



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

August 21, 2023

CASE No.: ZON21-00404	PROJECT NAME: Reed Park Residences
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Owner's Name:	Ridgeway Investments LLC
Applicant's Name:	Reese Anderson, Pew & Lake, PLC
Location of Request:	Within the 500 block of South Williams (east side). Located west of Gilbert Road and south of Broadway Road.
Parcel No(s):	139-54-043, 139-54-044, and 139-54-045
Request:	Rezone from Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to RM-4 with a new PAD overlay (RM-4-PAD) and Major Site Plan Modification. This request will replace the existing PAD with a new PAD, which will establish unique development standards and allow for the development of a 72-unit multiple residence development.
Existing Zoning District:	RM-4-PAD
Council District:	4
Site Size:	3.5± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 28, 2023 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **March 21, 1959**, the City Council approved the annexation of 1,379± acres into the City of Mesa, including the project site, and established Single Family Residence 6 (R1-6) zoning on the site (Ordinance No. 366).

In **1971**, the project site was rezoned from R1-6 to General Multiple Residence (R-4) (per the case history provided in the staff report for Z80-065).

On **September 15, 1980**, the southern 1.2± acres of the project site was rezoned from R-4 to R-4-PAD for the development of 32 condominiums (Case No. Z80-065, Ordinance No. 1422).

On **March 19, 1984**, the City Council approved a rezoning of the project site from R-4 and R-4-PAD to R-4-PAD to accommodate a 72-unit condominium project (Case No. Z84-027, Ordinance No. 1810).

On **December 13, 2022**, the Design Review Board discussed a preliminary design of Reed Park Residences and provided comments. The applicant subsequently redesigned the site, and the new design was discussed and comments provided by the Design Review Board on June 13, 2023.

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification and a rezone from RM-4-PAD to RM-4 with a new PAD to allow for the development of a multiple residence project (Proposed Project). The project site, which has been vacant since the 1990s, is located west of Gilbert Road and south of Broadway Road, on the east side of Williams, directly across the street from Reed Park.

The new PAD will replace the existing PAD and establish unique development standards for the Proposed Project. The Proposed Project shows a gated, 72-unit residential development consisting of two buildings. Each of the buildings is three-stories and contains 24 two-bedroom units and 12 three-bedroom units.

General Plan Character Area Designation and Goals:

The General Plan Character Area designation on the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The RM-4 zoning district is listed as a secondary zoning district in the Suburban Sub-type and may be utilized if a majority (55% or more) of the Character Area is established with primary zoning districts (General Plan pp. 7-4 and 7-5). A majority of the Character Area has been established with primary zoning districts.

Per Chapter 4 of the General Plan, affordable/workforce housing is critical to the quality of life in our neighborhoods as well as the City's economic development efforts (General Plan p. 4-13). The General Plan promotes the development of affordable housing, which is housing that is purchased or rented and maintained to a reasonable standard by persons of low or moderate income. Housing developed specifically as workforce housing should be built in places where there are mobility options as well as easy access to community services such as parks, schools, jobs, shopping, etc.

Per the Project Narrative, the housing provided through this proposal contributes to long-term stability and quality of the overall area.

Chapter 4 of the General Plan also explains that neighborhood investment and maintenance is more likely to occur when a neighborhood is a recognizable place, when it has its own character and personality. Character and personality can be established by such things as architectural style or theme or other unique design character, or parks or other amenities that bring people together.

The proposed project site has been vacant for many years and is surrounded by older multiple residence developments. Infill development adjacent to existing areas that may not have a high quality must still develop using a consistent standard of design and construction quality expected in Mesa. The Proposed Project will utilize quality architecture, building materials and landscape design to provide an attractive addition to the area.

Zoning District Designations:

The proposed project site is zoned Multiple Residential 4 with a Planned Area Development overlay (RM-4-PAD). Per Section 11-5-1 of the MZO, the purpose of the multiple residence zoning district is to provide areas for a variety of housing types at densities of up to 43 units per gross acre. Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing.

