



City Council

ZON22-00214

Mary Kopaskie-Brown, Planning Director

May 6, 2024
1



Request

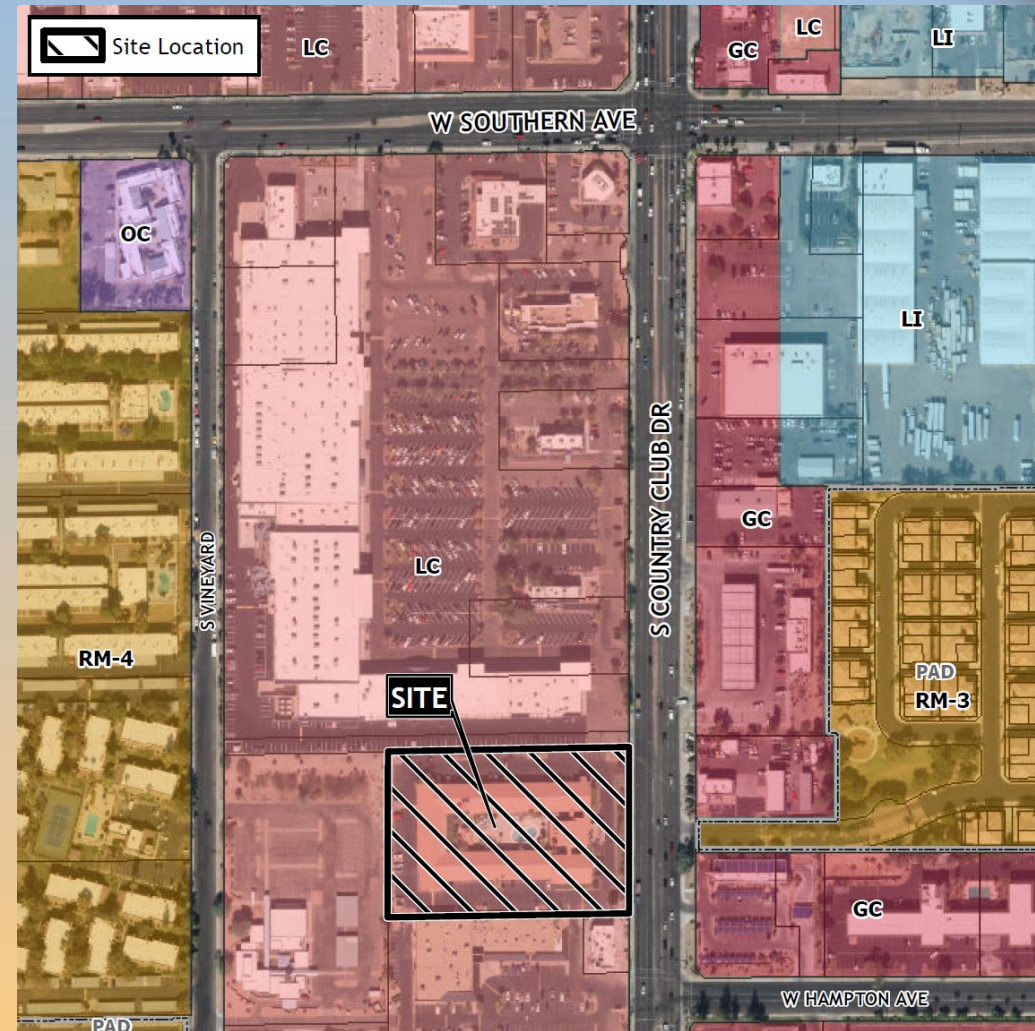
- Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Council Use Permit (CUP)
- Site Plan Review
- To allow for a Multiple Residence Development





