



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

August 21, 2023

CASE No.: ZON22-01110	PROJECT NAME: Mesa Drive Apartments
Owner's Name:	AZ MED CAP, LLC
Applicant's Name:	Synectic Design, Inc.
Location of Request:	Within the 400 to 600 blocks of North Mesa Drive (east side), the 500 block of North Lesueur (west side), and within the 400 block of East 4 th Place (north side). Located east of Mesa Drive and north of University Drive.
Parcel No(s):	137-11-109B
Request:	Rezone from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a 180-unit multiple residence development.
Existing Zoning District:	Multiple Residence-4 (RM-4)
Council District:	1
Site Size:	6± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 28, 2023 / 4:00 p.m.
Staff Planner:	Samantha Brannagan, Planner II
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 5, 1949**, the City Council annexed 2,419± acres of land, including the project site, into the City of Mesa (Ord. No. 228).

In **1969**, per the Maricopa County Assessor's historical aerial photos, a hospital complex was constructed.

On **February 2, 1994**, the Board of Adjustment approved a Special Use Permit (SUP) to allow an existing hospital with accessory office buildings, a variance to allow parking to encroach into required landscape yards, and a variance to allow an existing non-conforming sign to remain. Approval of the variances and SUP brought the existing hospital into conformance with the Multiple Residence 4 (RM-4) zoning district (Case No. BA94-008).

On **February 9, 2022**, the Planning and Zoning Board approved a Preliminary Plat titled Minor Subdivision of Tract “B” of Leisure Manor (Case No. ZON21-00821).

On **May 10, 2023**, an application was submitted for a final plat titled Final Plat of AZ MED CAP (a Replat of a Portion of Tract “B” of Leisure Manor) (SUB23-00382). This application is currently under review.

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the proposed project site from Multiple-Residence-4 (RM-4) to Multiple-Residence-4 with a Planned Area Development overlay (RM-4-PAD) and approval of an Initial Site Plan for the development of a multiple residence development (Proposed Project).

The Proposed Project will consist of four, three-story apartment buildings with a total of 180 units. Each apartment building will contain studio, one-bedroom, and two-bedroom units. Proposed amenities will include a clubhouse, fitness center, pool, dog park, and a courtyard.

The requested Planned Area Development overlay will allow for modifications to certain development standards set forth in the Mesa Zoning Ordinance (MZO).

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 focus of the Neighborhood Character Area is to provide a safe place for people to live where they can feel secure and enjoy their surrounding community. Additionally, these areas will contain a variety of housing types including multiple residence.

RM-4 is listed as a secondary zoning district within the Suburban Sub-type and multiple residence is listed as a primary land use. Per Chapter 7 of the General Plan, a majority (55% or more) of Neighborhood Suburban character type must be established with primary land uses before secondary land uses may be utilized. A majority of the Character Area has been established with primary zoning districts; therefore, the request conforms with this requirement.

The Proposed Project is consistent with the review criteria outlined in the Mesa 2040 General Plan.

Zoning District Designations:

The Proposed Project includes a rezoning from RM-4 to RM-4-PAD. Per Section 11-5-2(B) of the MZO, multiple residence districts are intended to provide a variety of housing types at densities up to 43 dwelling units per acre. Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing.

Per Table 11-5-2 of the MZO, multiple residence uses are permitted within the RM-4 district.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across E. 6th Street) PS City of Mesa Building</p>	<p>North (Across E. 6th Street) RM-2-PAD Multiple Residence</p>	<p>Northeast (Across E. 6th Street) RM-3-PAD Multiple Residence</p>
<p>West (Across N. Mesa Drive) RM-4 Multiple Residence</p>	<p>Proposed Project Site RM-4 Hospital and Medical Offices</p>	<p>East RM-4 Medical Offices</p>
<p>Southwest (Across N. Mesa Drive) LC Medical Offices</p>	<p>South (Across E. 4th Place) RM-4 Multiple Residence</p>	<p>Southeast (Across N. Lesueur Road) RM-3 Multiple Residence</p>

Compatibility with Surrounding Land Uses:

The proposed project site contains an existing hospital and associated medical offices that are currently vacant. Surrounding the site are several existing multiple residence developments in the RM-2, RM-3, and RM-4 zoning districts. The existing hospital and medical offices are located to the north along with one medical office building to the west across Mesa Drive.

The Proposed Project is compatible with existing development in the surrounding area.

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 on the property. 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

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<p><u>Minimum Building Setbacks –</u> MZO Section 11-5-5(A) -Interior Side and Rear: 3 or More Units on Lot (north and east property lines)</p>	<p>15 feet per story (45 feet total)</p>	<p>2 feet per story (6 feet total)</p>	<p>As proposed</p>

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Minimum Landscape Yards – Section 11-33-3(B)(2)</u> -Front and Street Facing Adjacent to a 4-lane arterial (west property line) -Non-single residence uses adjacent to other non-single residence uses (north and east property lines)	20 feet wide 15 feet wide	15 feet wide 6 feet wide	As proposed
<u>Required Parking Spaces by Use – MZO Table 11-32-3(A)</u> -Multiple Residence	2.1 spaces per unit (378 spaces total)	1.43 spaces per unit (257 spaces total)	As proposed
<u>Dwelling Unit Access – MZO Section 11-5-5(B)(3)(a)</u> -Above ground floor	Access to no more than 4 units per corridor	Access to no more than 10 units per corridor	As proposed
<u>Minimum Separation Between Buildings on the Same Lot – MZO Table 11-5-5</u> -Detached parking canopies	20 feet	10 feet	As proposed

Minimum Building Setbacks:

Per Section 11-5-5(A) of the MZO, interior side and rear setbacks for developments with three or more units in the RM-4 zoning district are required to be 15 feet per story. Because the applicant is proposing a three-story building, the total required setback would be 45 feet.

