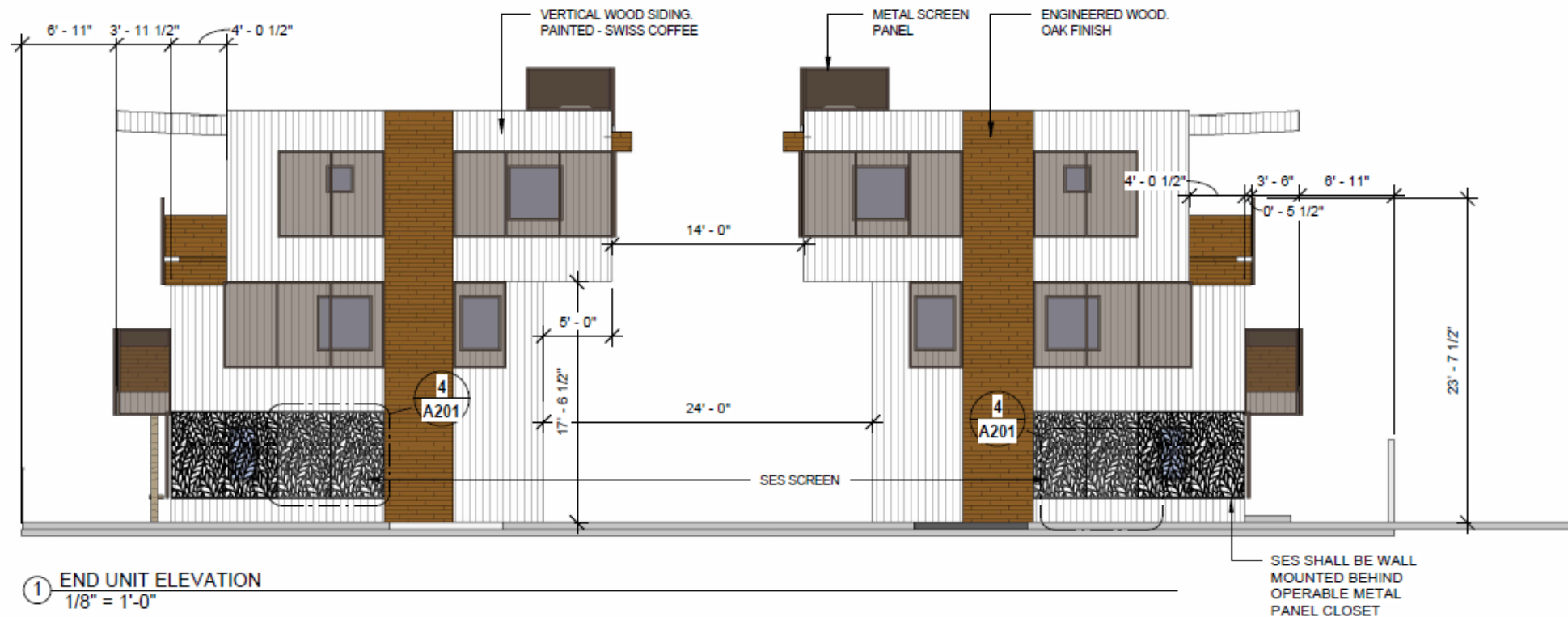


② GARAGE ELEVATION  
1/16" = 1'-0"