Location

- South of Southern Avenue
- West side of Country Club Drive

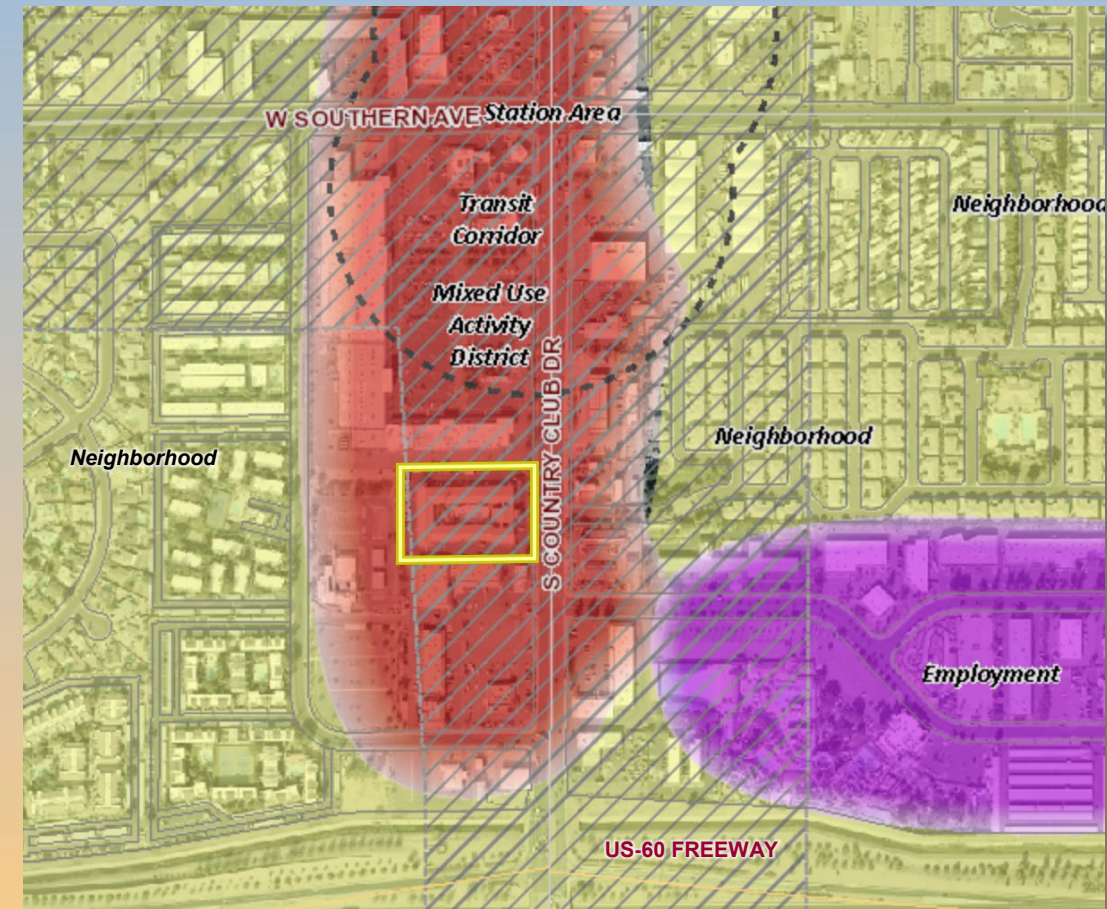




General Plan

Mixed Use Activity District – Community-Scale Sub-type

- Significant retail commercial component
- Serve a neighborhood population up to a four-mile radius
- Contain one or two large format commercial buildings, associated shops and pad sites
- LC is a primary zoning district
- Multiple Residence is a primary use

