



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 26, 2023

CASE No.: ZON22-00717	PROJECT NAME: Rio Salado 4plex
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Owner's Name:	National Consulting Group LLC
Applicant's Name:	312 Architect and Design
Location of Request:	Within the 500 block of West Rio Salado Parkway (north side). Located north of Rio Salado Parkway and west of Country Club Drive.
Parcel No(s):	135-16-041
Request:	Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Multiple Residence-2 (RM-2)
Council District:	3
Site Size:	0.5± acres
Proposed Use(s):	Multiple Residences
Existing Use(s):	Single Residence
P&Z Hearing Date(s):	April 26, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **January 5, 1949**, the subject site was annexed into the City of Mesa as part of a 2,419± annexation and subsequently zoned Multiple Residence-2 (RM-2) District (Ordinance No. 228).

Per the Maricopa County historic aerials, the existing single-residence structure has been on the property since the late 1950s.

On **April 5, 2023**, the Board of Adjustment approved a Development Incentive Permit to allow for certain development standard deviations to aid in the development of the Proposed Project (Case No. BOA22-00718).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review of an Initial Site Plan to allow for the development of multiple residence development on a 0.5± acre property. The Proposed Project consists of two, two-story buildings containing two units each.

Per Section 11-69-2 in the Mesa Zoning Ordinance (MZO), a multiple residence development with more than two dwelling units per lot requires Site Plan Review. The Proposed Project includes a request for a Development Incentive Permit (DIP) to aid in the development of the small parcel.

The DIP process provides incentives for the development of smaller parcels of land that would have difficulty meeting development standards because of their constrained size. Per Section 11-69-4(D) in the MZO, an Initial Site Plan associated with a DIP is subject to recommendation by the Planning and Zoning Board and review and approval by City Council.

The associated DIP application was heard and approved by the Board of Adjustment on April 5, 2023.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood. 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. Neighborhoods can contain a wide range of housing options.

Per Chapter 4 of the General Plan (page 4-6), a key element for a strong neighborhood is the presence of diversified housing. Diverse neighborhoods can be achieved by encouraging a variety of dwelling types within each area of the community consistent with the character area standards.

The Proposed Project is consistent with the goals and standards of the character area and contributes to the diversity of dwelling type in the area.

Zoning:

The subject property is zoned RM-2. Per Table 11-5-5 in the MZO, a multiple residence use with a maximum density of 15 dwelling units per acre is permitted in the RM-2 District. The proposed four-unit, multiple residence development has a density of 8.7 dwelling units per acre and conforms to the purpose and intent of the RM-2 District.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-3 Multiple Residence	North RM-3 Multiple Residence	Northeast RM-2 Multiple Residence
West RM-2	Subject Property RM-2	East RM-2

Single Residence	Single Residence	Place of Worship
Southwest (Across West Rio Salado Parkway) RM-3 Multiple Residence	South (Across West Rio Salado Parkway) RM-3 Multiple Residence	Southeast (Across West Rio Salado Parkway) RM-2 Single Residence

Compatibility with Surrounding Land Uses:

The subject property is located in an established residential neighborhood. There are existing attached single residences to the west and multiple residence developments to the south, north, and west. The Proposed Project will improve an underutilized property and contribute to the vitality of an existing neighborhood.

Site Plan and General Site Development Standards:

The Proposed Project is located west of Country Club Drive on the north of Rio Salado Parkway and consists of one parcel totaling 0.5± acres. The property currently contains one single residence which will be demolished for the development of the Proposed Project.

The proposed site plan shows two, two-story buildings totaling 3,536± square feet. Each building contains two, 884± square foot, two-bedroom units. Each unit is provided private open space located on the north side of each building. North of the buildings are nine uncovered parking spaces and a common open space area.

Development Incentive Permit:

The Proposed Project includes a Development Incentive Permit which was approved by the Board of Adjustment on April 5, 2023. The approved Development Incentive Permit allows for the proposed Multiple Residence to be built with the deviations listed in the table below.

Table 1: Development Standards

Development Standard	MZO Requirement	Approved
<u>Minimum Yards – Table 11-5-5</u> Interior Side (west)	15 feet per story (30 feet total)	9 feet
<u>Trash and refuse collection areas – Section 11-30-12(B)</u>	Shall not be located within any required front yard, street side yard, or within any required landscape areas	May be located within the required front yard on collection days
<u>Required Landscape Yards – Section 11-33-3(B)(1)</u> -Non-single residence use adjacent to single residence use (East and West property line) (East property line)	20 feet wide	6 feet wide No trees or shrubs

A virtual neighborhood meeting was held on July 22, 2022, to allow interested parties the opportunity to ask questions and provide opinions on the proposed project. No residents or property owners attended the neighborhood meeting.

In addition, the applicant mailed letters of notification and posted a sign on the subject property in compliance with the Planning and Zoning Board notice of public hearing requirements of Section 11-67-5(A)(1) of the MZO.

As of the writing of this report, staff has not received any comments on the Proposed Project. Staff will provide the Board with any new information during the scheduled Study Session on April 12, 2023.

School Impact Analysis:

The Mesa Public School District was provided the application information and comment on the potential impact on the existing schools was requested. Staff did not receive a response from Mesa Public Schools.

Staff Recommendation:

Staff finds that the subject request is consistent with the Mesa 2040 General Plan and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan and elevations submitted.
2. Compliance with all City development codes and regulations, except as modified by the approved Development Incentive Permit (Case No. BOA22-00718).
3. Prior to the issuance of any building permit, provide a revised landscape plan that replaces the sidewalk along the eastern side of the property with a six-foot-wide landscape yard in accordance with the final site plan.
4. Compliance with the final landscape plan, to be submitted for review and approval by the Planning Director satisfying condition #3 above.

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 Elevations

3.5 Citizen Participation Plan

Exhibit 4-Citizen Participation Report