



City Council

ZON24-00731

Mary Kopaskie-Brown, Planning Director

January 13, 2025



Request

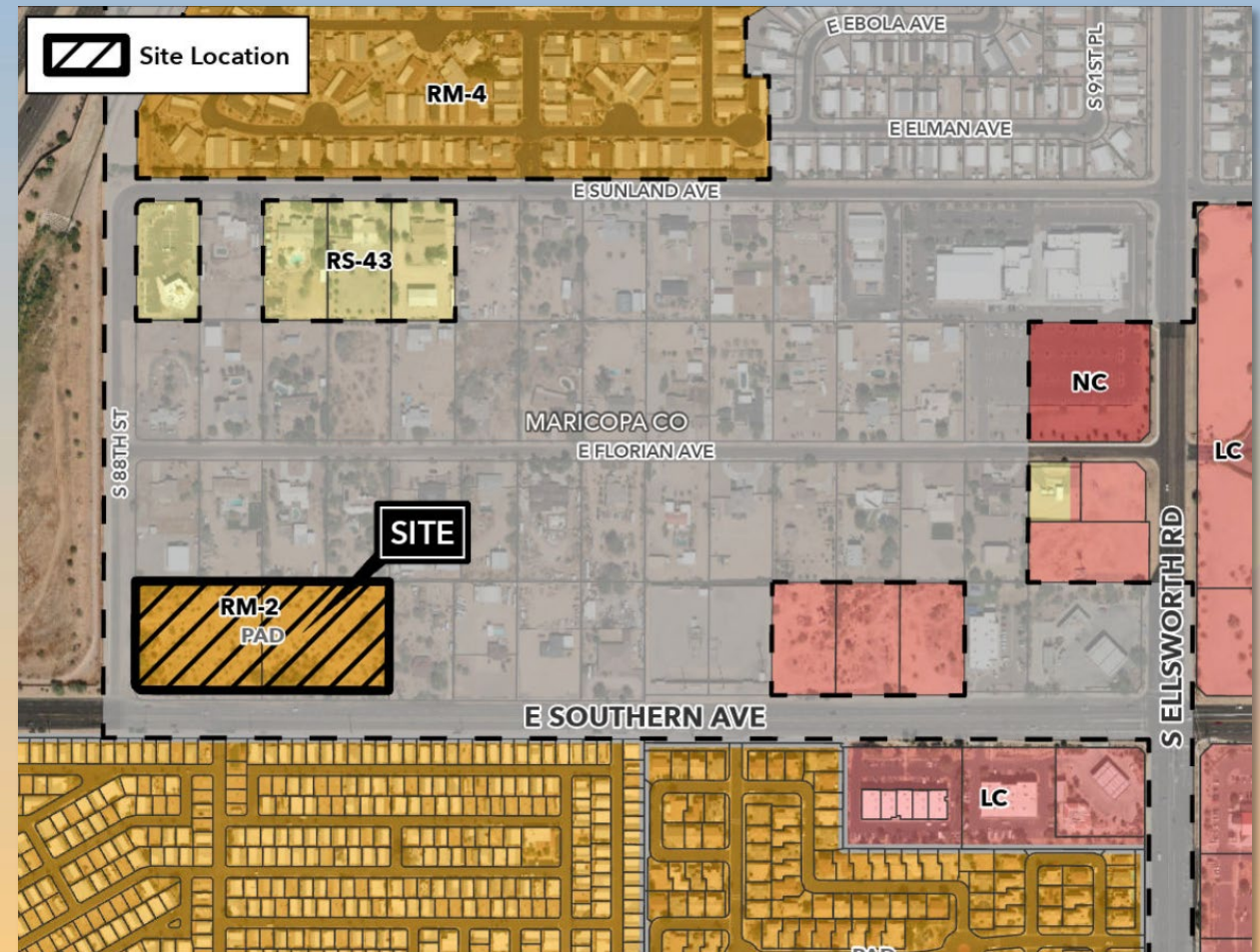


- Rezone from RM-2-PAD to RM-2 with a new PAD overlay
- Major Site Plan Modification
- To allow for a single residence development