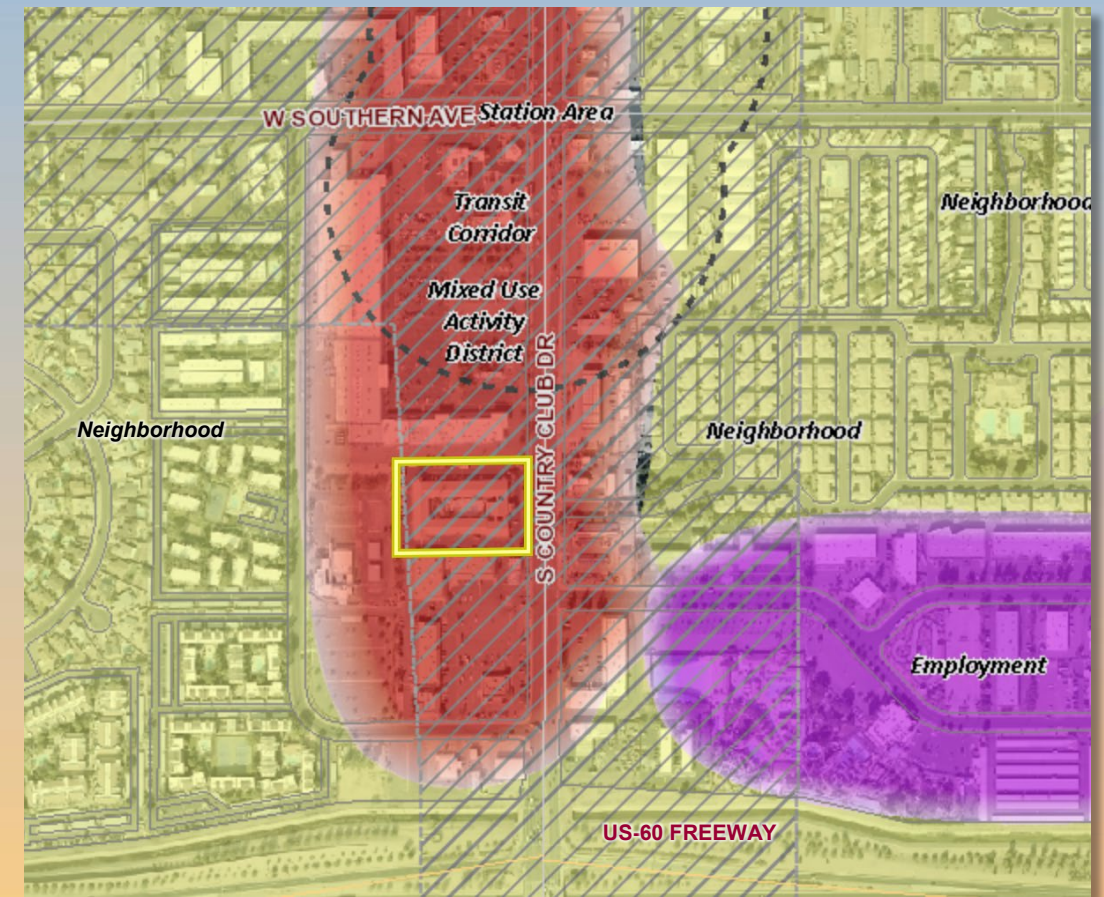




General Plan

Transit District - Corridor Sub-type

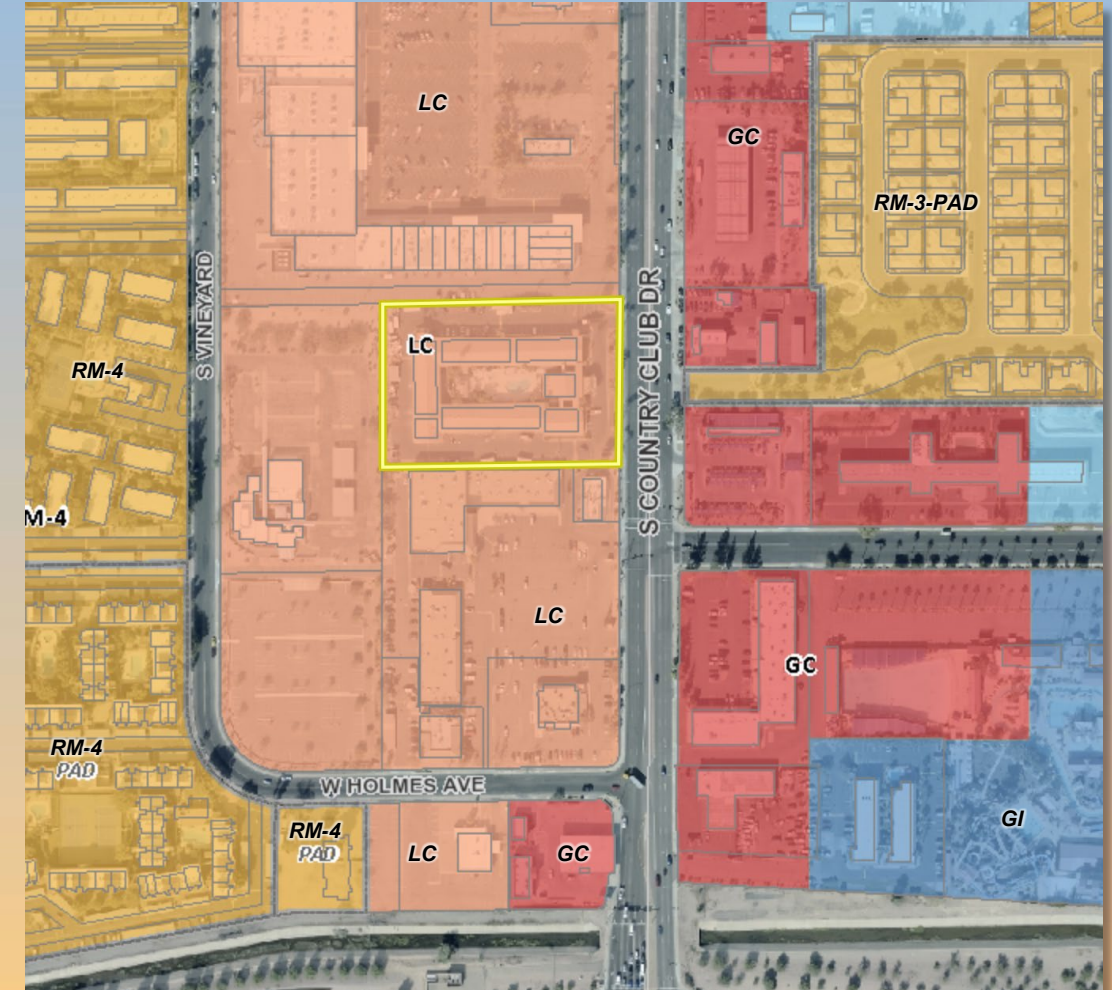
- Overlays other character types
- Includes light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options
- Develop a mixed-use, pedestrian-oriented, urban environment, within walking distance of transit stops
- Used to transition the area into a more transit and pedestrian oriented development form





