



Planning & Zoning Board



ZON21-00066

Greenfield Multifamily



Request

- Rezone from RS-35 to RM-3-PAD
- Site Plan Review
- To allow for a 30-unit multiple residence development





Location

- North of Brown Road
- West of Greenfield Road

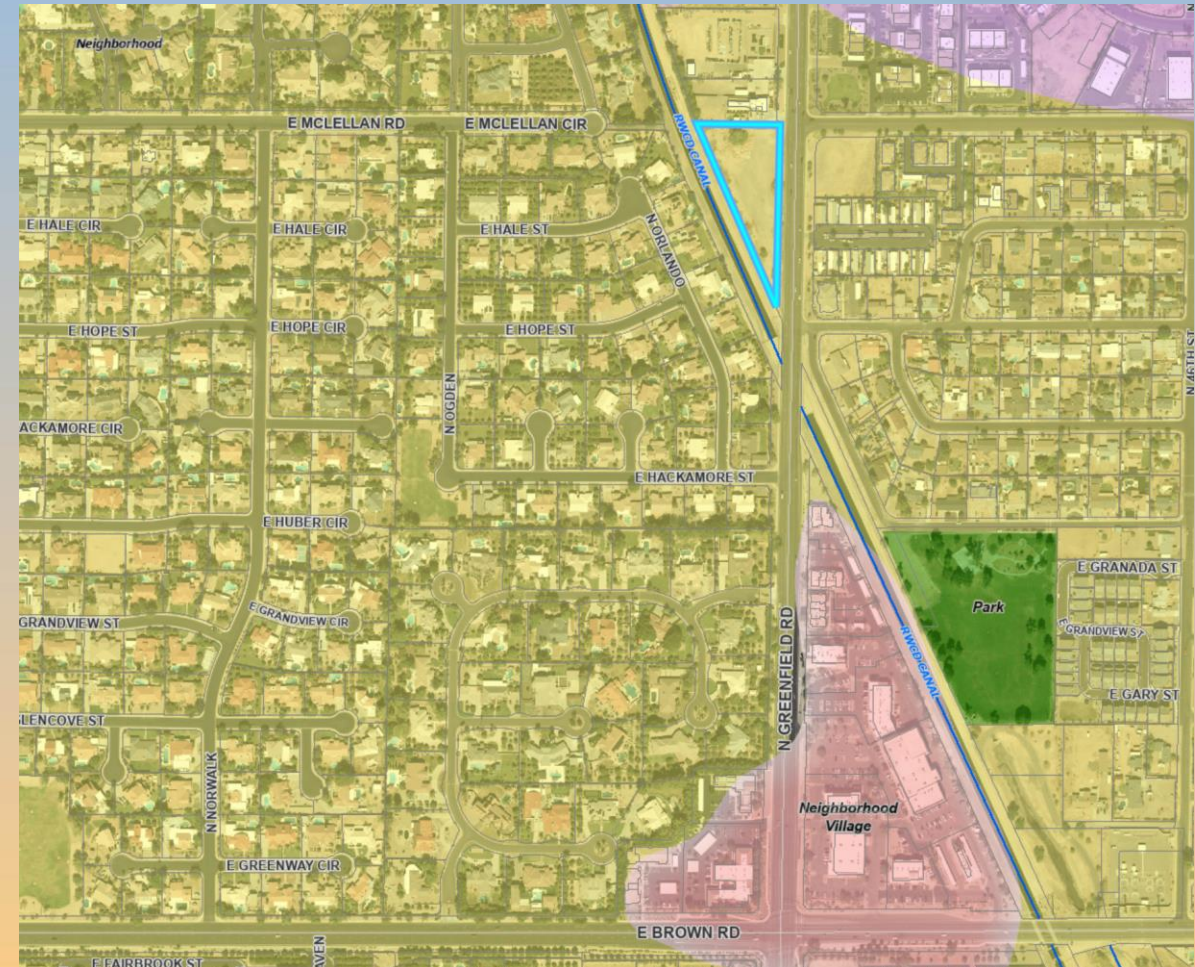




General Plan (2040)