Per Section 11-5-2 of the MZO, multiple residence is an allowed use in the RM-4 zoning district.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Williams) RS-6 Reed Park</p>	<p>North RM-3 Multiple Residence</p>	<p>Northeast RS-6 Single Residence</p>
<p>West (Across Williams) RS-6 Reed Park</p>	<p>Proposed Project Site RM-4 Vacant</p>	<p>East RS-6 Single Residence</p>
<p>Southwest (Across Williams) RS-6 Reed Park</p>	<p>South RM-4 Multiple Residence</p>	<p>Southeast RS-6 Single Residence</p>

Compatibility with Surrounding Land Uses:

The Proposed Project is adjacent to multiple residence uses to the north and south, and single residences to the east. Reed Park is across Williams to the west. The Proposed Project is compatible with the surrounding developments.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The Proposed Project includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO.

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 shows the MZO required standards and the applicant's proposed PAD standards.

Table 1: Development Standards

MZO Development Standards	Required	Proposed	Staff Recommendation
<u>Required Landscape Yards –MZO Section 11-33-3(B)</u> -Non-single residential uses on sites 2.5 acres or more, adjacent to single-residence (East property line) -Non-single residential uses adjacent to other non-single residence uses (North property line) (South property line)	25 feet wide 15 feet wide 15 feet wide	20 feet wide 4 feet wide 8 feet wide	As proposed
<u>Required Open Space – MZO Section 11-5-5(A)(3)</u> -Proportion of private and common open space (2-bedroom units) (3 or more bedrooms) -Additional standards for private open space (Ground level minimum dimension) (Above ground minimum dimension) -Openness	100 square feet 120 square feet 10-foot (width and depth) 8-foot width; 6-foot depth Open space shall be at least 50% covered and shall have at least one 1 exterior side that is	73 square feet (2nd and 3rd floors only) 67 square feet (2nd and 3rd floors only) 10-foot width; 4-foot 10-inches in depth 8-foot width; 5-foot in depth Open space shall be at least 50% covered and shall have at least one 1	As proposed

MZO Development Standards	Required	Proposed	Staff Recommendation
	open and unobstructed between 3 and 8 feet above its floor level	exterior side that is open and unobstructed between 4 feet and 8 feet above its floor level	

Required Landscape Yards:

Per Section 11-33-3(B)(1) of the MZO, a 25-foot-wide landscape yard is required for non-single residence uses (2.5 acres or more in size) adjacent to a single residence district.

The applicant is requesting a 20-foot-wide landscape yard along the eastern property line.

Per Section 11-33-3(B)(2)(a) of the MZO, a 15-foot-wide landscape yard is required for non-single residence uses adjacent to other non-single residences.

The applicant is requesting a four-foot landscape yard along the north property line adjacent to the front entry turn-around and an eight-foot landscape yard along the remainder of the north property line. Along the south property line, the request is for an eight-foot landscape yard.

Required Open Space:

Per Section 11-5-5(A)(3)(a) of the MZO, the minimum area of private open space for two-bedroom units is 100 square feet and 120 square feet for three-bedroom units. The applicant is requesting reductions for the 2nd and 3rd floor units.

The Proposed Project includes 73 square foot balconies for the two-bedroom units and 67 square foot balconies for the three-bedroom units.

Per Section 11-5-5(A)(3)(e)(i) of the MZO, private open space at the ground level shall have no dimension less than 10 feet and above ground private open space shall be no less than eight feet wide by six feet deep.

The applicant is requesting a minimum depth for ground floor patios of four feet 10 inches and minimum five-foot depth for above ground balconies.

Per Section 11-5-5(A)(3)(e)(ii) of the MZO, private open space must be at least 50% covered and have one side that is open and unobstructed between three and eight feet above its floor level.