Zoning

- Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD)
- CUP request for residential





Site Photo

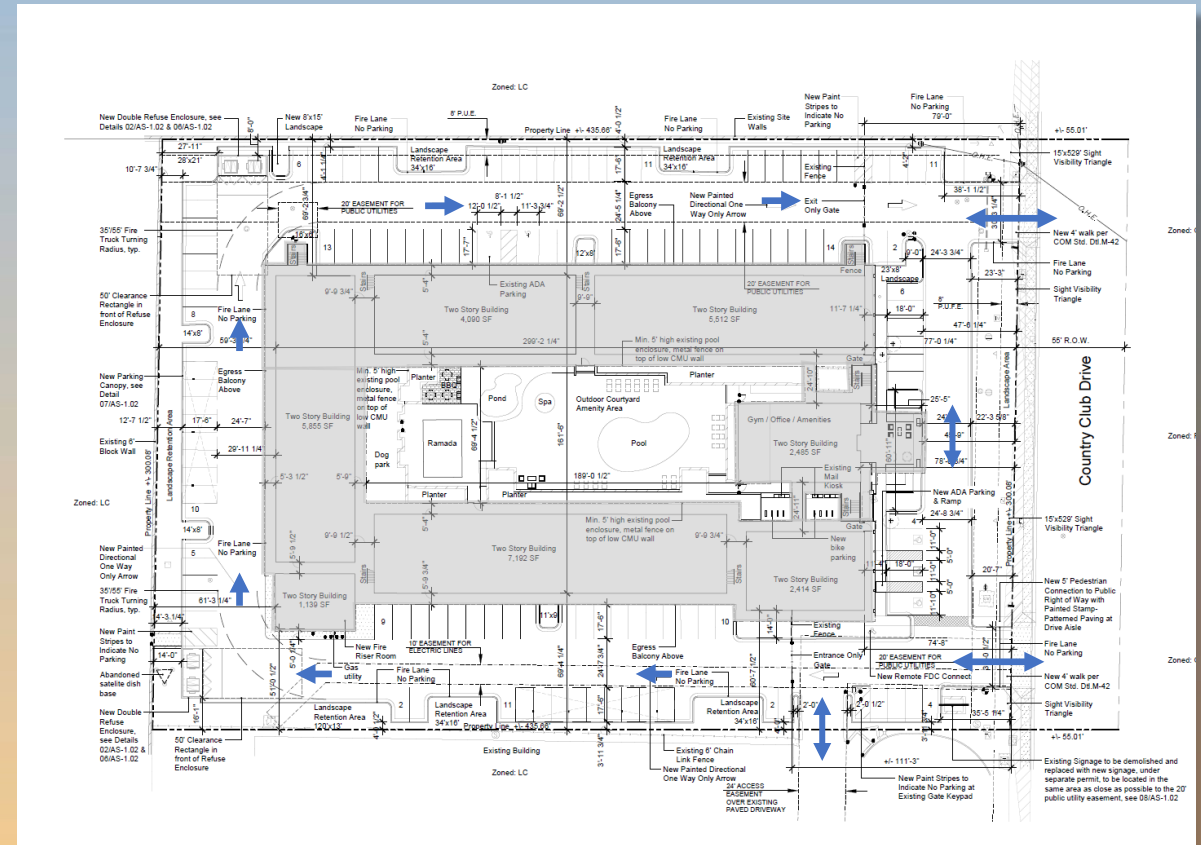


Looking west from Country Club Drive



Site Plan

- Existing 40,489 square foot, two-story building
- Access drive from Country Club Drive and cross access to commercial center to the south
- 120 residential units
- 128 parking spaces provided
- 17 covered parking spaces





