



# City Council ZON24-00015

Mary Kopaskie-Brown, Planning Director

December 9, 2024  
1



# Request

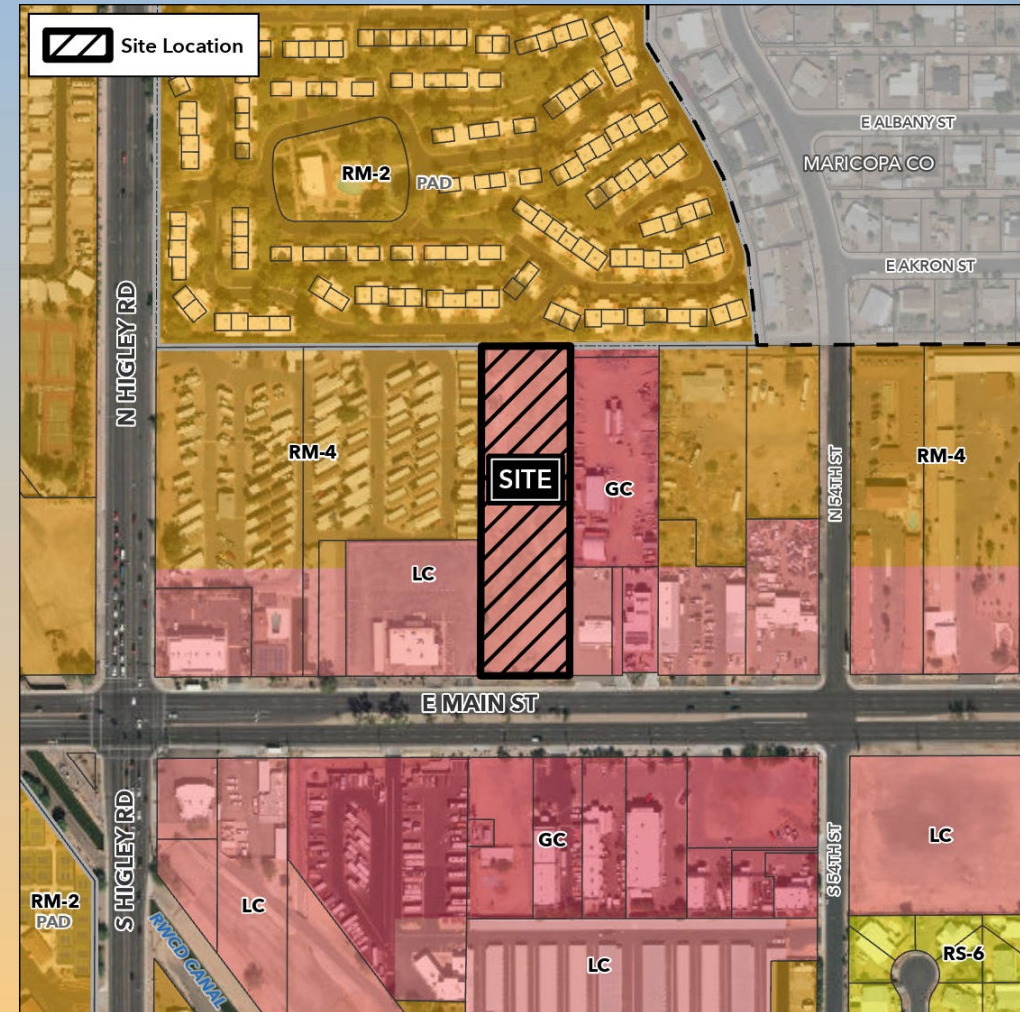
- Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Bonus Intensity Zone (RM-4-BIZ)
- Rezone and Site Plan Review
- To allow a Multiple residence development





