ZON20-00283

Ryan McCann, Planner II

September 9, 2020

Request

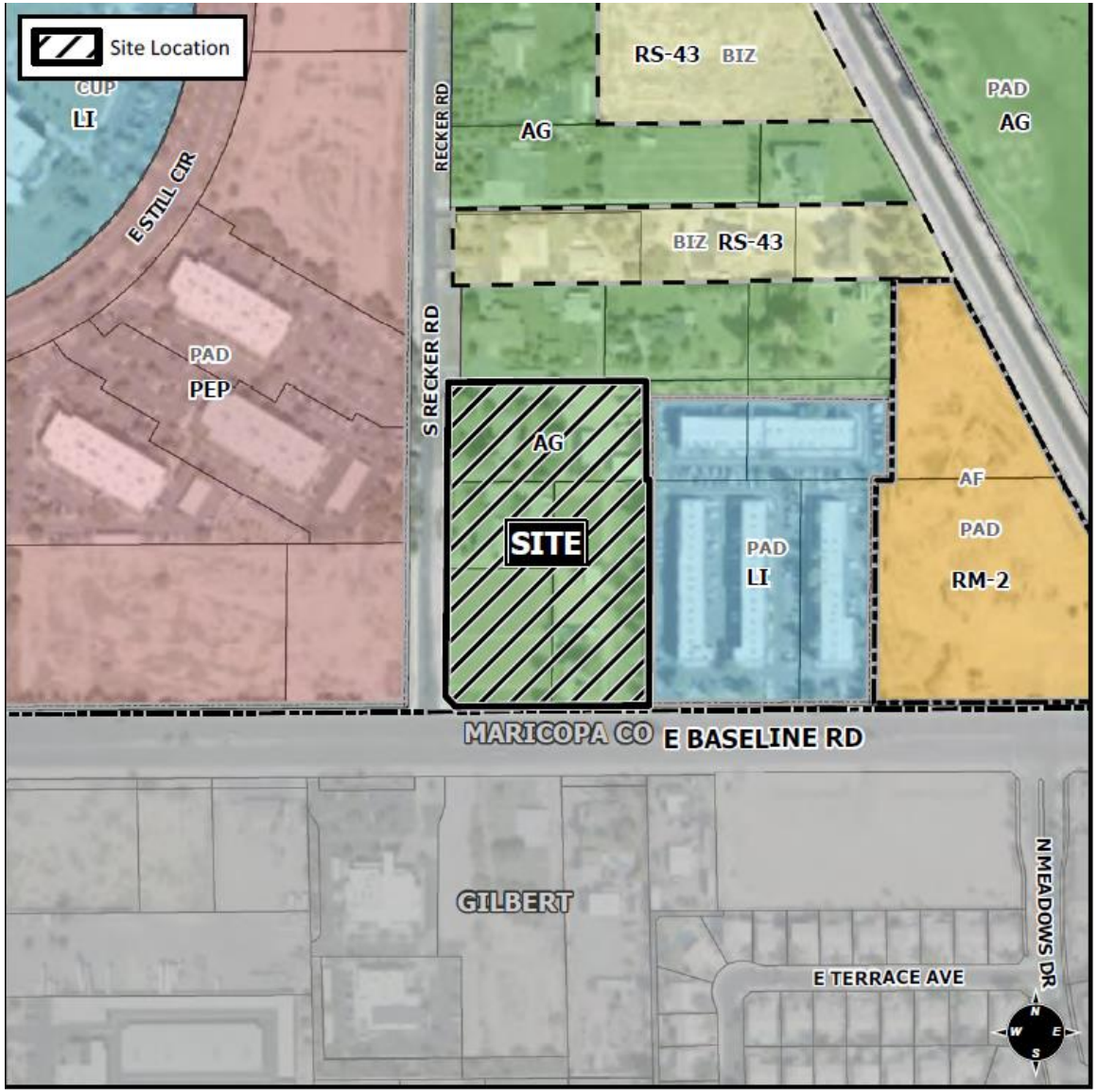
- Rezone from AG to RM-2-PAD
- Site Plan Review
- Preliminary Plat