Landscape Plan

existing plant legend

botanical name
common name

existing trees

NERIUM OLEANDER STANDARD
STANDARD OLEANDER

existing palms

PHOENIX ROEBELINII
PIGMY DATE PALM

WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

existing shrubs

BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA

CARISSA MACROCARPA
NATAL PLUM

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE

NERIUM OLEANDER
PETITE PINK OLEANDER

existing inerts

EXISTING DECOMPOSED GRANITE
JESSIE RED

plant legend

botanical name
common name

evergreen trees

ACACIA ANEURA
MULGA

ACACIA SALICINA
WILLOW ACACIA

shade trees

TIPUANA TIPU
TIPU TREE

large shrubs

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER

TECOMA ALATA
ORANGE JUBILEE

medium shrubs

EREMOPHILA GLABRA SP.
CARNOSA WINTER BLAZE

HESPERALOE FUNIFERA
GIANT HESPERALOE

MUHLENBERGIA CAPILLARIS
'PINK MUHLY'
REGAL MIST

NERIUM OLEANDER
PETITE PINK OLEANDER

PHOENIX ROEBELINII
PIGMY DATE PALM

RUELLIA BRITTONIANA
MEXICAN PETUNIA

small shrubs

ALOE X. BLUE ELF
BLUE ELF ALOE

CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON

HESPERALOE PARVIFLORA
RED YUCCA

YUCCA PALLIDA
PALE LEAF YUCCA

evergreen groundcover

LANTANA 'DALLAS RED'
RED LANTANA

ROSMARINUS OFFICINALIS
IRENE ROSEMARY