The Proposed Project meet this requirement; however, the applicant is requesting a six-foot setback along the north and east property lines to allow the parking canopies to encroach in the required setback.

Minimum Landscape Yards:

Per Section 11-5-5(A) of the MZO, front and street facing yards adjacent to a four-lane arterial should be a minimum 20 feet in width.

While the majority of the Mesa Drive frontage meets this requirement, the applicant is requesting a 15-foot landscape yard adjacent to Mesa Drive specifically to allow the southernmost drive aisle to encroach 5 feet into the landscape setback to allow for vehicle maneuverability when backing out of the provided covered parking.

Per MZO Section 11-33-3(B)(2), a minimum 15-foot landscape yard is required along property lines for non-single residence uses adjacent to other non-single residence uses.

The applicant is requesting a six-foot landscape yard along the northern property line.

Required Parking Spaces by Use:

Per Section 11-32-3(A) of the MZO, 2.1 parking spaces are required per unit for multiple residence developments. Based on this standard, a minimum of 378 spaces are required for the project.

The applicant is requesting to reduce the parking ratio from 2.1 space per unit to 1.44 spaces per unit or 257 parking spaces.

Dwelling Unit Access:

Per Section 11-5-5(B)(3)(a) of the MZO, exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also permitted; however, access corridors located above the ground floor should not provide access to more than four units per floor.

The Proposed Project would have 10-units in Building Type 1 will have one entrance per floor, Building Type 2 will have six 6 units with one entrance per floor, and Building Type 3 will have four units per floor. The second and third stories of each building will be accessed via a steel stairway at each end of the building.

Minimum Separation between Buildings on the Same Lot:

Per Table 11-5-5 of the MZO, the minimum separation between buildings and detached covered parking canopies is 20 feet.

The applicant is requesting a 10-foot separation in order to accommodate fire code access requirements.

Justification:

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to allow modifications to certain development standards to promote innovative design and flexibility to create a high-quality development.

The Proposed Project includes enhanced landscaping along North Mesa Drive with private and common open spaces that exceed the City's minimum requirements. As 150 square feet of common open spaces is required per unit and the applicants are proposing 180 units, the minimum required would be 27,000 square feet; the proposed project includes a total of 69,385 square feet of common open space or 385± per unit. The central courtyard will include hammocks and patios for residential use along with a community pool and a fitness center within the clubhouse. The Proposed Project also includes a dog park at the northeastern corner of the complex.

Site Plan and General Site Development Standards:

Per the submitted site plan, the Proposed Project consists of four, three-story apartment buildings. These will include 60 studio, 78 one-bedroom, and 42 two-bedroom units. Each unit contains private open space (ground floor patio and balconies) that meets the minimum square footage requirements set forth in the MZO. The development will also include a clubhouse, fitness center, pool, and dog park.

Access to the site is provided from North Mesa Drive via an entrance on the west side of the property. Per Section 11-32-3 of the MZO, 378 parking spaces are required. The development will provide 257 parking spaces, of which 180 will be covered and 77 non-covered spaces.

The applicant states that through a reciprocal parking agreement, there will be an additional 37 parking spaces available to the development from the property to the north on what will become Lot 1 of Minor Subdivision of Tract "B" of Leisure Manor once a final plat is recorded (See condition #3).

The Proposed Project conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board reviewed the Proposed Project on June 13, 2023. Staff will be working with the applicant to address the comments and recommendations from the Design Review Board.

School Impact Analysis:

A public notice was mailed to Mesa Public School District on June 12, 2023. As of this date, no response has been received from the district.

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 as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any neighbors or other interested parties.

Staff Recommendation:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Planned Area Development outlined in Section 11-22-5 of the MZO.

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

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00249.
3. Prior to the issuance of any building permit, receive approval of and record a Final Plat for AZ MED CAP (a Replat of a Portion of Tract "B" of Leisure Manor) (Case No. SUB23-00382) or record a cross access agreement between parcels 137-11-109B and 137-11-109D.

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 modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Minimum Building Setbacks –</u> MZO Section 11-5-5(A) -Interior Side and Rear: 3 or More Units on Lot (north and east property lines)	2 feet per story (6 feet total)
<u>Minimum Landscape Yards –</u> <i>Section 11-33-3(B)(2)</i> -Front and Street Facing Adjacent to a 4-lane arterial (west property line) -Non-single residence uses adjacent to other non-single residence uses (north and east property lines)	15 feet wide 6 feet wide
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence	1.43 spaces per unit (257 spaces total)
<u>Dwelling Unit Access –</u> <i>MZO Section 11-5-5(B)(3)(a)</i> -Above ground floor	Access to no more than 10 units per corridor
<u>Minimum Separation Between Buildings on the Same Lot – MZO Table 11-5-5</u> -Detached parking canopies	10 feet

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Application Information
 - 3.1 Project Narrative
 - 3.2 Site Plan
 - 3.3 Landscape Plan
 - 3.4 Grading and Drainage Plan
 - 3.5 Elevations
 - 3.6 Parking Study
 - 3.7 Citizen Participation Plan
- Exhibit 4 – Citizen Participation Report