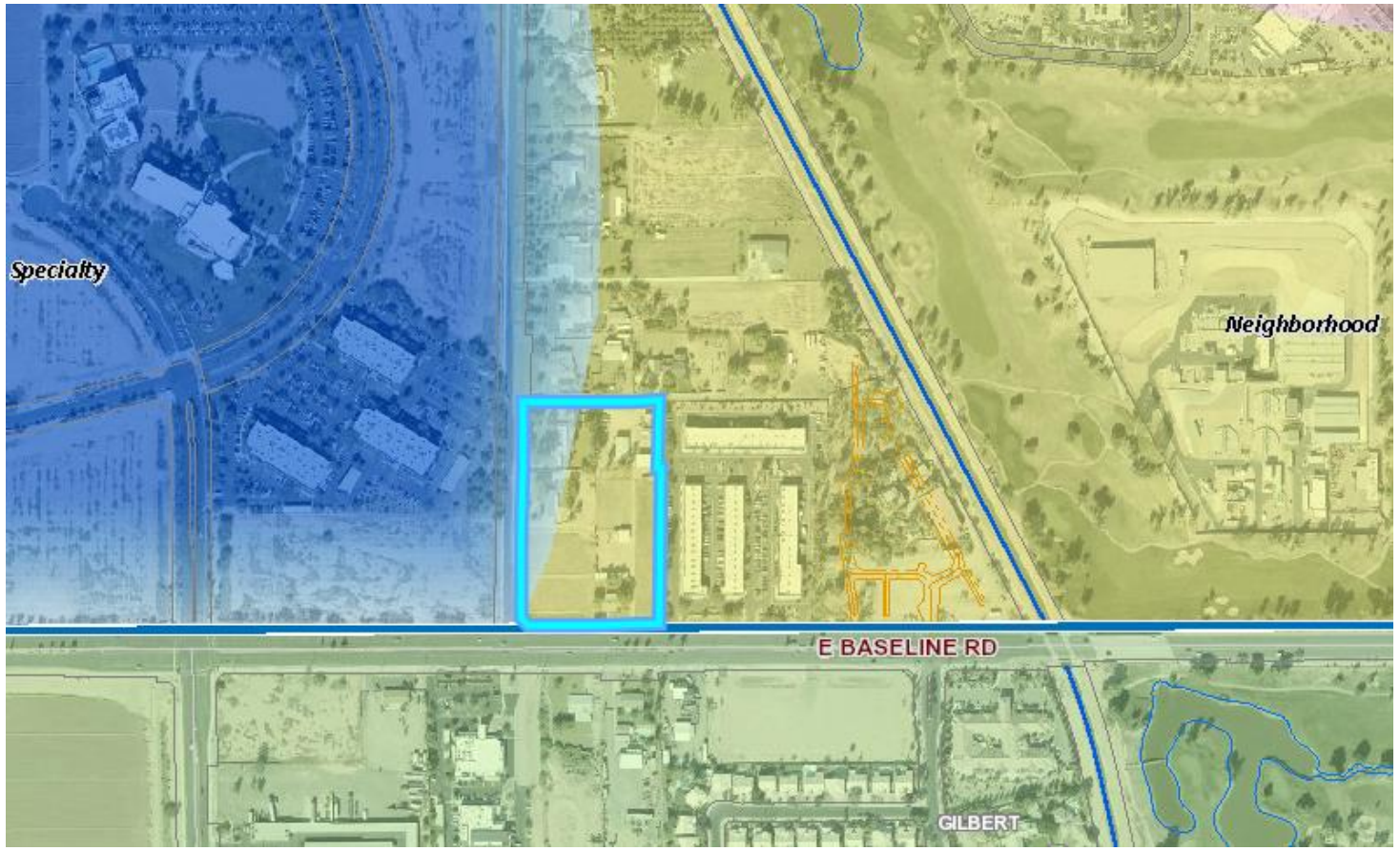
Purpose

- Allow for multiple residence development (townhomes)