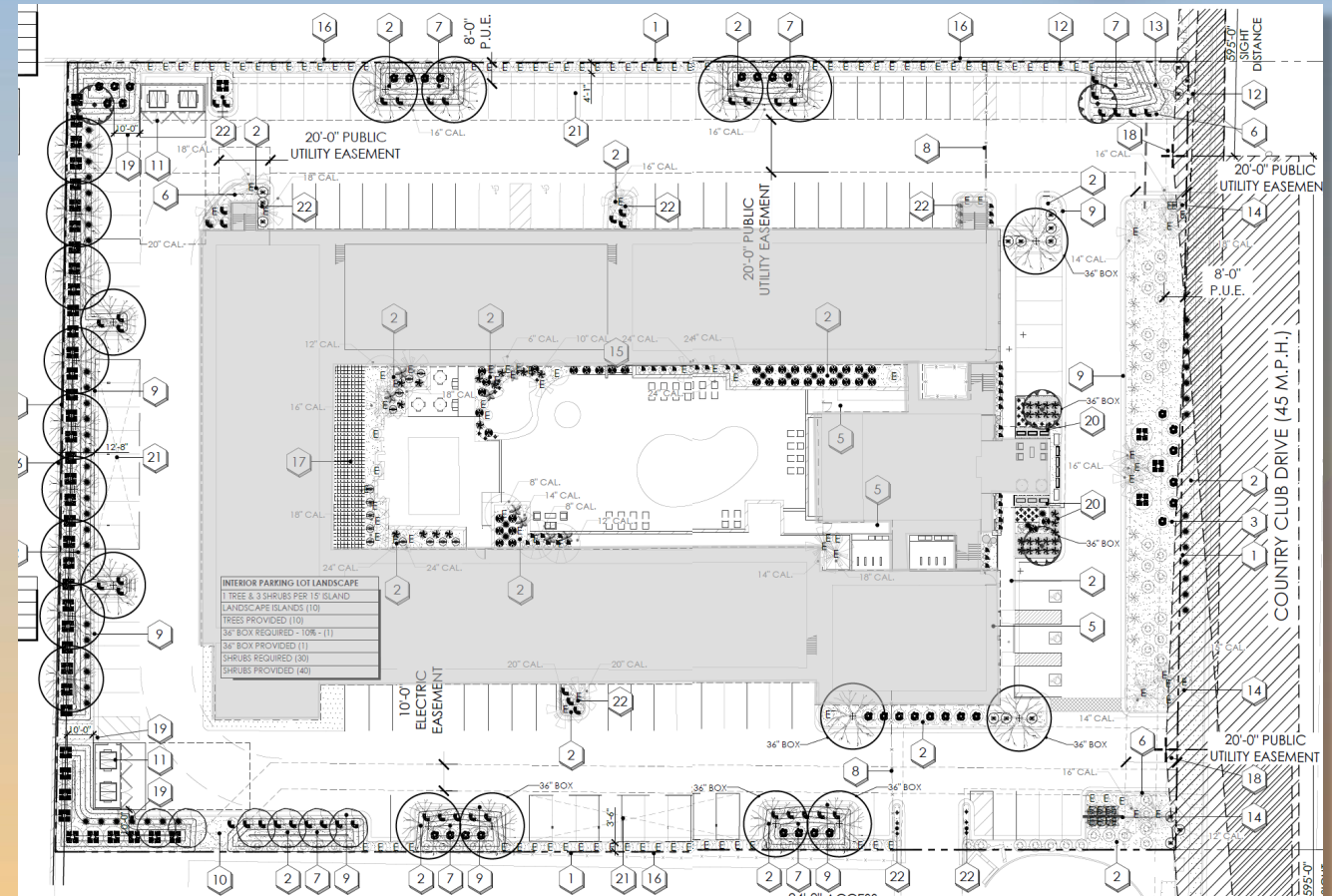
DECOMPOSED GRANITE
MATCH EXISTING - JESSIE RED

1" - 3" FRACTURED RIP RAP
MATCH EXISTING

ARTIFICIAL TURF
EZ-TURF

NUT MEG BLEND

SELECT GRANITE BOULDERS
SURFACE SELECT ROCK



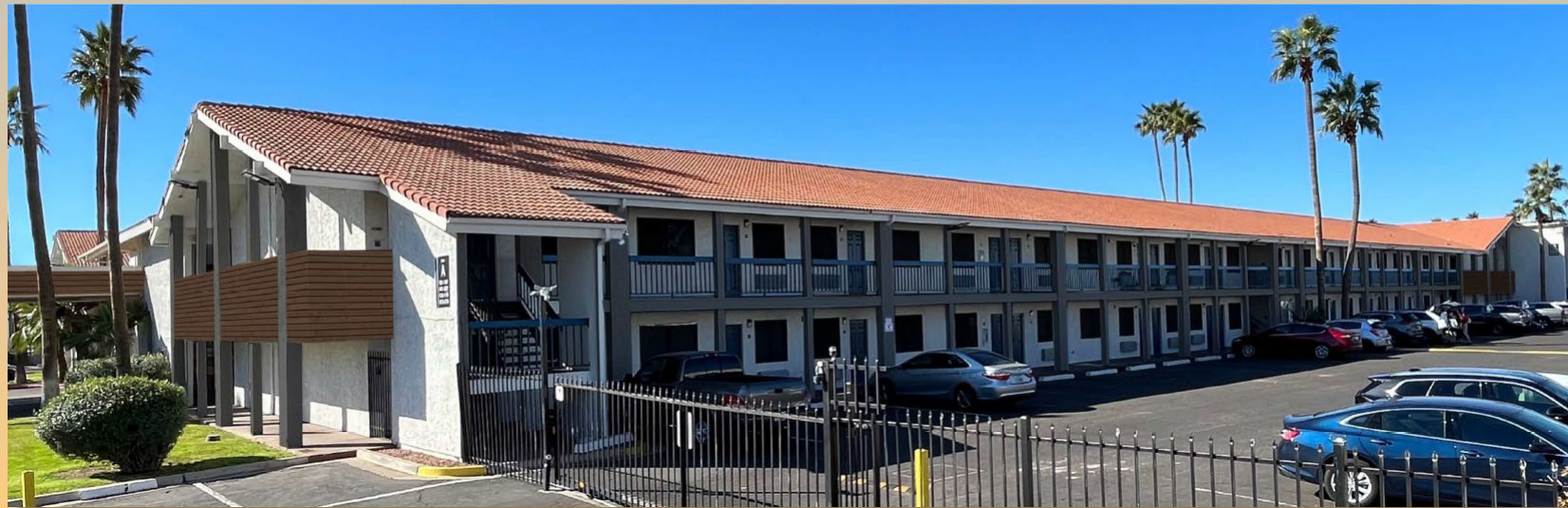


Renderings

East



North





Renderings

West



South





Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Lot Coverage - <i>MZO Section 11-6-3(A)</i>	80%	81.1%
<u>Minimum Building Setbacks -</u> <i>MZO Section 11-6-3(A)</i> -Interior Side and Rear: Adjacent to Non-residential District -South property line -West property line -North property line	15 feet per story (30 feet total) 15 feet per story (30 feet total) 15 feet per story (30 feet total)	3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Landscape Yards –
Section 11-33-3(B)(2)(a)(ii)
-Non-Single Residential Uses
Adjacent to Other Non-Single
Residence

-South property line

15 feet

**3 feet, 11-inches
(existing to parking)**

-West property line

15 feet

**10 feet, 7-inches
(existing to parking)**

-North property line

15 feet

**4 feet, one-inch
(existing to parking)**



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Minimum Outdoor Living Areas
(sq. ft./unit) –
MZO Table 11-6-2.A

100 sq. ft.