# Location

- North of Main Street
- East of Higley Road

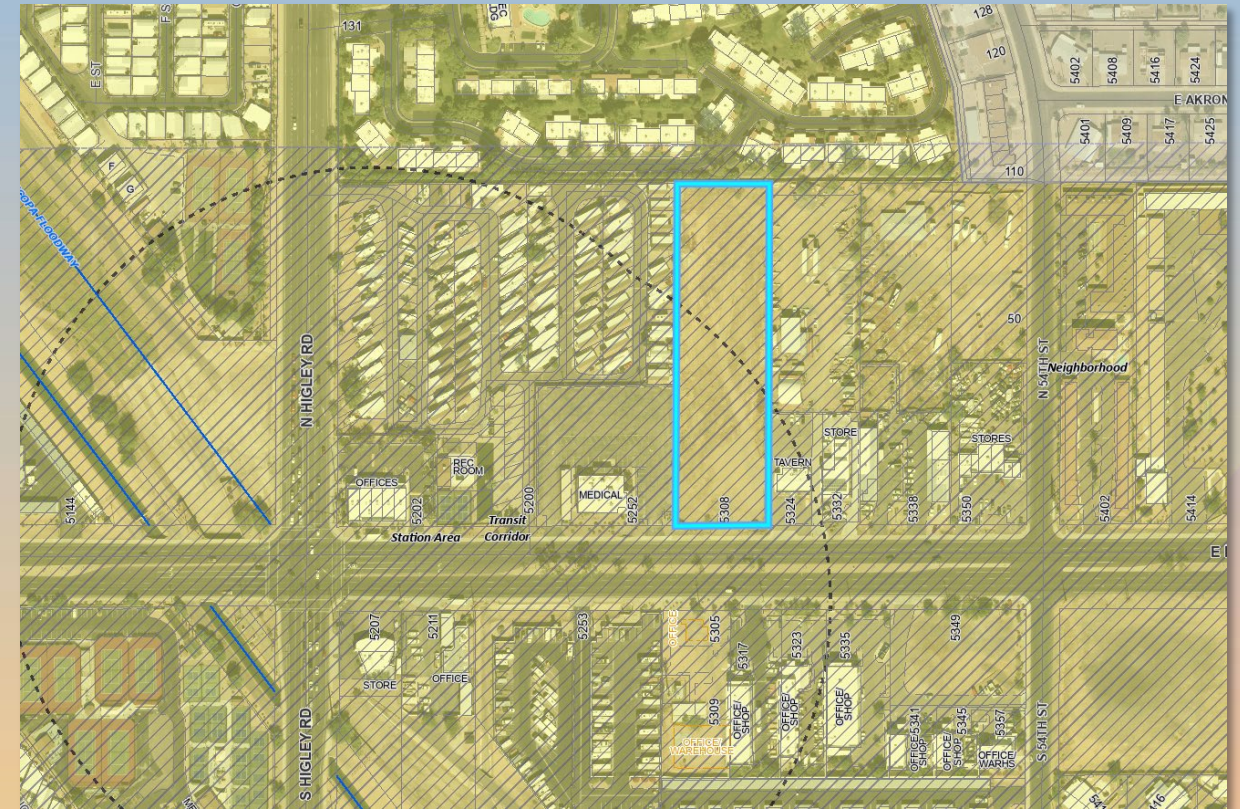




# General Plan

## Neighborhood - Suburban

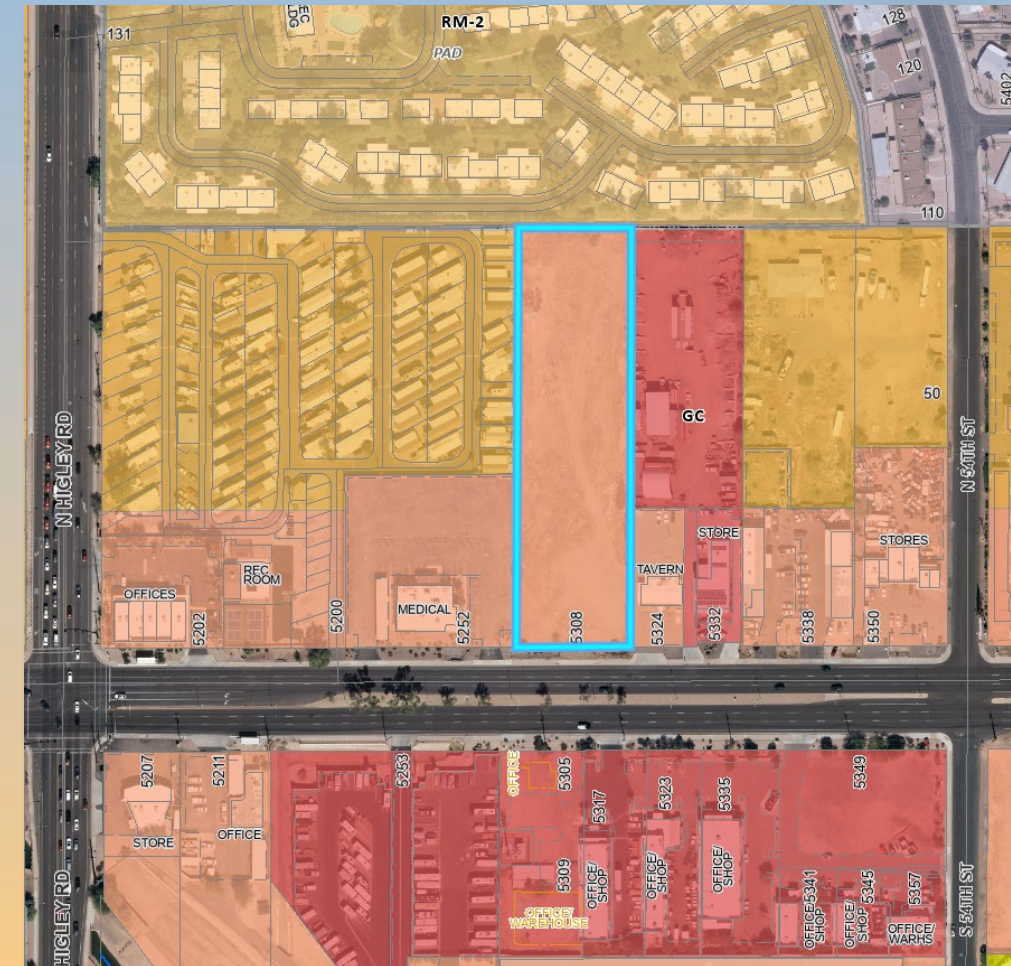
- This character type may contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections





