



Planning and Zoning Report

Date	November 12, 2025	
Case No.	ZON21-00066	
Project Name	Greenfield Multifamily	
Request	- Rezone 1.9± acres from Single Residence-35 (RS-35) to Multiple Residence-3 with a Planned Area Development Overly (RM-3-PAD) - Site Plan Review for a 30-unit multiple residence development	
Project Location	Approximately 2,050 feet north of the northwest corner of East Brown Road and North Greenfield Road	
Parcel No(s)	141-32-003	
Project Area	1.9± acres	
Council District	District 2	
Existing Zoning	Single Residence-35 (RS-35)	
General Plan Designation	Neighborhood Character Area, Suburban sub-type	
Applicant	Tim Boyle, Atmosphere Architects	
Owner	Johnstar LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, and the review criteria for Site Plan Review outlined in the Mesa Zoning Ordinance (MZO) Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 1.9± acres from RS-35 to RM-3-PAD, and Site Plan Review for a two- and three-story, 30-unit multiple residence development (Proposed Project).

Concurrent Applications:

- **Design Review:** The Design Review Board discussed the proposed elevations and landscape plan at their meeting on March 8, 2022 (DRB21-00065). Three neighbors who live in the neighborhood to the west of the project site voiced concerns about the height of the three-story buildings, as well as noise, traffic and crime that they believe will increase if apartments are constructed there. The Board supported the architectural design including the use of stucco on the exterior walls and the metal frames around the balconies. Meeting minutes are included as Exhibit 9.

Site Context

General Plan:

- Based on the filing date of the application, the Proposed Project was reviewed against the 2040 Mesa General Plan.
- Per the Mesa 2040 General Plan, the project site is located within the Neighborhood Character Area and is within the Suburban sub-type.
- 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. The Neighborhood Character Area can contain a wide range of housing options and often have associated non-residential uses such as schools, parks, places of worship, and local serving businesses.
- The Suburban sub-type is primarily single residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections.
- The Proposed Project is consistent with the Neighborhood Suburban character area. Per the Mesa 2040 General Plan, RM-3 is a secondary zoning district, and multiple residence is a primary land use. A majority of the surrounding area has already developed or is zoned for primary land uses or zoning districts, and the character and form of the proposed development is consistent with the Neighborhood Suburban character area.
- Supporting General Plan Strategies:
 - Housing P1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.
 - Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.

Zoning:

- The project site is zoned Single Residence-35 (RS-35).
- The request is to rezone to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD).
- Multiple Residence is a permitted use within the RM-3 District.

Surrounding Zoning & Use Activity:

The proposed multiple residence development is compatible with surrounding land uses, which include single residence, offices, pet boarding, and vacant land.

Northwest (across canal) RS-35-PAD Single Residence	North LI Pet Boarding Facility	Northeast (across Greenfield Rd.) LI-PAD Offices
West (across canal) RS-15 Single Residence	Project Site RS-35 Vacant	East (across Greenfield Rd.) NC & OC Vacant, Mobile Home Park
Southwest (across canal) RS-15 Single Residence	South (across canal) RS-15 Single Residence	Southeast (across Greenfield Rd.) OC Offices

Site History:

- **November 4, 1978:** City Council annexed 1,633.1± acres, including the project site, into the City of Mesa (Ordinance No. 1193).

Project/Request Details

Site Plan:

- **Building Design:** Four residential buildings are arranged around a central amenity and guest parking area:
 - Six-unit, two-story building along the north property line;
 - 15-unit, two-story building along the southwest property line / canal;
 - Five-unit, three-story building along Greenfield Road; and
 - Four-unit, three-story building along Greenfield Road.
- **Access:** The Proposed Project is accessed from South Greenfield Road. The main entry, located at the south end of the site, is gated for vehicles. Pedestrian paths connect the public sidewalk with each of the units. The paths located along the private drive are constructed of pavers. A second gated driveway provides access for solid waste and emergency vehicles.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 63 parking spaces are required. The proposal includes an attached two-car garage for each unit, and 15 visitor parking spaces, for a total of 75 on-site parking spaces.
- **Landscaping:** The project site includes landscaping along the property lines, exclusive of the private open spaces. Additional landscaped areas are located adjacent to the pool and guest parking areas. Landscaping is not provided in the rear yards of the two-story units because those yards will not be accessible to landscape crews for maintenance; however, a hose bibb should be provided within each of those yards, to enable tenants to maintain live landscaping (Condition #4). The patios adjacent to each of the three-story units will be accessible to landscape crews, and an additional tree should be added to each of those patios (Condition #5).