Location

- East of the 202 Freeway
- West of Ellsworth Road
- North side of Southern Ave

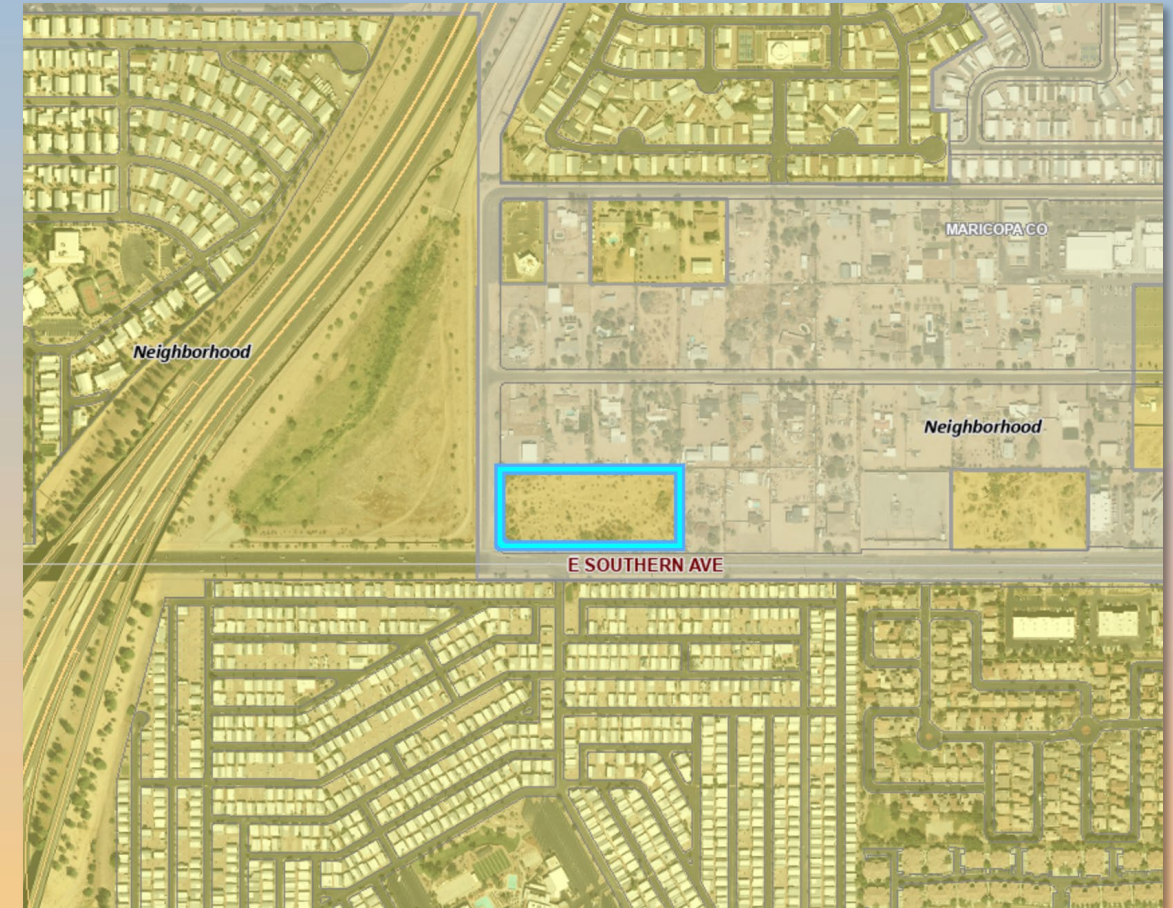




General Plan

Neighborhood, Suburban:

- Safe places for people to live, feel secure and enjoy their community
- Single residences are a primary land use and RM-2 is a primary zoning district





Zoning

- Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD)
- Attached single residence is a permitted use in the RM-2 District





