

5308 E Main Modern
A Rezone Application
Project Narrative
Case #ZON24-00015
September 21, 2024

Proposal: A request to rezone the site from LC (limited commercial) to RM-4BIZ (Residential Multifamily Dwelling District, BIZ - Bonus Intensity Zone Overlay)

The rezone process consists of the following applications :

- Pre- submittal review (PRS 23-1022)
- Planning and Zoning (ZON 24-00015)
- Design Review (DR 24-00029)

THE OWNER AND APPLICANT

CURRENT OWNER

SALIBAHOGANINVESTMENTS,LLC

5533 W Riviera Dr

Glendale, AZ 85304

APPLICANT

WILLIAM SEYMOUR CO, INC

428 E Thunderbird Dr

Phoenix, AZ 85022

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THE PROPERTY

Parcel APN: 141-76-014

Existing Zoning: LC

In the budding area of eastern Main Street, brings minimalist modern architecture to Main Street just east of Higley Road. This infill parcel is approximately 2.32 acres. It is bookended by a medical office to the west and an aging bar to the east along Main Street. To the rear of the property, it is adjacent to a mobile/manufactured home development (northwest), an age restricted multifamily condo development (north), and a construction material yard

(northeast). The property is an existing vacant lot approximately 165' wide frontage on Main Street and approximately 610' deep. The property is narrow with minimal frontage. The current zoning on the property is Limited Commercial (LC) over the entire parcel.

THE PROJECT

The project is a 45 unit multifamily apartment, consisting of 4 buildings each building is 3 stories and 30' in height. Building A has 12 one bedroom units, Buildings B,C each has 12 - two bedroom units building, D has 9 -two bedroom units. Between the buildings are useable open space with amenities and sitting areas. These provide the residents with meaningful outdoor spaces to enjoy.. There is ample parking, consistent with the of 2.1 parking spaces per dwelling unit as required.

LAND USE

GENERAL PLAN COMPLIANCE

This project meets the Elements of the General Plan

In Chapter 4 of General Plan, there are six key elements to creating and maintaining a great neighborhood:

- 1 SAFE, CLEAN AND HEALTHY LIVING ENVIRONMENT
- 2 BUILDING COMMUNITY AND FOSTER SOCIAL INTERACTION
- 3 CONNECTIVITY AND WALKABILITY
- 4 PROVIDE FOR DIVERSITY NEIGHBORHOOD
- 5 CHARACTER AND PERSONALITY
- 6 QUALITY DESIGN AND DEVELOPMENT

1. SAFE, CLEAN AND HEALTHY LIVING ENVIRONMENT

This concept is an Apartment project that will be owned and maintained by an entity investing a great amount of money and time in the development. This investment will be maintained to the highest quality.

It provides public spaces.

It provides compatible land uses as a transition from high density mobile home park to commercial

It provides walkability to amenities, and Main Street

It will provide active and well-kept public spaces

2. BUILDING COMMUNITY AND FOSTER SOCIAL INTERACTION

28' wide open spaces between building provides for community gathering places including a pool, rest rooms, dog park, shade structures, BBQ and Picnic tables

A pedestrian system that link residents to neighborhood focal points to naturally bring people together, consists of a 5' side walk 6" above the parking area. It will promote active, two-way communication between the City of Mesa departments and owner

3. CONNECTIVITY AND WALKABILITY

Trees and shade provided along streets and perimeter.

consistent with the character area standards in a way that does not interfere with nighttime lighting of the street, sidewalk and paths

The high-quality design of circulation, sidewalks, open space and buildings along streets to provide attractive and interesting places to walk

4. PROVIDE FOR DIVERSITY

This development is unique to the area providing a variety of dwelling types within the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in one area.

5. NEIGHBORHOOD CHARACTER AND PERSONALITY

The use of high-quality architecture, building materials and landscape design is demonstrated on the plans for this community.

The projects circulation limits thru traffic into contiguous parcels Unique public or community spaces that provide a focal point to draw people together

6. QUALITY DESIGN AND DEVELOPMENT

The building facades that face the street, parking, and public space have rich colors and textures.

One covered parking space is assigned to each unit, adding to quality design. Architectural design elements will be further outlined in the Design Review Board Application

RE-ZONING

The current zoning: LC (Limited Commercial) Requiring a blend of commercial retail and residential uses. The developer suggests that the retail space and other commercial uses are non-viable and cannot identify a tenant to occupy the space.

