



Planning & Zoning Board



ZON22-01340



Request

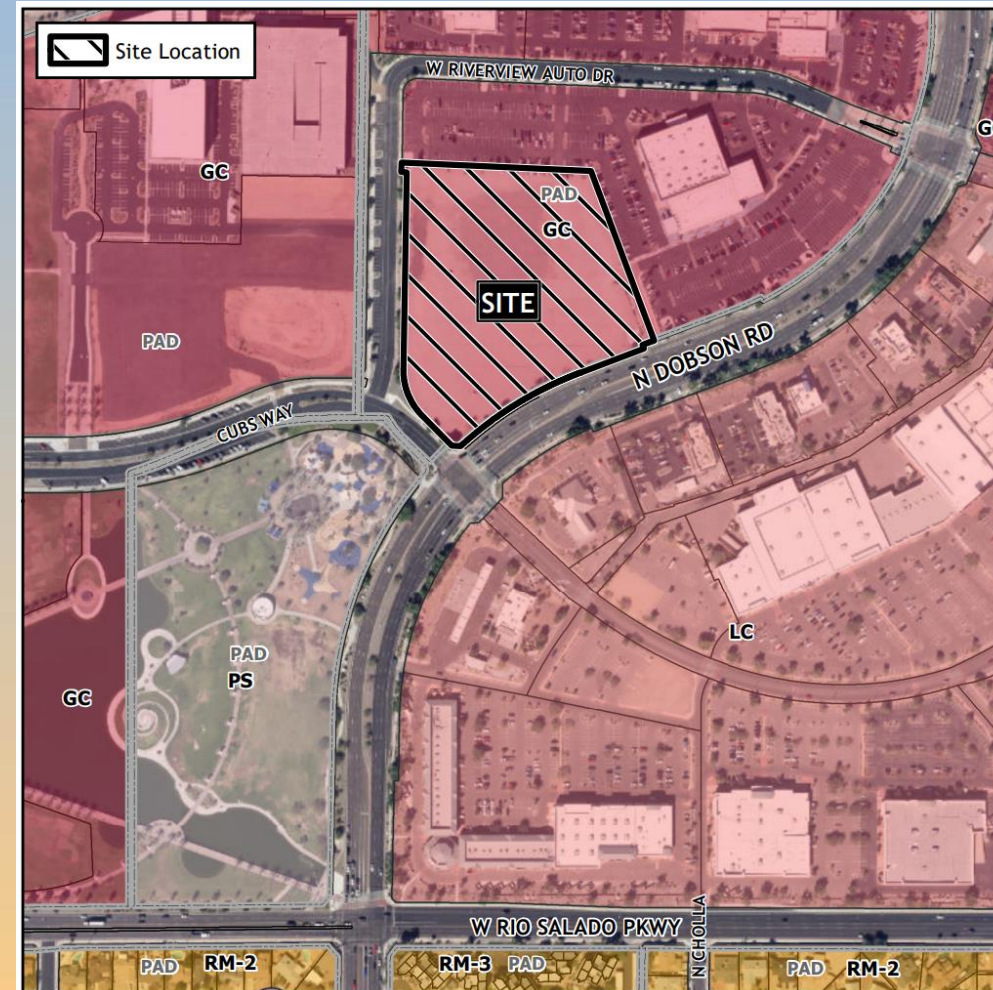
- Rezone from GC-PAD to RM-4-BIZ
- Site Plan Review
- To allow for a multiple residence development





Location

- North side of Dobson
- East side of Riverview Auto Drive
- North of Rio Salado Parkway





