



# PLANNING & ZONING BOARD

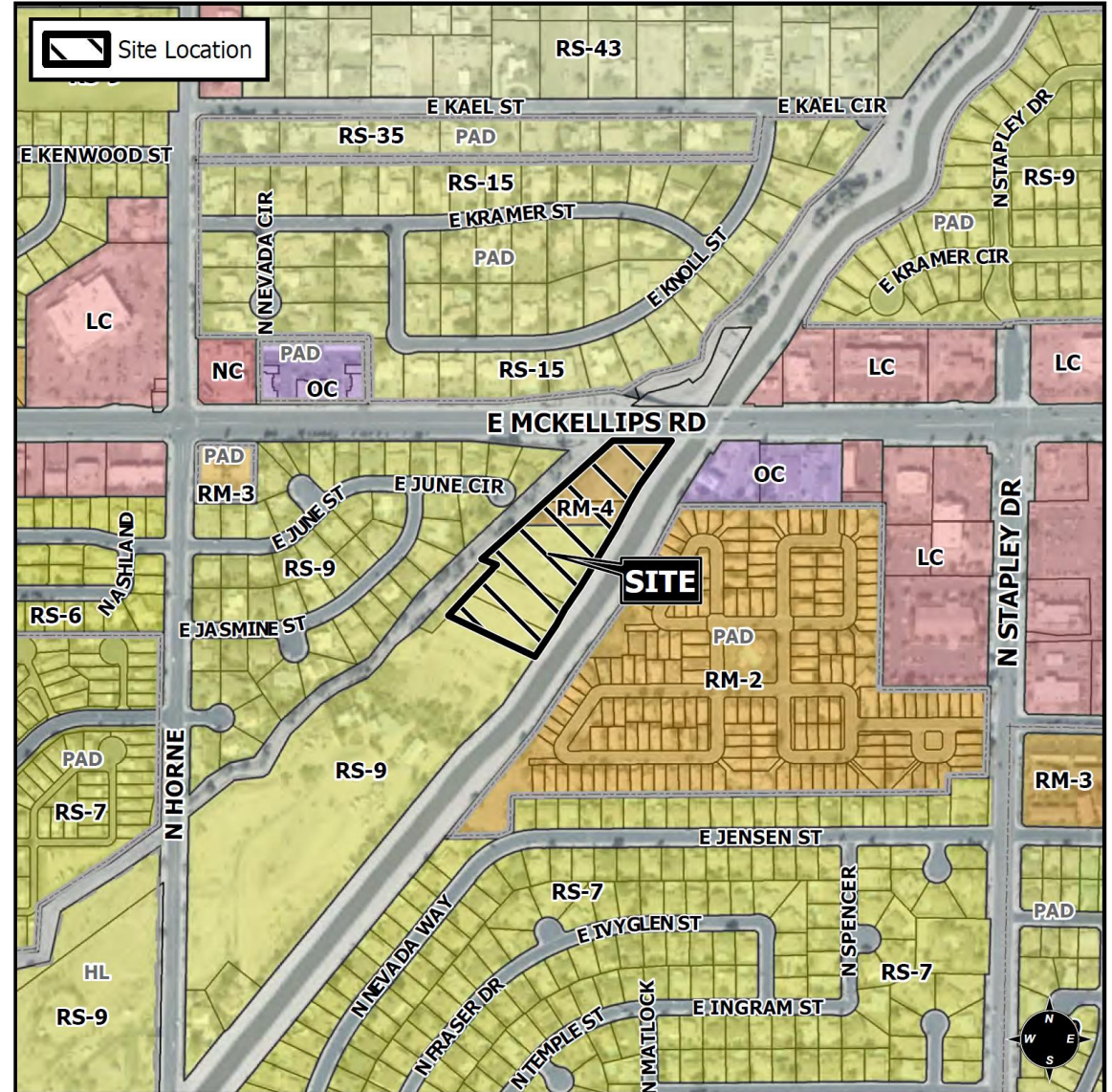
September 22, 2021



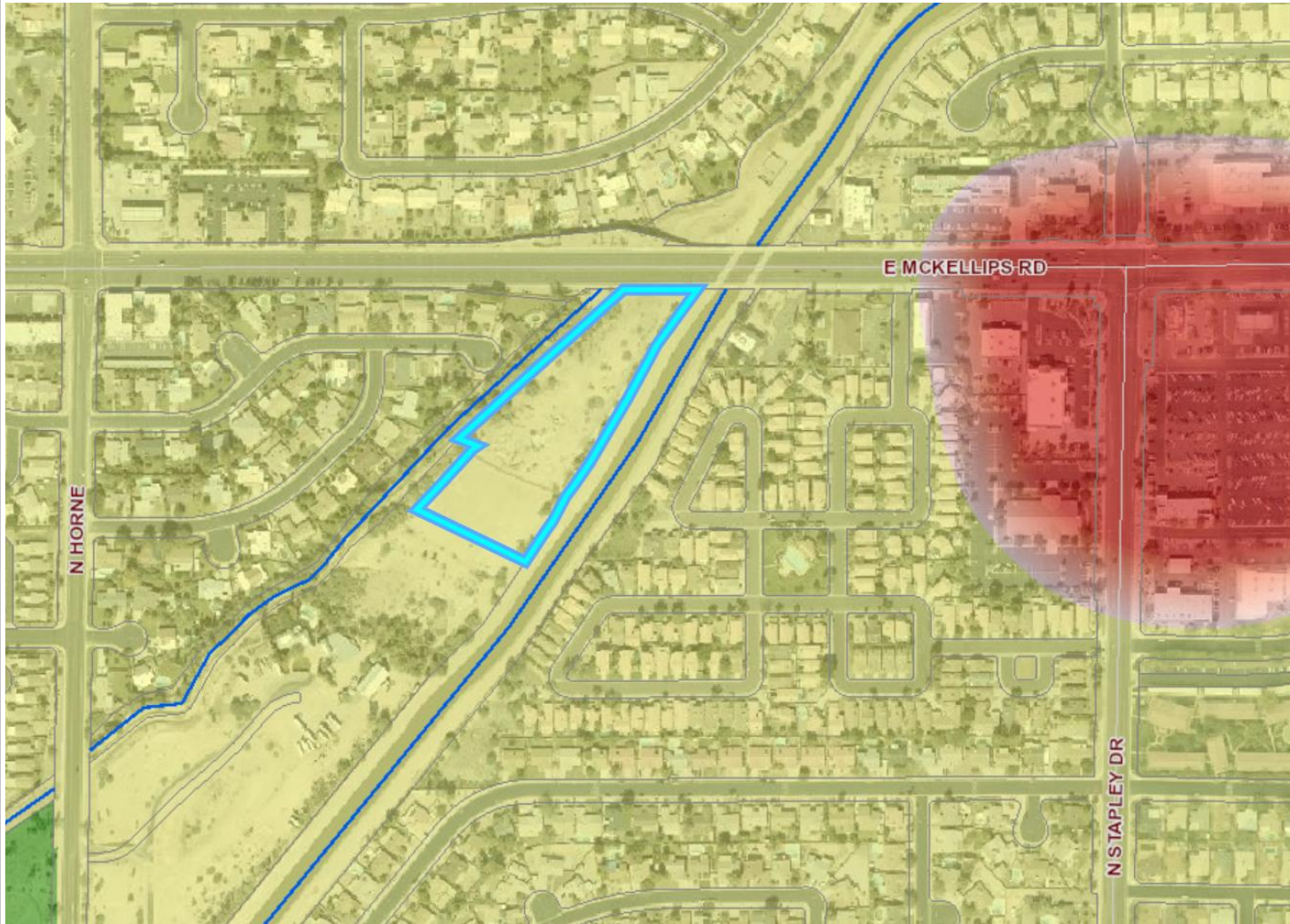
**ZON20-00840**

# Location

- West of Stapley Drive
- South Side of McKellips Road