Location

- Located at northeast corner of Recker Road and Baseline Road





General Plan

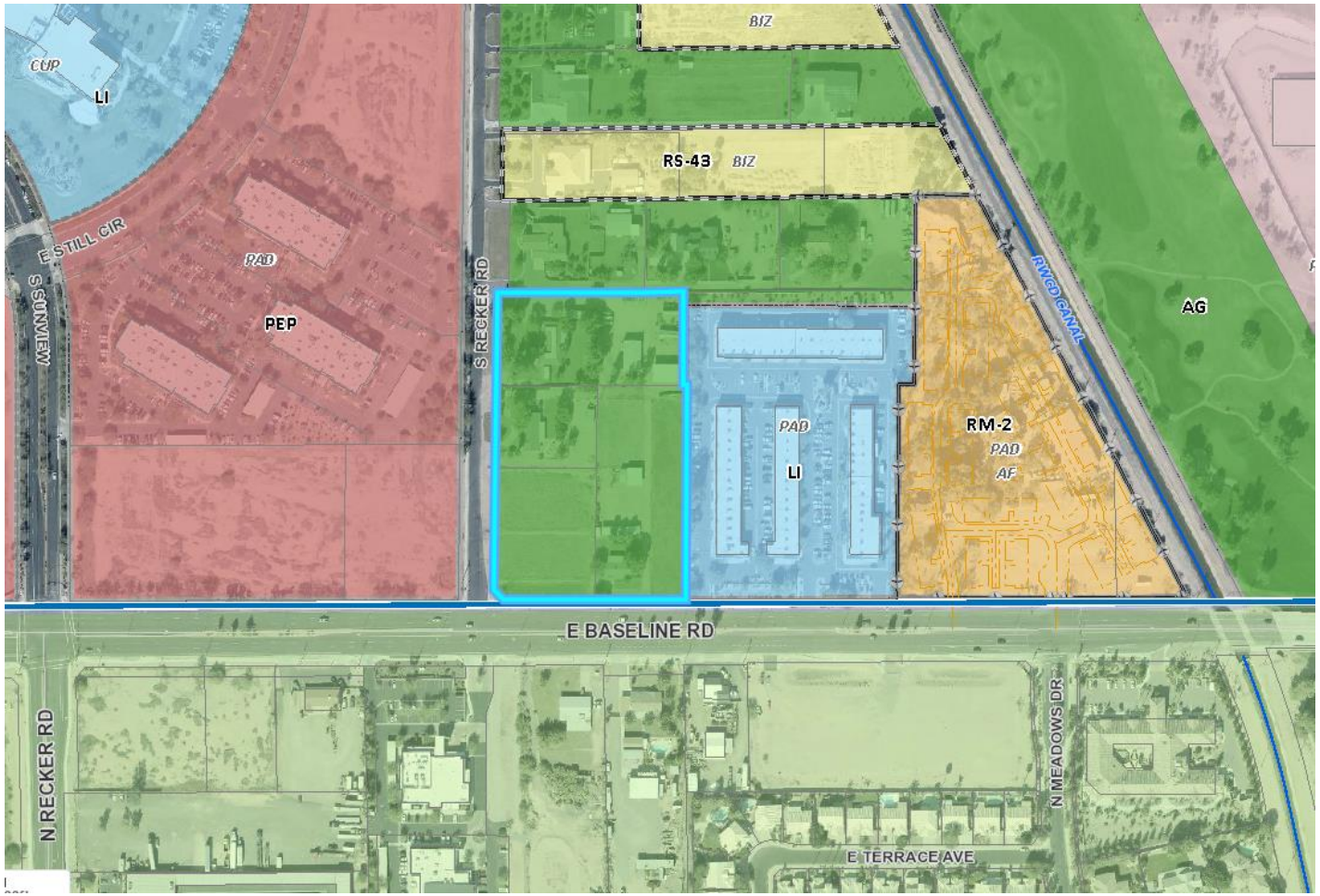
Neighborhood-Suburban

- Provide for a diversity of housing types
- Higher density along arterial frontages