General Plan

Mixed Use Activity District

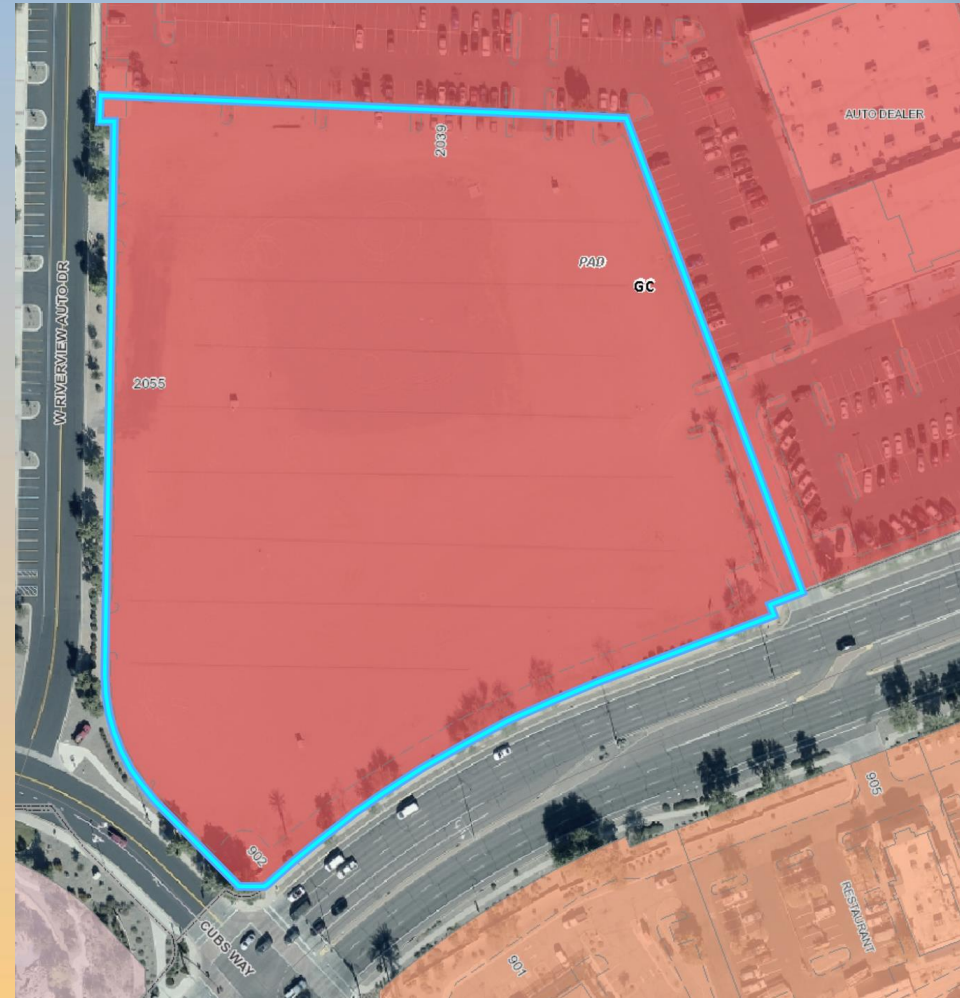
- Regional activity areas
- Strong and viable commercial centers
- RM-4 secondary zoning district
- Multiple residence is supported as a secondary use





Zoning

- RM-4-BIZ
- Permitted in the RM-4 district subject to compliance with applicable development standards