- Between 2 canals







## General Plan

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Neighborhood - Suburban

- Primarily RS
- RM at arterials & intersections
- Variety of housing

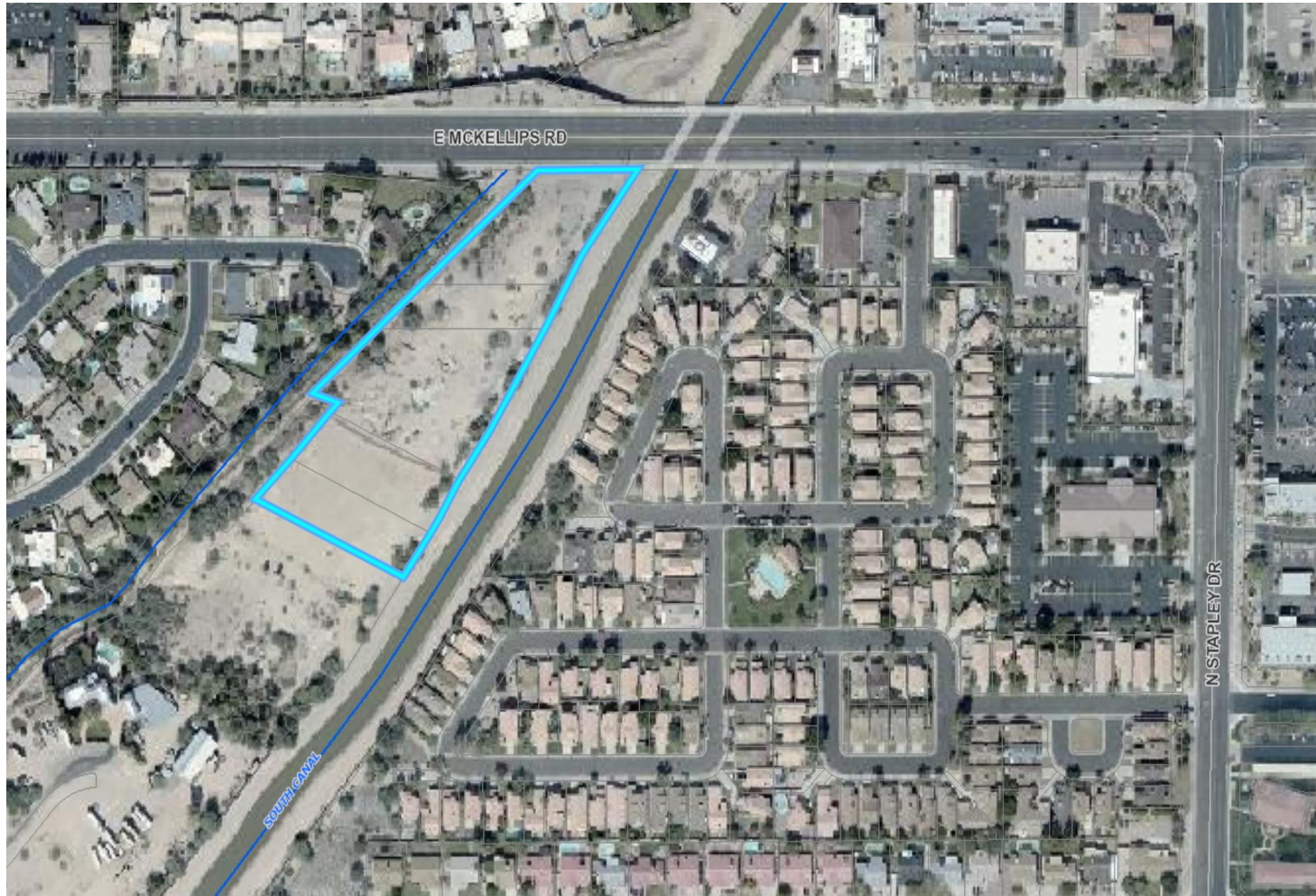


# Site Photos



Looking south towards the site





## Request

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- Rezone from RS-9 & RM-4 to RM-2-PAD; Site Plan Review