Site Photo

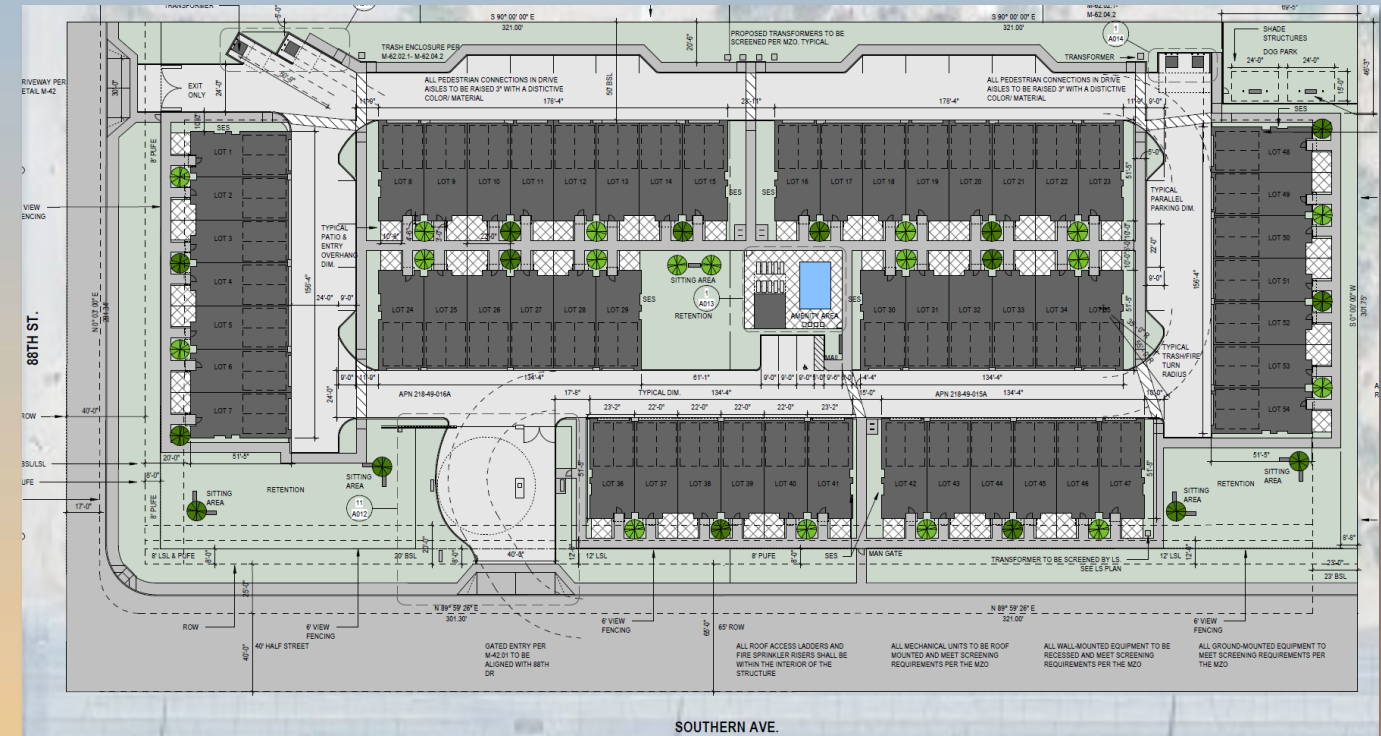


Looking north from Southern Avenue



Site Plan

- 54 townhomes grouped into 8 buildings
- Swimming pool, shade structures and seating areas, dog park
- Gated access from Southern Ave, with exit onto 88th St
- 18 guest parking spaces





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Width</u> – MZO Table 11-5-5 -Single Residence Attached	36 feet	22 feet
<u>Minimum Lot Depth</u> – MZO Table 11-5-5 -Single Residence Attached	94 feet	61 feet
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – MZO Table 11-5-5	2,904 square feet	1,352 square feet
<u>Max. Lot Coverage (% of lot)</u> – MZO Table 11-5-5	70%	95%
<u>Minimum Yards</u> – MZO Table 11-5-5 -Rear: 1 or 2 units on lot	15 feet	0 feet
<u>Max. Building Coverage (% of lot)</u> – MZO Table 11-5-5	45%	87%



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Standards for Required Open Space –
MZO Section 11-5-5(A)(3)(e)(ii)
 -Private open space, covered

Open space shall be at least 50% covered (60 square feet) and shall have at least one (1) exterior side that is open and unobstructed between three (3) and eight (8) feet above its floor level

Unit A: Open space shall be at least 39% covered (47 square feet), and shall have at least one (1) exterior side that is open and unobstructed between three feet six inches (3'-6") and eight (8) feet above its floor level.

Unit B: Open space shall be at least 35% covered (42 square feet), and shall have at least one (1) exterior side that is open and unobstructed between three feet six inches (3'-6") and eight (8) feet above its floor level.