Neighborhood - Suburban

- Wide range of housing options
- Primarily single residence with multi-residence along streets
- Multiple residence is a primary land use. RM-3 is a





Zoning



Site Photos

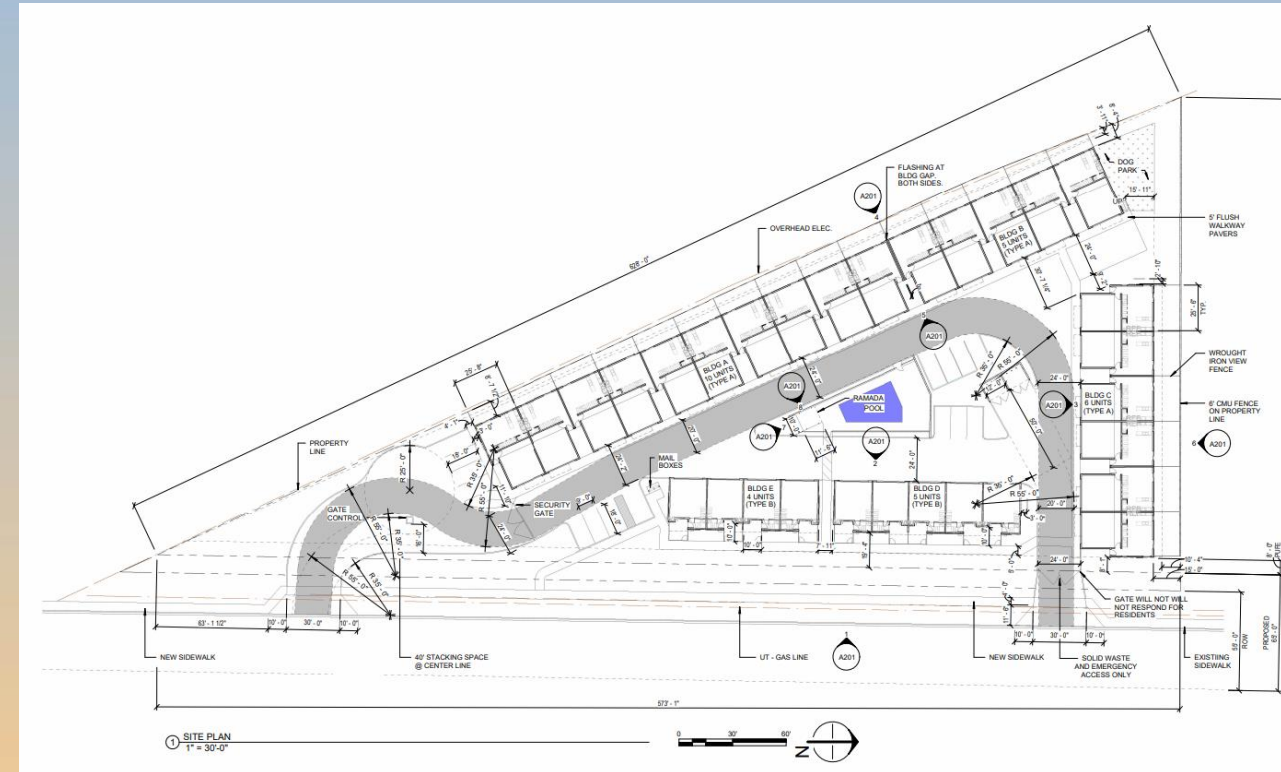


Looking west towards the site



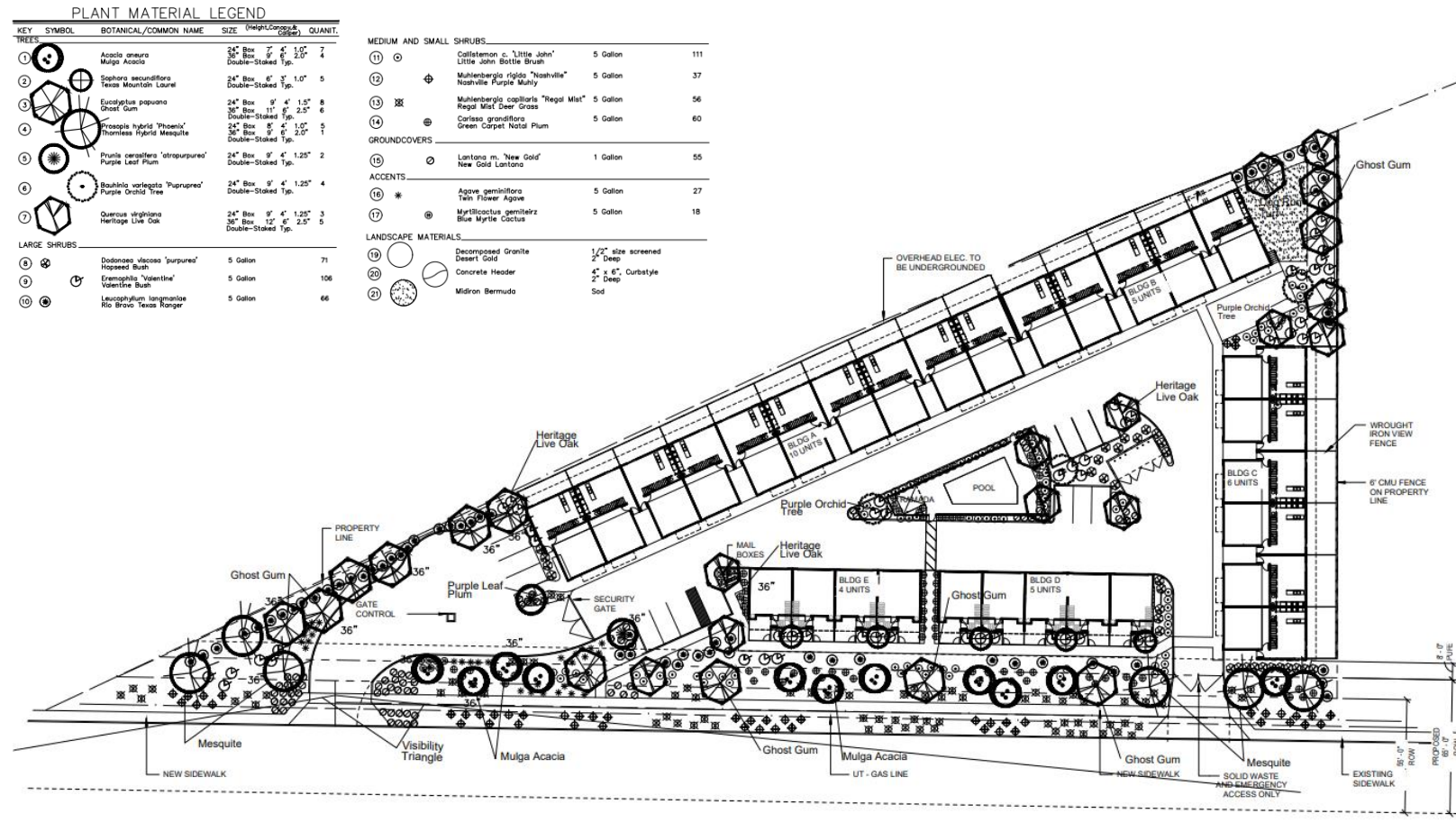
Site Plan

- 30 units in 4 buildings, ranges from two to three stories
- 63 parking spaces req.; 75 spaces provided
 - Attached 2-car garage per unit
 - 15 visitor spaces
- Private yards per unit, common amenity in center