0 sq. ft.

Screening – Parking Areas –
MZO Section 11-30-9(H)
-Parking Areas

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping

Up to 100% of the screening may be accomplished with dense landscaping such as large and medium shrubs



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count</p>	<p>2.1 spaces per dwelling unit (252 spaces total)</p>	<p>1.07 spaces per dwelling unit (128 spaces total)</p>
<p><u>Covered Parking Spaces –</u> <i>MZO Section 11-32-3(D)(2)</i> -Multiple Residence projects shall provide a minimum of 1 covered parking spaces per unit</p>	<p>120 covered parking spaces</p>	<p>17 covered parking spaces (0.14 covered parking spaces per unit)</p>



Planned Area Development

Development Standard

Parking Area Design –
MZO Section 11-32-4(A)
-Setback of Cross Drive Aisles

MZO Required

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 ft. from the property line abutting the street

PAD Proposed

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i></p> <ul style="list-style-type: none"> -Country Club Drive (arterial street) -South property line -North property line 	<p>1 tree and 6 shrubs per 25 linear feet of frontage (12 trees and 72 shrubs total)</p> <p>3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total)</p> <p>3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total)</p>	<p>0 trees (existing) and 80 shrubs</p> <p>4 trees (existing) and 78 shrubs</p> <p>0 trees (existing) and 76 shrubs</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)</i></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces</p>	<p>Eliminate 3 parking lot islands at the end of 3 rows of parking and maximum of 14 contiguous parking spaces without an island (existing)</p>
<p><u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)(2)</i></p>	<p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single row</p>	<p>Minimum 2 feet wide and 11 feet in length (existing)</p>



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Parking Lot Landscape Islands –
MZO Section 11-33-4(B)(2)

Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single row

Elimination of the tree in the following landscape islands:

- 1. Adjacent to the east side of the northwest trash enclosure,**
- 2. At the northeast corner of the building where the stairs are located,**
- 3. Adjacent to the east and west sides of the cross-access drive along the south property line.**



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Foundation Base along Exterior Walls –
MZO Section 11-33-5(A)(1)
 Exterior Wall with Public Entrances

-East Elevation

15-foot-wide foundation base

Minimum 11 feet, 4-inch-wide foundation base (existing)

-South Elevation

15-foot-wide foundation base

Minimum 5 feet, 9-inch-wide foundation base (existing)

-West Elevation)

15-foot-wide foundation base

Minimum 5 feet, 3-inch-wide foundation base (existing)

-North Elevation)

15-foot-wide foundation base

Minimum 5 feet, 4-inch-wide foundation base (existing)



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Plant Material within Foundation Base – Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances – MZO Section 11-33-5(B)(3)
 - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall

South Elevation

98 feet, 9-inches
 (33% of 299 feet, 3-inches)

60 feet
(20% of 299 feet, 3-inches existing)

West Elevation

59 feet, 4-inches
 (33% of 179 feet, 9-inches)

0 feet
(existing)

North Elevation

98 feet, 9-inches
 (33% of 299 feet, 3-inches)

0 feet
(existing)



Council Use Permit

Section 11-31-31(F) Review Criteria

- ✓ The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and



Council Use Permit

Section 11-31-31(F) Review Criteria (cont'd)

- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and
- ✓ The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.



Council Use Permit

Section 11-70-6(D) Review Criteria

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;