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlaying zoning district and general plan.

Development Standards	MZO Required	PAD Proposed
<u>Maximum Lot Coverage (% of lot)</u> – MZO Table 11-5-5	70%	73%
<u>Minimum Yards</u> – MZO Table 11-5-5 -Front and Street-Facing Side -Interior Side and Rear: 3 or more units on lot -North property line -West property line	20 feet 15 ft. per story (30 ft. total) 15 ft. per story (30 ft. total)	8'-1" 5'-2" per story (10'-4" total) 1'-11.5" per story (3'-11" total)
<u>Minimum Separation Between Buildings on Same Lot</u> – MZO Table 11-5-5 - Three-story building	35 feet	7'-11"
<u>Standards for Required Open Space</u> – MZO Section 11-5-5(A)(3)(e)(i)(1)	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 8'-4".

Development Standards	MZO Required	PAD Proposed
<u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(ii)	In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three (3) feet from the upper story facade.	In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three (2'-6") feet from the upper story facade.
<u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(iii)	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.
<u>Pedestrian Access</u> – MZO Section 11-32-4(G)(3)(d) -Separation	Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.	Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be constructed of pavers.

Development Standards	MZO Required	PAD Proposed
<u>Bicycle Parking</u> – MZO Section 11-32-8(A)(1)(a) -Spaces Required	Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater (8 spaces required)	Bicycle parking is not required
<u>Perimeter Landscaping</u> – MZO Table 11-33-3.A.4: Required Number of Plants by Street Type -Arterial streets: 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100')	23 trees 138 shrubs	4 trees 56 shrubs
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(ii) -Width: north and west property lines	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 0-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(c) -Number of Plants, north and west property lines: A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided. In the event of fractional results, the resulting number will be rounded to the next highest whole number.	27 trees 178 shrubs	15 trees 102 shrubs

The Proposed Project offers a compact, efficiently designed residential development which will offer benefits for future residents and the surrounding area and provides equivalent or superior standards for creative, high-quality development, providing:

- Common open space shall be an essential and major element of the plan. Open areas should provide an efficient, aesthetic, and desirable usage. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use:
 - The Proposed Project provides private open space that exceeds the minimum size requirements of the MZO by 265%, and overall open space that exceeds the minimum requirements of the MZO by 204%;
 - Amenity areas that include a swimming pool, dog park, and a mural (Condition #6);
- Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development:
 - The shallower rear yards along the southwestern side of the development are adjacent to the 100-foot-wide canal right-of-way, and the proposed cable and steel patio fencing will provide an open feel for these rear yards as well as eyes on the canal area; and
- 30 new three-bedroom residential units with attached garages;
- 15 guest parking spaces provided (3 required).

Impact Analyses

School Impact:

The Mesa Public School District reviewed the project and found that the local public schools have capacity to serve the students generated from this development. The estimated demand on local schools is shown below:

- **Elementary:** 6 students (Bush)
- **Junior High:** 2 students (Stapley)
- **High School:** 4 students (Mountain View)

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

Neighborhood meetings were held on May 13, 2021, and April 14, 2022. Per the Citizen Participation documents, no neighbors attended the first meeting, but one neighbor attended the second meeting and asked about the layout and how visible the yards across the canal would be. In addition, neighbors attended the Design Review Board's Work Session on March 8, 2022, and expressed concerns about building height, as well as crime and traffic.

In response to the neighbors' concerns, the applicant offers the following:

- The number of residential units was reduced from 38 to 30; and
- The townhomes along the western side of the site are all two-story units.

Required Notification:

- Property owners within 1,000 feet of the project site were notified of the public hearing.
- Staff has not received any inquiries regarding the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the request, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB21-00065.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Provide a hose bibb in each of the rear yards of the two-story units.
5. Prior to obtaining a Certificate of Occupancy, provide a tree within each of the 10-foot by 10-foot private patios adjacent to the units in Buildings D and E.
6. Prior to obtaining a Certificate of Occupancy, provide a mural on the cement block wall facing the swimming pool in the amenity area.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Lot Coverage (% of lot)</u> – MZO Table 11-5-5	73%
<u>Minimum Yards</u> – MZO Table 11-5-5 -Front and Street-Facing Side -Interior Side and Rear: 3 or more units on lot -North property line -West property line	8'-1" 5'-2" per story (10'-4" total) 1'-11.5" per story (3'-11" total)
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Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan & Details
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Preliminary Grading and Drainage Plan
- Exhibit 6 – Elevations & Floorplans
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – DRB Meeting Minutes
- Exhibit 10 – Citizen Comments
- Exhibit 11 – Power Point Presentation