Landscape Plan





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Lot Coverage (% of lot)</u>	70%	73%
<u>Minimum Yards –</u> -Front and Street-Facing Side -Interior Side and Rear: 3 or more units on lot -North property line -West property line	20 feet 15 ft. per story (30 ft. total) 15 ft. per story (30 ft. total)	8'-1" 5'-2" per story (10'-4" total) 1'-11.5" per story (3'-11" total)
<u>Minimum Separation Between Buildings on Same Lot – MZO - Three-story building</u>	35 feet	7'-11"



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Standards for Required Open Space</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 8'-4".
<u>Attached Garages</u>	In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three (3) feet from the upper story facade.	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), 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.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Pedestrian Access</u>	Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.	Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be constructed of pavers.
<u>Bicycle Parking</u> -Spaces Required	Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater (8 spaces required)	Bicycle parking is not required



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Perimeter Landscaping</u> - Arterial streets	23 trees 138 shrubs	4 trees 56 shrubs
<u>Required Landscape Yards</u> -Width: north and west property lines	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 0-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.
<u>Required Landscape Yards</u> -Number of Plants, north and west property lines	27 trees 178 shrubs	15 trees 102 shrubs

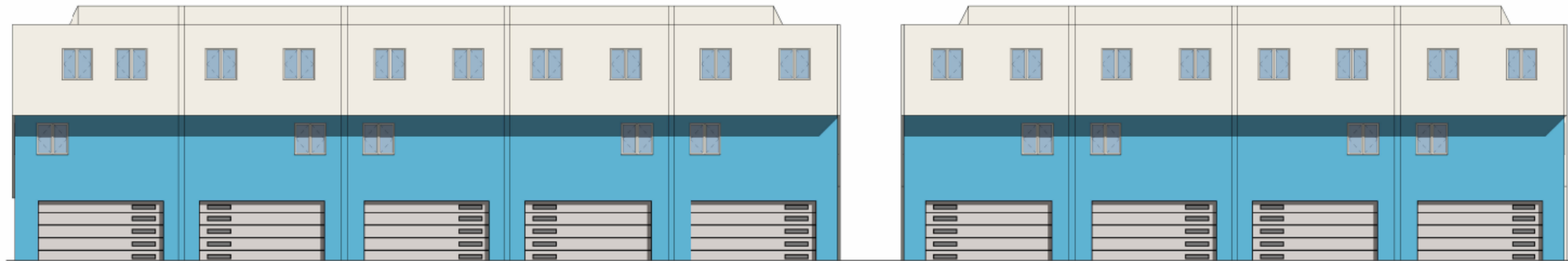


Planned Area Development

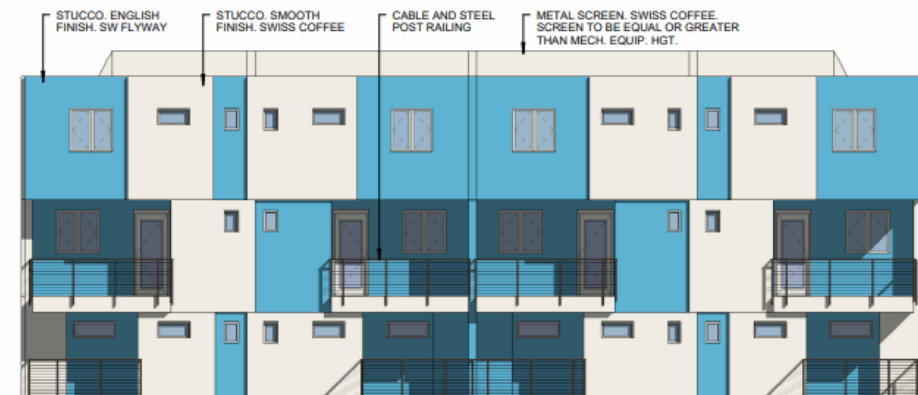
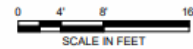
- Private open space exceeds minimum size requirements
- Amenity areas include: swimming pool, dog park, mural
- Building design and site design
- Guest parking exceeds minimums (3 required; 15 provided)