# Zoning

- Rezone from Limited Commercial to RM-4-PAD





# Site Photo

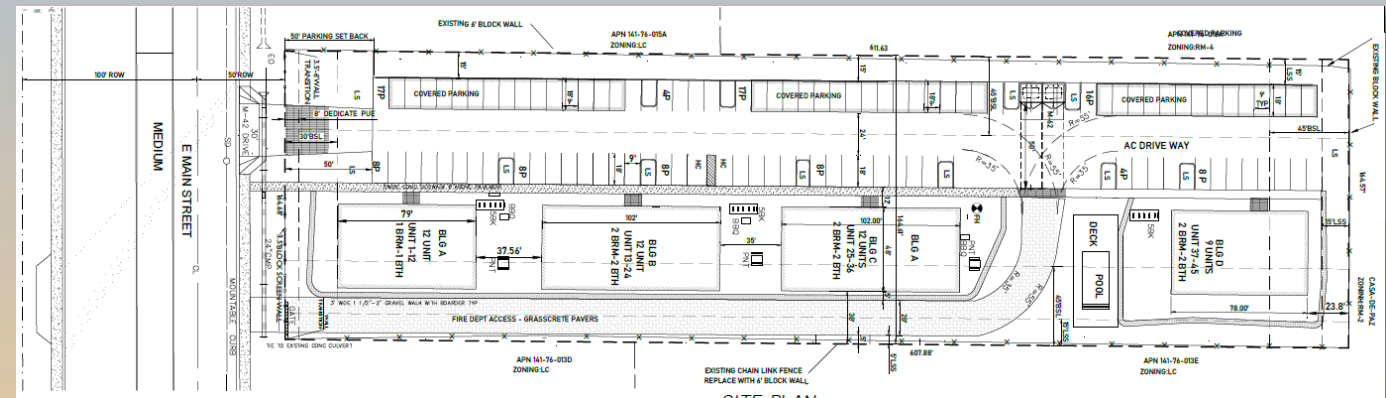


Looking north from Main Street



# Site Plan

- 2.3± acres
- Access will be via Main Street
- Secondary emergency entrance located on east side of site
- 45 total units
- Units are a mix of 1 and 2 BR
- 19.4 du/ac





# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

### Minimum Yards—

*MZO Table 11-5-5*

-Interior Side and Rear: 3 or more units on lot

(East)

15 feet per story  
(45 feet total)

**30 feet**

(North)

15 feet per story  
(45 feet total)

**18 feet**

(West)

15 feet per story  
(45 feet total)

**15 feet**





# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

Required Landscape Yards – MZO  
*Section 11-33-3(B)(2)(a)(ii)*  
 -Non-Single Residence Adjacent to  
 Non-Single Residence, non-group  
 C-O-I Development (East)

15 feet

**5 feet**

Foundation Base  
 – *MZO Section 11-33-5(A)(1)*  
 -Exterior wall with a Public  
 Entrance

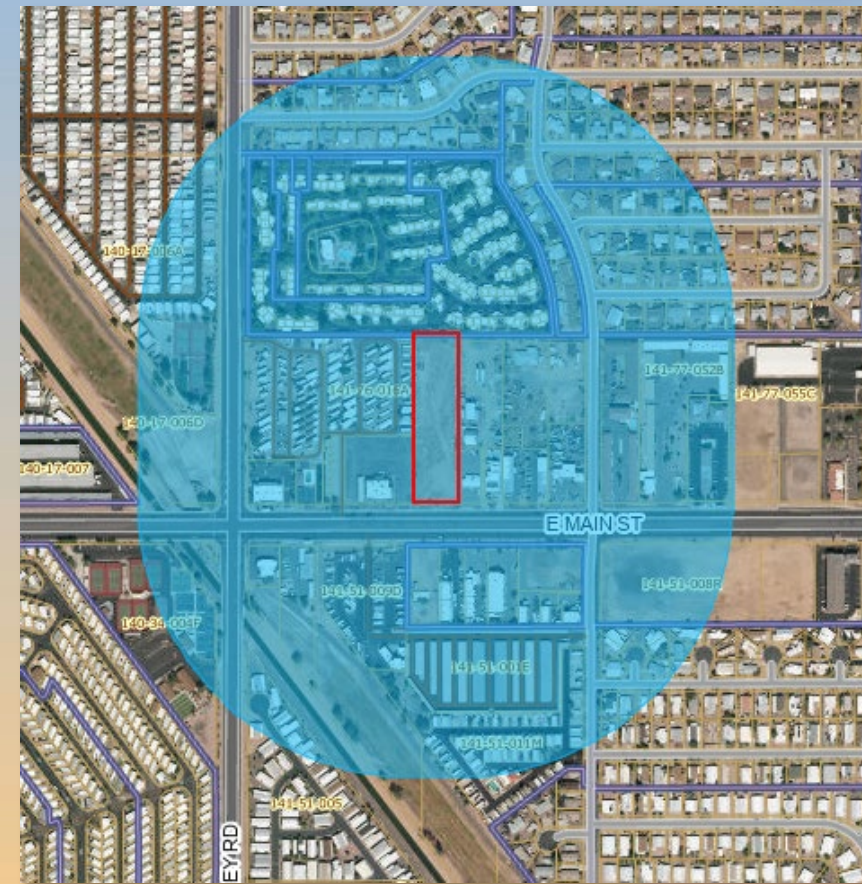
15 feet

**12 feet**



# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting October 27, 2024
- Staff has not received any comments in opposition or support at this time





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

***Staff recommend Approval with Conditions  
Planning and Zoning Board recommend Approval with Conditions (7-0)***



mesa·az



# Renderings





# Elevations