Proposed Project: This request is for a rezoning, site plan review, and design review application that will allow for a three story, 45 unit multiple residence development. Proposed Zoning RM-4 BIZ (RM-4 Residential Multifamily Dwelling District, BIZ - Bonus Intensity Zone Overlay)

EXISTING LAND USE

The property in its current condition is open space with no signs of improvements. A block wall fences off the west and north property line. East and south property lines are fenced off by chain link fence

Aerial Photos from 1976 indicate there were structures on the south portion of the site. 1986 aerial photos show the site clear of building and debris.

DEVELOPMENT SPECIFICS

SITE PLAN

Existing land use: vacant
Gross area: 2.51 Ac
Net area: 2.32 Ac
Density Allowed: 30 Du/Ac
2 bedroom units: 45 Du
Density Shown: 19.2
Du/Ac

OPEN SPACE AND COMMON AREAS

GROUND LEVEL OPEN SPACE

OPEN SPACE 1 4,223 SF
OPEN SPACE 2 2,040 SF
OPEN SPACE 3 1,980 SF
OPEN SPACE 4 2,000
SF
OPEN SPACE 5 1,800
SF
TOTAL 12,043 SF

OPEN SPACE AND COMMON AREAS

GROUND LEVEL OPEN SPACE

OPEN SPACE 1 6,368SF

OPEN SPACE 2 2,040SF

OPEN SPACE 3 1,980SF

OPEN SPACE 4 2,164SF

OPEN SPACE 5 1,323SF

TOTAL 13,875SF

PATIO OPEN SPACE PER UNIT

BUILDING A

12 -1 BEDROOM UNITS

ALL FLOORS 15.5'X10' = 155SF/ X12UNITS = 1,860SF

BUILDING B

12-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X12= 1,440sf

BUILDING C

12-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X12UNITS= 1,440sf

BUILDING D

9-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X 9UNITS=1,080SF

TOTAL BUILDING PATIO OPENSACE 5,802SF

OPEN SPACE GROUND 13,875SF

TOTAL OPEN SPACE 19,695SF

OPEN SPACE REQUIRED 45UNITS X150SF/DU =6,750S

SITE COVERAGE, IMPERVIOUS SURFACE AREA

SITE COVERAGE

BUILDING A	3,840SF
BUILDING B	4,800SF
BUILDING C	4,800SF
BUILDING D	<u>4,008SF</u>
TOTAL BUILDING	17,448SF
ADDITIONAL IMPERVIOUS AREA	
PARKING	33,800SF
SIDEWALK	2,960SF
POOL AREA	<u>1,600SF</u>
TOTAL SITE COVERAGE	55,808SF
NET % SITE COVERAGE	55,808SF/101,055SF = 55%
COVERAGE ALLOWED	=70%

Parking and Circulation

Residential Parking Required: $2.1 \times 45 = 95$ SPACES

Total provided:	97 SPACES
Covered provided	45 SPACES
Uncovered	50 SPACES
Handicapped	2 SPACES

Parking Dimensions

Handicap parking (HC) 11'X18' with a 5' striped loading between spaces

Standard parking (P) 9'X18'

Additional Access

Along the east side of the site, a separate 20' wide entrance provided from Main Street for Fire Departments and Solid Waste pick up.

Site Storm Water Retention

Retention basin is located on the west of the parcel

Additional retention will be underground.

Calculations

The rainfall produced by a 100 year, 2 hr event

Total volume required. $V = c (p/ 12) a$

$C = 0.8$

$a = 101,130\text{sf}$

$V = 0.8(2.6/12)101,130\text{sf} = 17,539\text{cf}$

Retention provided = 20,500cf

Walls and Screening

Perimeter walls are 6' CMU Walls

Front Screen walls 36" CMU Walls

Solid Waste

2- Single Trash Enclosure Standard Detail M-62.01 "KEY

NOTES" must reference and comply with current COM

Solid Waste standards M62.01 thru M-62.04.2. 2.

Building Elevation and Floor Plans

A Design Review application has been submitted along with this zoning application. Elevations are submitted herein for context; a separate Design Review Board will review the plans, specifics will be incorporated into the Rezoning Recommendations.

Building Safety & Fire

This project will be designed in compliance with the 2018 International Code Council (ICC) "family" of codes and the 2017 National Electric Code produced by the National Fire Protection Association.

Fire sprinklers will be required in all buildings and structures per Mesa Amended Fire Code Section 903.2

Buildings do not exceed 30' in height no aerial equipment will be required.

A onsite fire hydrant is added.

Separate fire entrance provided from Main Street with a fence opened by KNOX Box for police and Fire departments access.

The service for this access will be Grasscrete, a structural paving solution that allows grass to grow through concrete pavers.

Water, Wastewater and Utilities

A detailed utility plan will be provided with Civil Engineering Plans based of design sewer report, and design water report.