## Purpose

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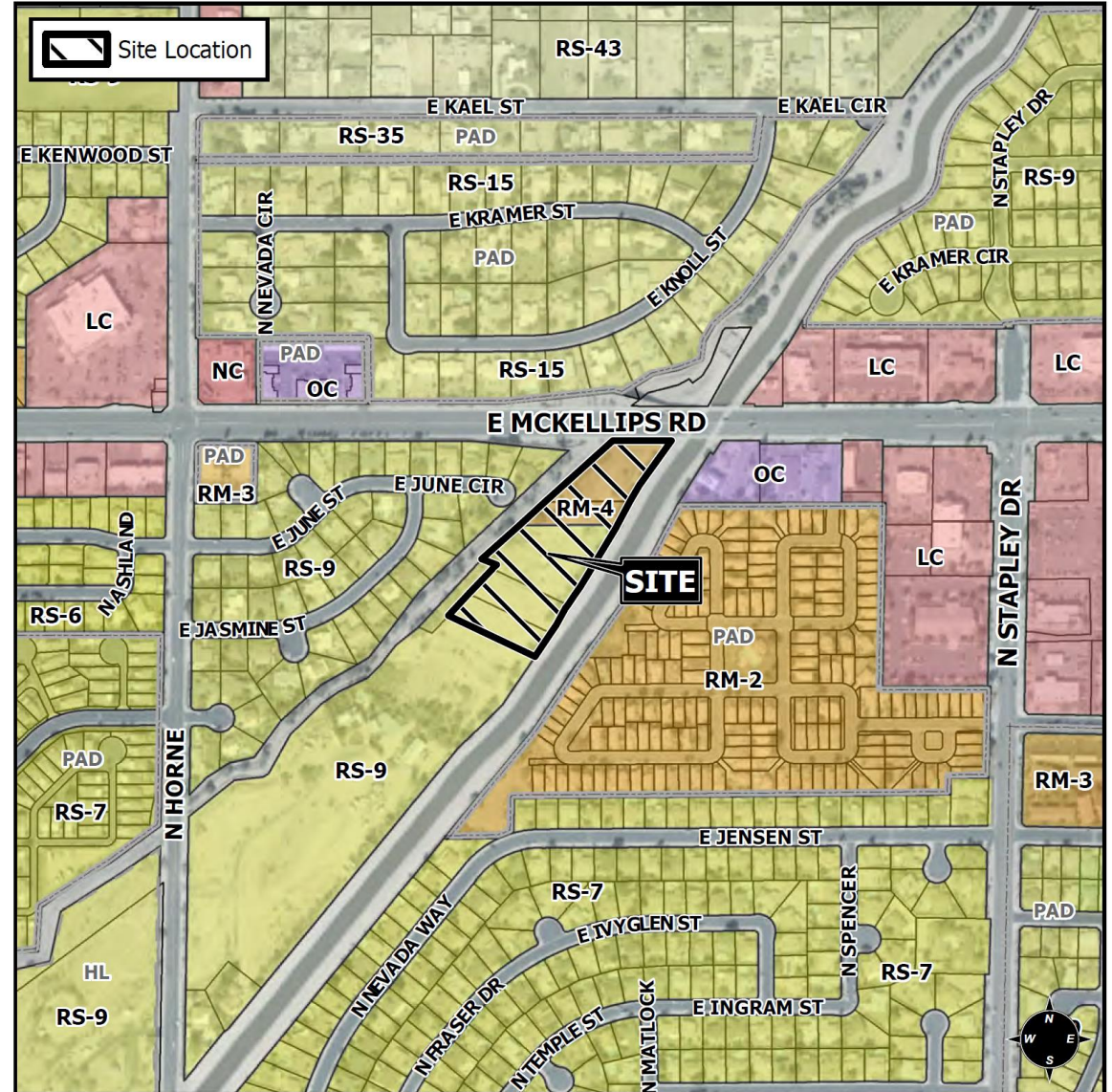
- Allow for a multiple residence development



# Zoning (Proposed)

## RM-2-PAD

- Variety of housing types & densities
- Multiple Residence is a permitted use



# PAD Request

| Development Standard     | Required LC                    | Proposed LC-PAD            | Justification  |
|--------------------------|--------------------------------|----------------------------|--|
| Min. Building Separation | 35'                            | 30'                        | <ul style="list-style-type: none"> <li>Accommodates uneven on-site grading</li> <li>Supports unique building design</li> </ul>   |
| Max. Garage Doors        | 3 doors                        | 4 doors                    | <ul style="list-style-type: none"> <li>Supports unique building design                             <ul style="list-style-type: none"> <li>Recessed below balconies</li> <li>Landscaping between doors</li> </ul> </li> </ul> |
| Landscape Setback (East) | Free from vehicle encroachment | Allow 3 spaces to encroach | <ul style="list-style-type: none"> <li>Accommodates unique lot shape</li> <li>Increased landscaping in other areas</li> </ul>  |



## Site Plan

- 30 units, 4 buildings, 2-3 stories
- Central drive with parking and garages on either side
- Several outdoor amenities



# Design Review

- September 14, 2021
- Minor changes recommended





# Citizen Participation

- Mailed required notifications
- Held 2 virtual meetings
  - Oct 2020 & Apr 2021
- Concerns:
  - Traffic (study conducted)
  - Visibility/privacy



# Summary

## Findings

Complies with:

- 2040 Mesa General Plan
- Criteria in Chapter 22 for PAD
- Criteria in Chapter 69 for Site Plan Review

## Staff Recommendation

Approval with Conditions





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