Zoning

Existing: Agriculture (AG)

Proposed: RM-2-PAD



Street View

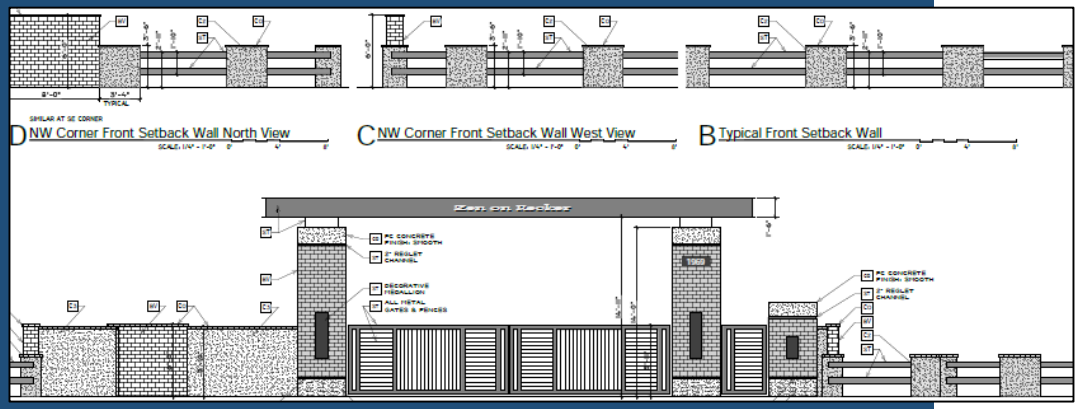
Looking east along Recker Road

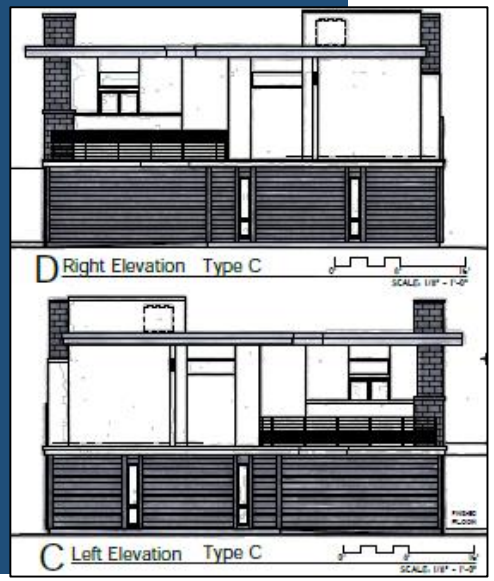
Looking northeast along Baseline Road

Site Plan

- 76 townhomes
- Central amenity space
- Entrance on Recker Rd

Elevations


D NW Corner Front Setback Wall North View
C NW Corner Front Setback Wall West View
B Typical Front Setback Wall