Special Zoning Regulations and Provision

Proposed Zoning RM-4 BIZ Residential Multifamily Dwelling District+Bonus Intensity Zone Overlay

This site deviates from minimum Design Standards of RE-4 zoning

There are five (5) deviations from the Design Standards

East

Building setback from the east property line is required to be 45 feet, this site plan provides 30 feet.

-Landscape setback from the east property line is required to be 15 feet this site plan provides 5 feet.

- Reasoning for this request is to provide secure secondary access for fire and trash collection, paved with a Grasscrete or similar material

North

Building setback from the north property line is required to be 45 feet this site plan provides 18 feet.

- Reasoning for this request is site layout is that covered parking and Building D is located in the building setback.

West

-Building setback from the west property line is required to be 45 feet this site plan provides 15 feet.

- Reason for request Covered parking structures and trash enclosures are considered buildings and are located within the building setback.

Building Entrances

Public entrance foundation base is required to be 15 feet, this site plan provides 12 feet.

- The reason for this is for fire safety requirements.

Bonus Intensity Zone (BIZ) Overlay District MZO 11-21-3-B

The BIZ are modifications to the underlying zoning district standards

The following two elements must be met:

1. Demonstrate Superior Design MZO 11-31-32

2. Demonstrate Enhanced Environmental Performance Standards

1. Superior Design

A. Holistic approach to Project design

The project design creates visually appealing designs that enhance the user experience. Maintaining a consistent look and feel across all architectural elements. All Buildings have the same massing, colors materials providing a cohesive experience. Decorative build forms include trellis over windows, offset and in set massing.

Open space and walking paths are interconnected to create a unified whole experience

B. Responsive Approach to Site and Sub set -Area Context

The physical condition of the site being long, and narrow is unique to the site, the site has minimal visual impact from Main Street. This also creates a sense of place, like your own exclusive neighborhood.

integrate with the physical conditions of the immediate site, and create a unique sense of place in context, this project has similar massing as 54th Street Business Park south of the site.

This site provides a progressive change in density from the commercial use south to the townhood development to the north.

C. Sustainable Design

Low flow toilets, low flow showerheads and low flow faucets provide water conservation. Benefits include, reduce water usage up to 60%,

Cost Savings: Lower water and energy bills due to reduced water heating needs¹.

Environmental Impact: Helps conserve water resources and reduce the strain on water treatment facilities

Energy Star Appliances, increase energy efficiency, reduces environmental impact, less greenhouse gases

Energy Star Rated HVAC provides greater comfort, cost saving, reduces Environmental impact.

Landscaping as it matures will provide a canopy and cooling shade. This will assist in reducing the environmental impact.

D. Exceeds Standards

- Bicycle parking requires 1/10 parking space or 10 required for this site. 15 bike parking shown on the site plan
- Density allowed 30 DU/Ac, 19.4DU/AC shown on the site plan
- Maximum lot coverage allowed is 70%, 55% shown on the site plan.
- Energy Star Appliances, increase energy efficiency, reduces environmental impact, less greenhouse gases
- Energy Star Rated HVAC, provides greater comfort, cost saving, reduces Environmental impact.
- Building Design elements include architectural pleasing and functional shaded trellis over windows
- Use of multiple building materials and colors to provide architectural interest

E. Great Public Spaces

As shown the site provides gathering areas, BBQ, Picknick tables, bicycle parking in the open space shown between buildings. These open spaces are interconnect with a walkway system completely round the project.

The open space between Building C and Building D allows for enhanced amenities which provides for a pool, deck, and lounge chairs, in addition to BBQ and tables, great for gathering ,cooling and recreation.

2. Exceed Nationally Recognized Environmental Performance Standards

Site Selection

- Redevelop of this distressed properties, a hazardous open space will be removed as a result.
- Utilize areas with existing utility, infrastructure located in Main Street to the site

Site Design Criteria, alternate modes of transportation

- Bicycle parking areas shall be under 200 yards of the building entrance,
- Bicycle parking requires 1/10 parking space or 10 required for this site. 15 bike parking shown on the site plan
- Number of parking and covered parking is consistent with zoning
- Site selection avoids sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

Performance standards

- Energy Star Appliances, increase energy efficiency, reduces environmental impact, less greenhouse gases
- Energy Star Rated HVAC, provides greater comfort, cost saving, reduces Environmental impact.
- Site selection avoids sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

Redevelopment

- Redevelop and rehabilitate economically distressed properties, Hazardous open space will be removed as a result.

Public Transportation

- Existing Bus stops within ¼ mile of the site, locations at Higley Road and Main Street, and 54th Street and Main Street. This supports the creation of higher density development.