Elevations

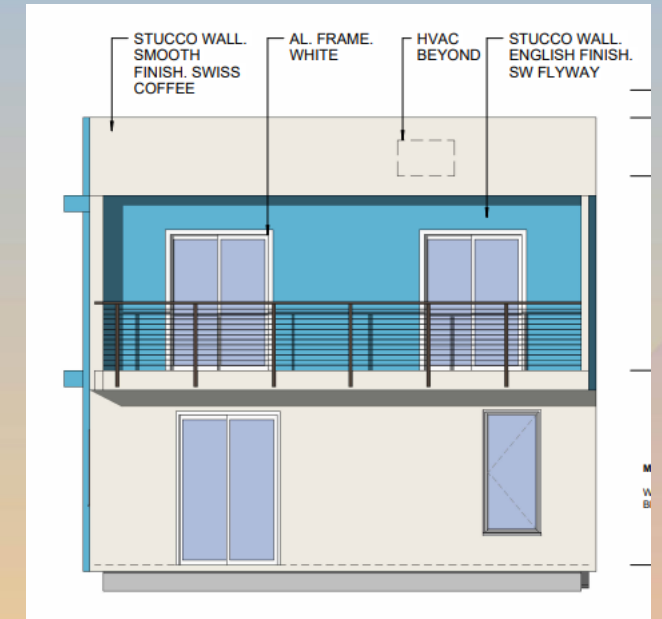
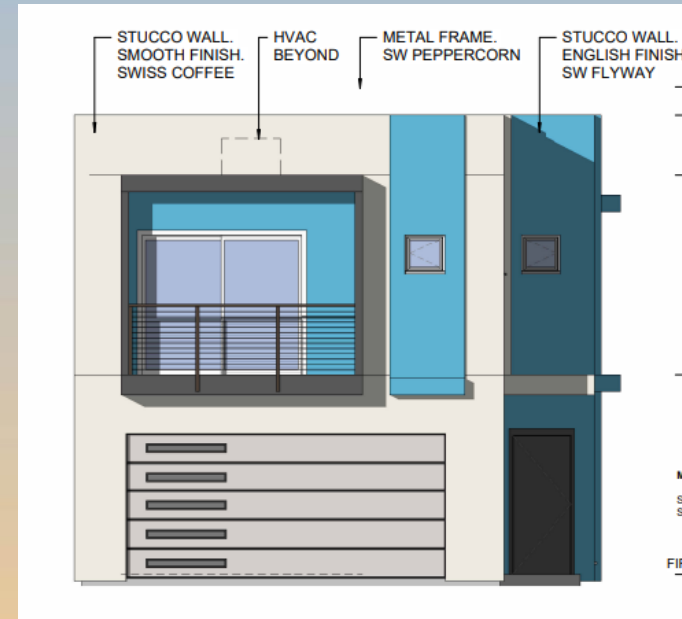
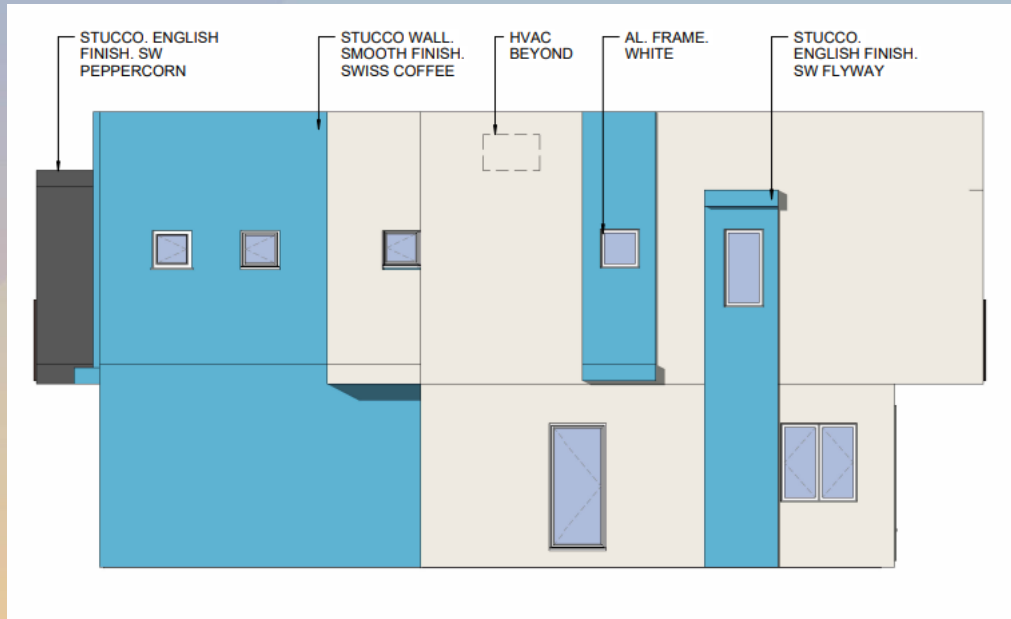