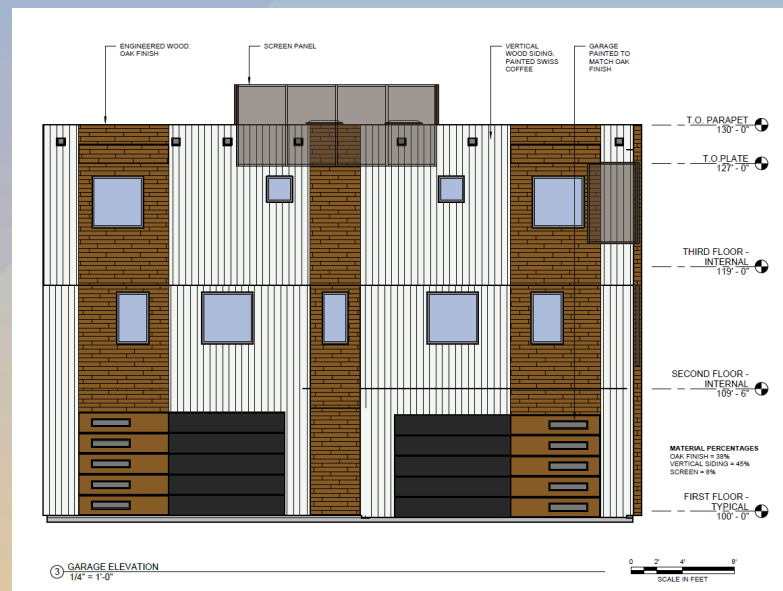


# Elevations

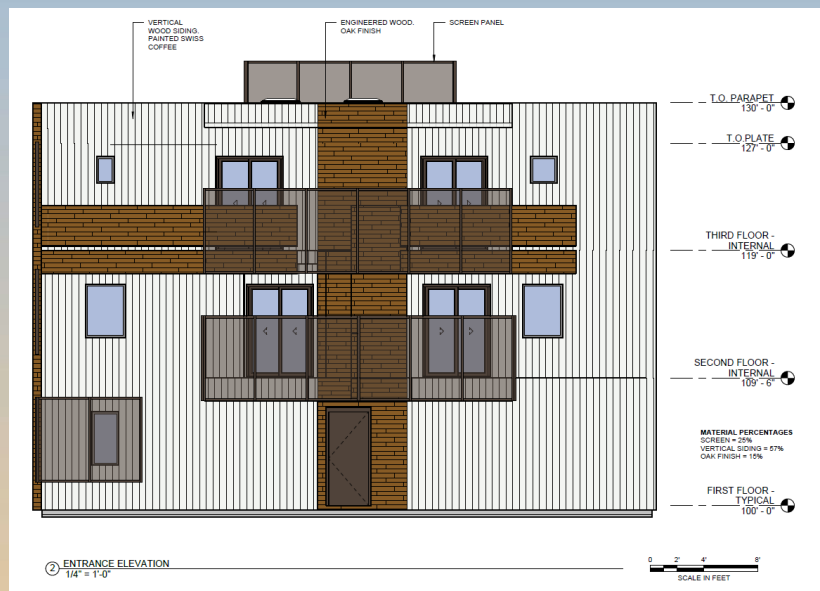




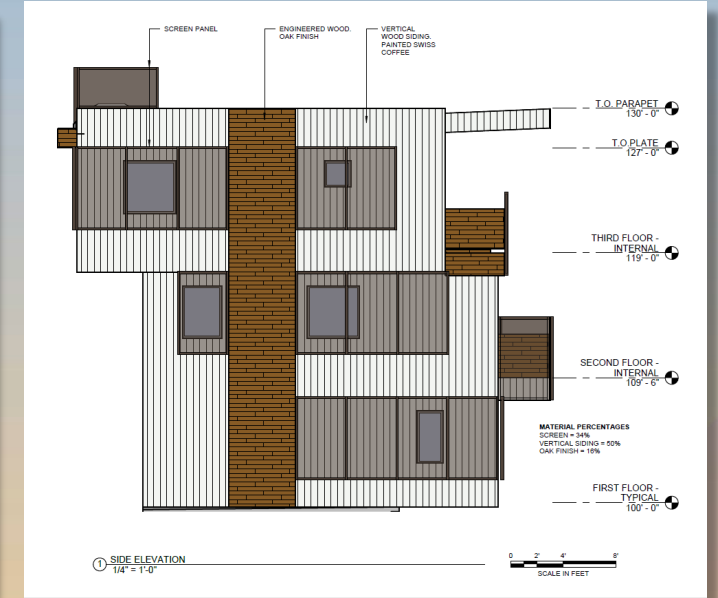
# Elevations



**MATERIAL PERCENTAGES**  
 OAK FINISH = 38%  
 VERTICAL SIDING = 45%  
 SCREEN = 8%



**MATERIAL PERCENTAGES**  
 SCREEN = 25%  
 VERTICAL SIDING = 57%  
 OAK FINISH = 15%



**MATERIAL PERCENTAGES**  
 SCREEN = 34%  
 VERTICAL SIDING = 50%  
 OAK FINISH = 16%