The applicant is requesting that the open and unobstructed portion of the private open space be between four feet and eight feet above the floor level.

Justification:

As justification for the reduced landscape yards, the applicant is proposing a tree palette comprised of all 36-inch box trees and 20-foot-tall palm trees, which exceeds the minimum tree

sizes required in the MZO, to help improve the landscaping design throughout the development, and to provide some privacy and security to the ground-level patios. The pedestrian walkways and entry driveways at the front of the site are proposed to be surfaced with pavers. The building and landscape architecture exceed the standards required when the adjacent properties were developed, and the applicant is proposing materials and landscaping that exceeds the current standards in the MZO.

Overall, the Proposed Project complies with requirements of a PAD outlined in Section 11-22 of the MZO by providing equivalent or superior features that meet the intent of the base zone development standards.

Site Plan and General Site Development Standards:

The Proposed Project shows a gated 72-unit residential development consisting of two buildings. Each of the buildings is three-stories and contains 24 two-bedroom units and 12 three-bedroom units.

Two pedestrian gates provide access from Williams. The northern gate provides ingress and egress into the property while the southern gate is exit only and emergency access. Per Section 11-32-3 of the MZO, 152 parking spaces (including 72 covered spaces) are required for this 72-unit development, and 163 spaces (including 76 covered spaces) are provided.

Pedestrian connectivity is provided to Williams and connects the buildings and centrally located open space. The amenity area includes playground equipment and a swimming pool.

Overall, the Proposed Project conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Design Review:

Per Section 11-71-2 of the MZO, Design Review is required for multiple residence projects that exceed the maximum density of the RM-2 zoning district which is of 15 dwelling units per acre.

The Proposed Project has a density of 22.64 dwelling units per acre, therefore, Design Review is required. The Proposed Project was discussed by the Design Review Board at their June 13th work session. Staff will work with the applicant to address comments provided by the Board.

School Impact Analysis:

The Mesa Public School District reviewed the request for its potential impact on the existing schools in the area. The school district provided the following analysis:

Proposed Project (416 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Elementary	Whittier	0	Yes
Middle School	Carson	15	Yes
High School	Westwood	30	Yes

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000 feet of the site, and registered neighborhoods within one mile of the site.

A virtual neighborhood meeting was held on September 16, 2021. One neighbor attended the meeting and expressed general support for the proposal. A summary of the neighborhood meeting is provided on page three of the Citizen Participation Report.

As of writing this report, staff has not received feedback from surrounding property owners.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, complies with the criteria for a PAD overlay per Section 11-22-1 of the MZO, and meets the review criteria for Site Plan Review per Section 11-69-5 of the MZO.

Staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Case No. DRB22-00376.
3. Prior to the issuance of a building permit, record a lot combination with Maricopa County combining lots 139-54-043,139-54-044, and 139-54-045.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Required Landscape Yards</u> –MZO Section 11-33-3(B) -Non-single residential uses on sites 2.5 acres or more, adjacent to single-residence (East property line) -Non-single residential uses adjacent to other non-single residence uses (North property line) (South property line)	20 feet wide 4 feet wide 8 feet wide
<u>Required Open Space</u> – MZO Section 11-5-5(A)(3) -Proportion of private and common open space (2-bedroom units) (3 or more bedrooms)	73 square feet (2 nd and 3 rd floors only) 67 square feet (2 nd and 3 rd floors only)

MZO Development Standards	Approved
<p>-Additional standards for private open space (Ground level minimum dimension)</p> <p>(Above ground minimum dimension)</p> <p>-Openness</p>	<p>10-foot width; 4-foot 10- inches in depth</p> <p>8-foot width; 5-foot in depth</p> <p>Open space shall be at least 50% covered and shall have at least one 1 exterior side that is open and unobstructed between 4 feet and 8 feet above its floor level</p>

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Final Site Plan

3.3 Landscape Plan

3.4 Preliminary Grading and Drainage Plan

3.5 Elevations

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report