② ELEVATION 3 STORY - GARAGE
1/8" = 1'-0"





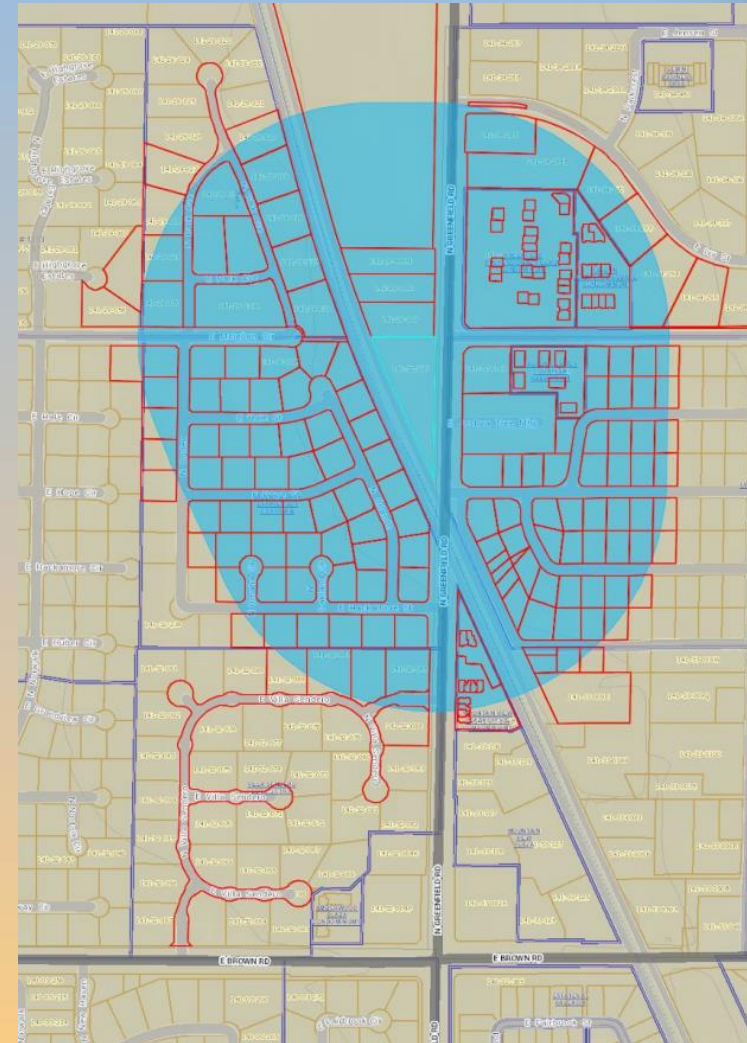
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 2 neighborhood meetings
- Common concerns
 - Site visibility into properties
 - Layout
- Staff received 5 letters in opposition





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions



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