Site Photos



North from Dobson Road



Site Photos

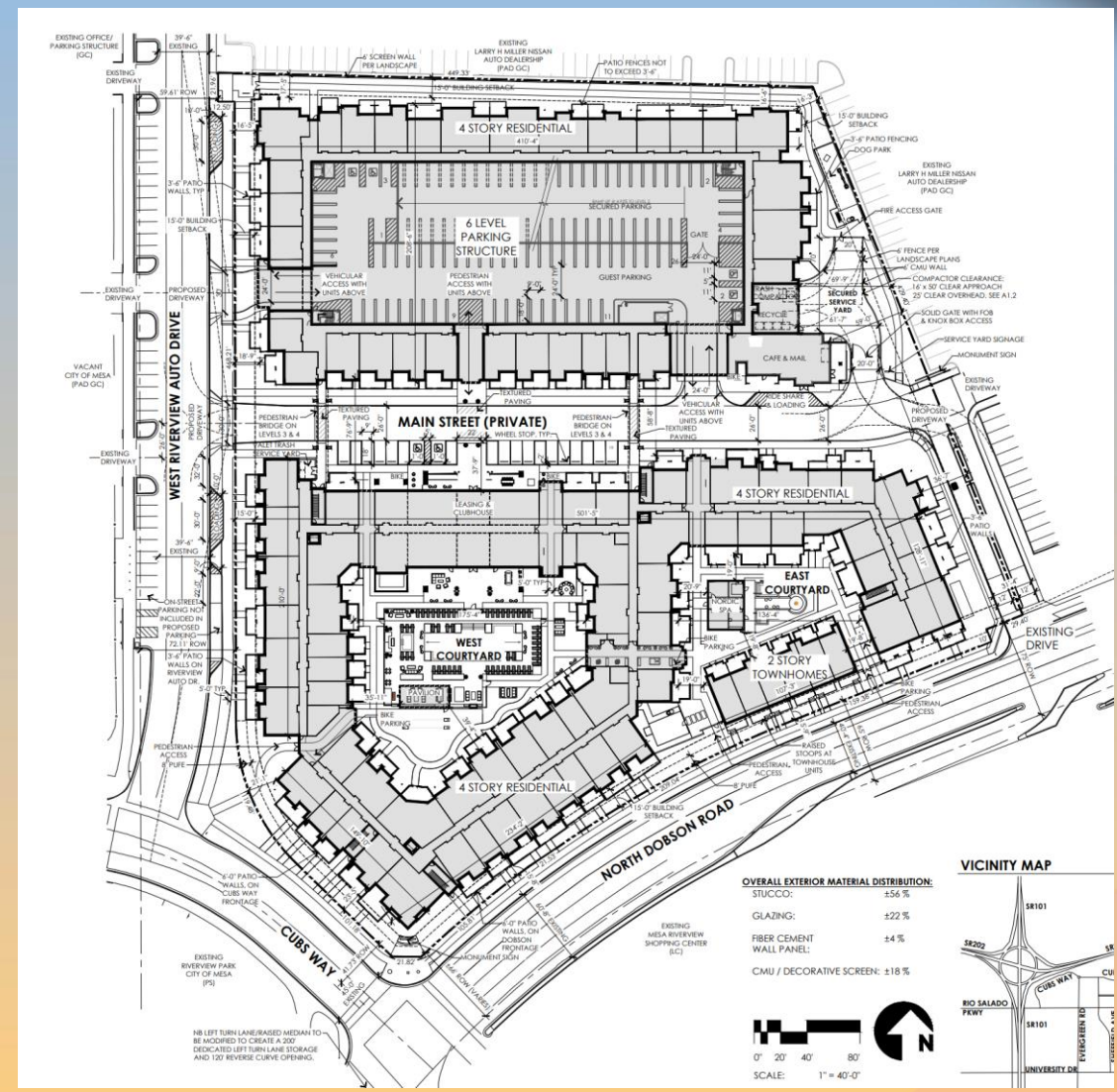


East from Auto Riverview Drive



Site Plan

- 416 units
- Access from Riverview Auto Drive and Dobson Road
- Northern building wraps around a 6-level parking structure
- 624 parking spaces (610 within garage)
- 2 pedestrian bridges
- 2 private amenity spaces including a rooftop terrace





Landscaping

- 200± square feet of open space per unit
- Shaded walkways around each building
- Entry plaza at the southwest corner
- Minimum tree and shrub quantities comply with MZO





Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Maximum Density –
MZO Table 11-5-5

30 dwelling units per acre

62 dwelling units per acre

Maximum Lot Coverage (% of lot) –
MZO Table 11-5-5

70%

71%

Minimum Building Setback – MZO Table 11-5-5
-Front and Street-Facing Side (Dobson Road)

30 feet

15 feet

-Front and Street-Facing Side (Cubs Way)

25 feet

22 feet

-Front and Street-Facing Side (Riverview Auto Drive)

20 feet

15 feet

-Side and Rear (north property line)

15 feet per story
(60 feet total)

15 feet total

-Side and Rear (east property line)

15 feet per story
(60 feet total)

15 feet total



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces</u> – <i>MZO Section 11-32-3 (multiple residence)</i>	2.1 spaces per unit (874 spaces)	1.5 spaces per unit (624 spaces)
<u>Minimum Landscape Yards</u> – <i>MZO Table 11-5-5</i> - Front and Street-Facing side (Dobson Road) -Front and Street-Facing side (Cubs Way) -Front and Street-Facing Side (Auto Riverview Drive)	30 feet 25 feet 20 feet	8 feet 8 feet 8 feet
<u>Minimum Building Separation</u> – <i>MZO Table 11-5-5</i> -Three-story buildings	35 feet	19 feet for buildings three-stories and above
<u>Minimum Lot Area Per Dwelling Unit</u> – <i>MZO Table 11-5-5</i>	1,452 square feet per dwelling unit (604,032 square feet total)	869 square feet per dwelling unit (361,695 square feet total)
<u>Maximum Fence/Wall Height in Front Yard</u> – <i>MZO Section 11-30-4(A)(b)</i>	3.5 feet	6 feet



Renderings





Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on February 1, 2023
- Virtual meeting held on February 15, 2022, with one attendee
- Staff has not been directly contacted by interested parties



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET MESA, ARIZONA
TIME: 4:00 PM DATE: May 24, 2023
CASE: ZON22-01340

Request: Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Sean B. Lake, Pew & Lake, PLC
PHONE: (480) 461-4670
Planning Division: (480) 644-2385
Posting date: 5/08/2023

May 8, 2023 12:38:13 PM
225° SW
903 North Dobson Road
Mesa
Maricopa County
Arizona





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with review criteria in Chapter 21 of the MZO for a BIZ overlay

Staff recommend Approval with Conditions



Planning and Zoning Board