Council Use Permit

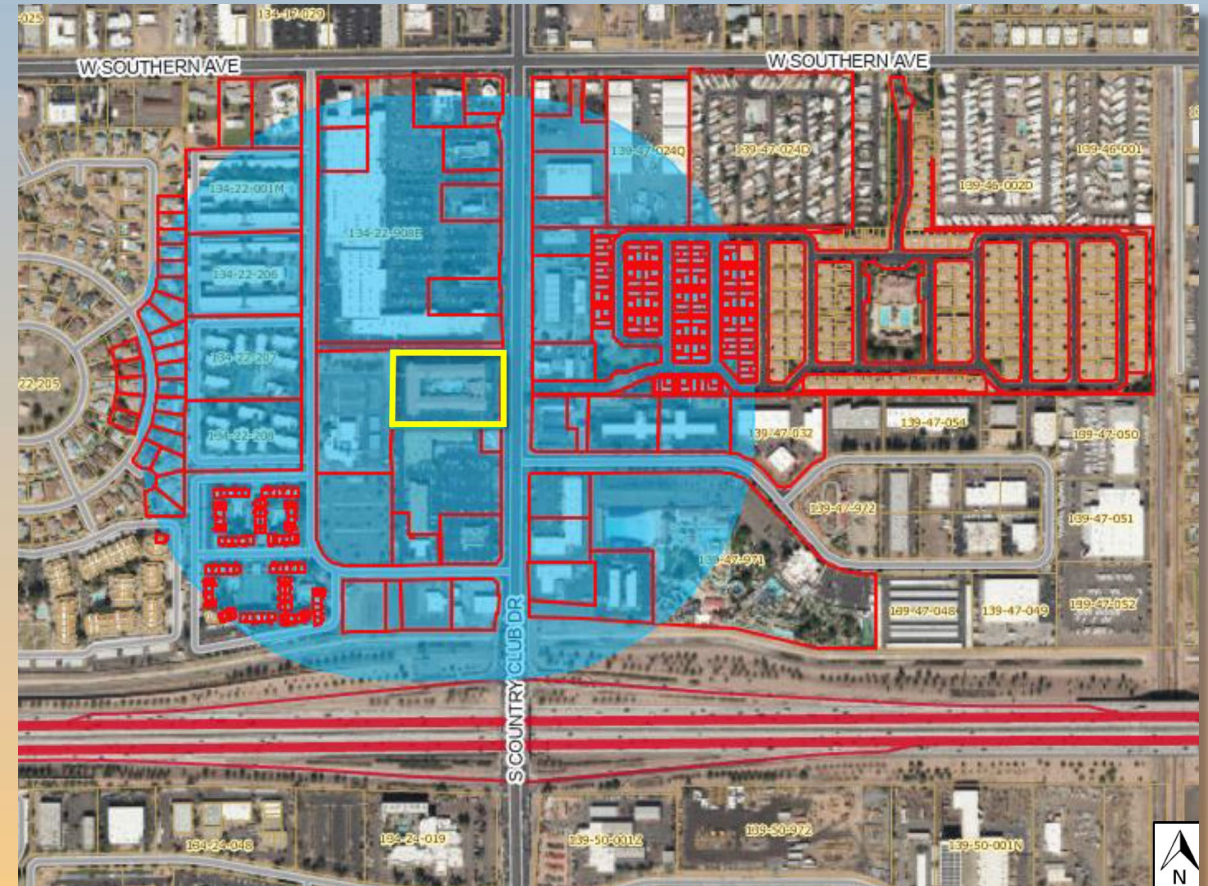
Section 11-70-6(D) Review Criteria (cont'd)

- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has not received any emails or phone calls





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Meets CUP review criteria of MZO Section 11-31-31(F)
- ✓ Meets CUP review criteria of MZO Section 11-70-6(D)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(6-0)***



mesa·az



Elevations



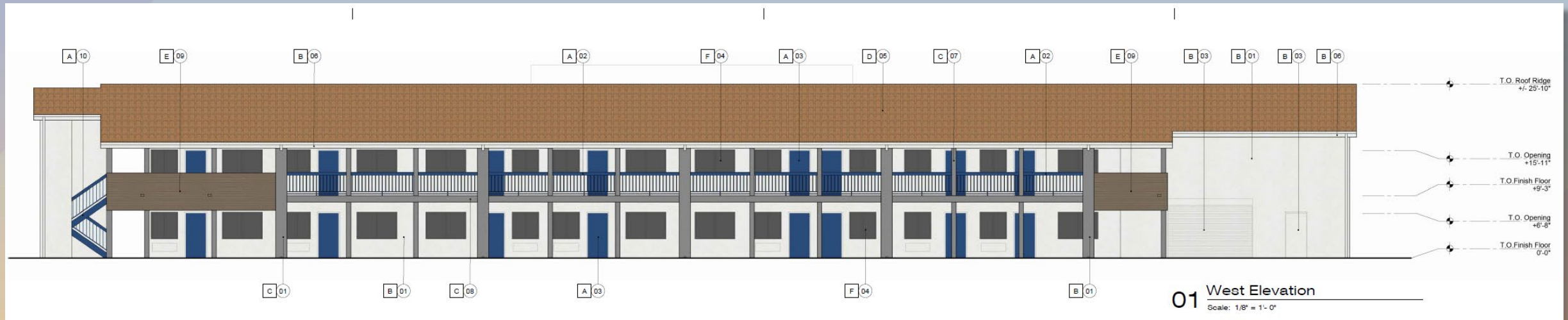


Elevations





Elevations





Elevations