D Right Elevation Type C
C Left Elevation Type C

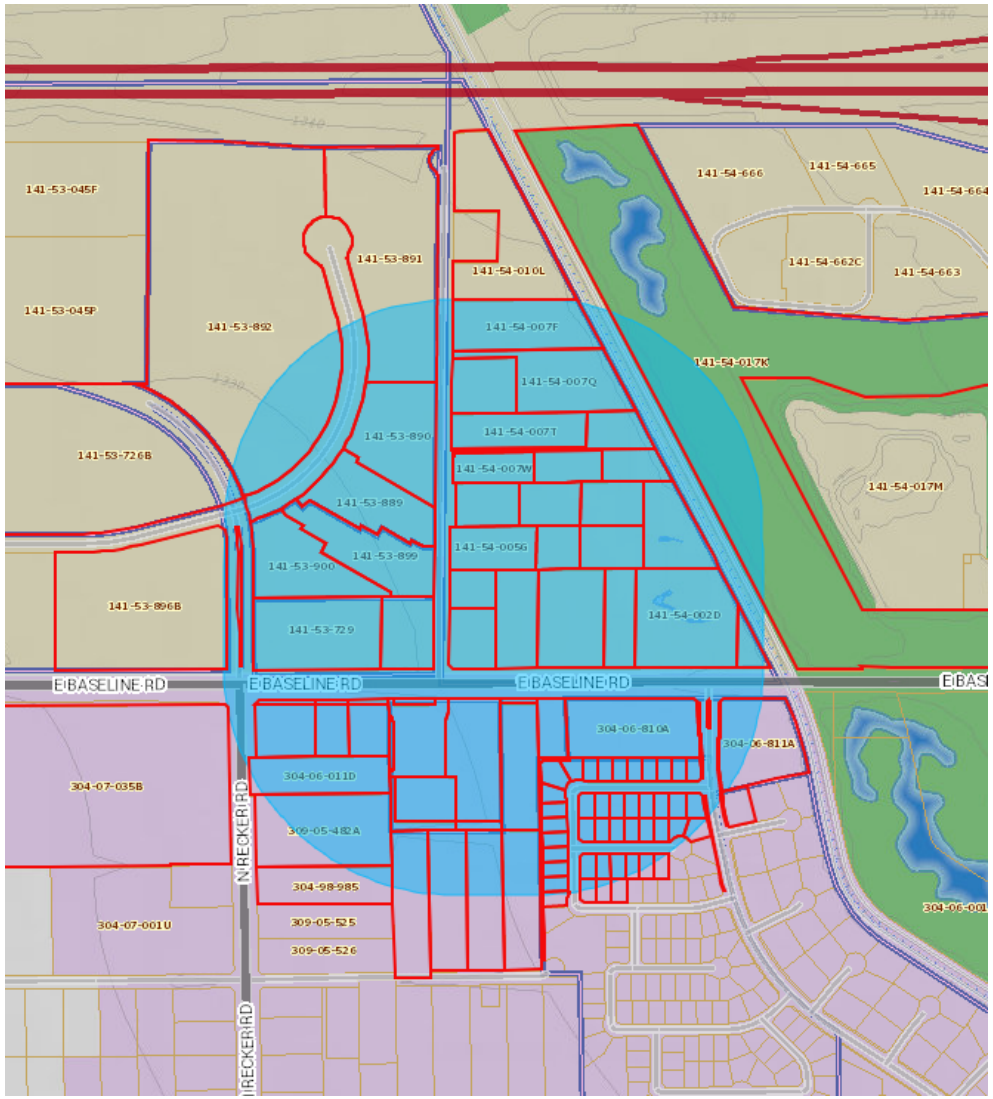
Type C
Type B
Type B
Type C
B Rear Elevation
Type C
Type B
Type B
Type C
A 4-Plex Front Elevation

PAD Request

Development Standard	Required RM-2	Proposed RM-2	Staff Recommendation
Minimum front setback – 6 lane arterial (Baseline Road)	Building/Landscape 30’/30’	Building/Landscape 20’/20’	As proposed
Minimum street side setback-Collector Road (Recker Road)	Building/Landscape 25’/25’	Building/Landscape 20’/20’	As proposed
Interior side setback (east property line)	Building/Landscape 30’(2 story)/20’	Building/Landscape 20’/20’	As proposed
Minimum building separation	30’	14’11”	As proposed
Garage doors to be recessed from upper story living facade	3’	0’	As proposed

Citizen Participation

- Property owners within 1,000’
- HOAs & Registered Neighborhoods
- 2 Neighborhood meetings
- Concerns: traffic, property values, loss of neighborhood atmosphere & site layout



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions