


Planning and Zoning Memo

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| Date | September 24, 2025 | |
| Case No. | ZON24-00998 | |
| Project Name | 623 S. Mesa Dr | |
| Request | <ul style="list-style-type: none"> Rezone from Multiple Residence 2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) Site Plan Review for a 15-unit multiple residence development | |
| Project Location | Located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive | |
| Parcel No(s) | 139-25-007F |  |
| Project Area | 0.6± acres | |
| Council District | District 4 | |
| Existing Zoning | Multiple Residence 2 | |
| General Plan Designation | Urban Residential | |
| Applicant | Tim Boyle, Atmosphere Architects | |
| Owner | 623 S Mesa LLC | |
| Staff Planner | Jennifer Merrill, Senior Planner | |

Project Update

After packet materials were finalized for the Planning and Zoning Board, the applicant provided updated elevation drawings with material calculations. The vertical siding on the entry elevations has increased from 15% to 29%. As a result, the Bonus Intensity Zone Overlay section of the Staff Report that begins on pg. 4 has been updated. All changes are indicated in red, below.

Bonus Intensity Zone Overlay:

Per Section 11-21 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of residential densities and other development standards to allow greater intensity of

development and encourage unique, innovative developments of superior quality. The BIZ overlay must demonstrate that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City.

The requested deviations for the Proposed Project include:

| Development Standard | Required RM-4 | Proposed RM-4 |
|---|--|---|
| <u>Maximum Lot Coverage</u> (% of lot) – MZO Table 11-5-5 | 70% | 79% |
| <u>Minimum Yards</u> – MZO Table 11-5-5 - Front and Street Facing Side - (6-lane arterial – S. Mesa Dr.) - Interior Sides and Rear: 3 or more units on lot | 30 feet Multiple Story: 15 feet per story (45 feet total) | 15'-10" 0' to shade structure; 3 feet per story for buildings (9 feet total) |
| <u>Minimum Separation Between Buildings on Same Lot</u> – MZO Table 11-5-5 - Three-Story building | 35-feet | 17-feet |
| <u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(iii) | When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (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 one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), 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. |

| Development Standard | Required RM-4 | Proposed RM-4 |
|--|--|--|
| Materials – MZO Section 11-5-5(B)(5)(b) | Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building. | Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least fifteen percent (15%) of the exterior walls of the building. |
| <u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A) | 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. | 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 20 ft from the property line abutting the street. |
| <u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts</u> – MZO Section 11-33-3(B)(2)(a)(ii) | 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 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard. |
| <u>Plant Material within Foundation Base</u> – MZO Section 11-33-5(B)(4) | Trees shall be in planters that are at least 8 feet wide. Other plant material shall be in planters that are at least 3 feet wide. | Trees shall be in planters that are at least 4'-7" wide. Other plant material shall be in planters that are at least 3 feet wide. |

Per MZO Section 11-21-3(B), the City Council may approve modifications to the underlying district standards proportionate to the number of deviations and degree of compliance that comply with the criteria for the BIZ overlay as outlined in the staff report.

The revised elevations have resulted in a modification of Staff's analysis of Criteria (1)(A) for the BIZ overlay to the following:

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

Per MZO Section 11-31-32, for a project to reflect Superior Design it will incorporate all of the following elements:

- A. Holistic Approach to Project Design. Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and

The Proposed Project utilizes stucco in a variety of colors and vertical paneling to provide regionally appropriate building materials. The proposed elevations feature a geometric form with minimal movement in the building massing and no movement in roof articulation that does not meet the intent for distinctive and note-worthy architecture.

The Proposed Project also includes a requested deviation to the dimensional requirements for the landscape areas. While the landscape plan meets the number of trees and shrub requirements the requested reduction to the dimensional requirements for the landscape areas will limit the ability of the trees to grow to a height that will provide privacy and screening of the proposed three-story buildings.

When looking at the collective impact of the requested reductions to the landscape planting areas as well as the proposed elevations, staff finds that the Proposed Project does not contribute to a high-quality, holistic design.

The remainder of the staff report, including Staff's Recommendation, has not changed.

Recommendation

Based on the analysis included the staff report and subsequent staff memo, Staff recommends denial of the requested Rezoning and Site Plan Review.