Access, Circulation and Parking – *MZO Section 11-5-5(B)(4)(f)(ii)*
 -Attached Garages

Garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story facade

Garage doors located below upper-story living space shall be recessed at least 2 feet 1 inch from the upper story facade

Materials –
MZO Section 11-5-5(B)(5)(b)

Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls

Buildings must contain 4 primary materials, 1 covering at least 25% of the exterior walls and 2 others collectively covering at least 22% of the exterior walls on the side elevations and 25% of the exterior walls on the front and rear elevations



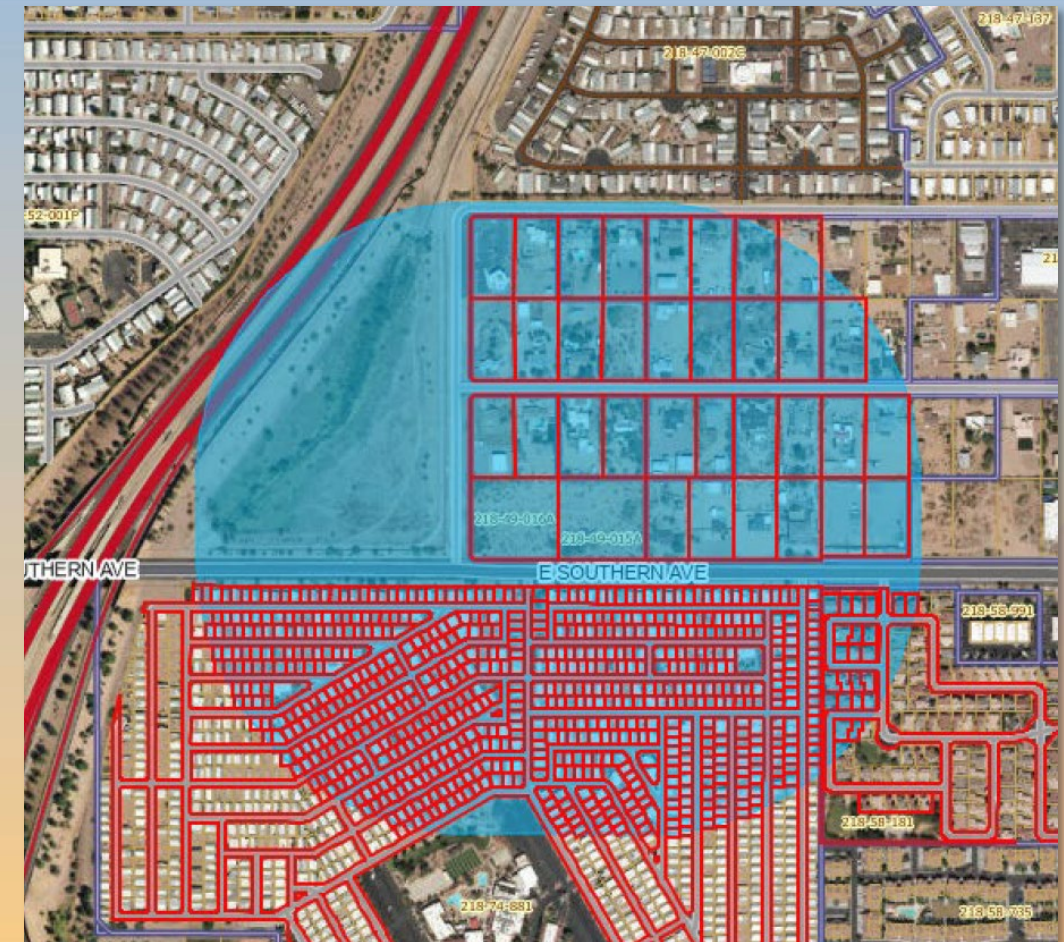
Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Fences and Freestanding Walls – MZO Section 11-30-4(A)(1)</u> -Maximum Height in RM District: Front Yards</p>	<p>4.5 feet tall if the topmost 1.5 feet is visually transparent and not opaque</p>	<p>6 feet tall (along south and west property lines)</p>
<p><u>Required Landscape Yards – MZO Section 11-33-3(B)(1)(a)(i)</u> -Non-Single residence adjacent to single residence uses or districts less than 5 acres</p>	<p>20-feet</p>	<p>5 feet (between the solid waste enclosures and the north property line)</p> <p>8 feet (East property line)</p>



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the Subdivision Regulations Section 9-6-2

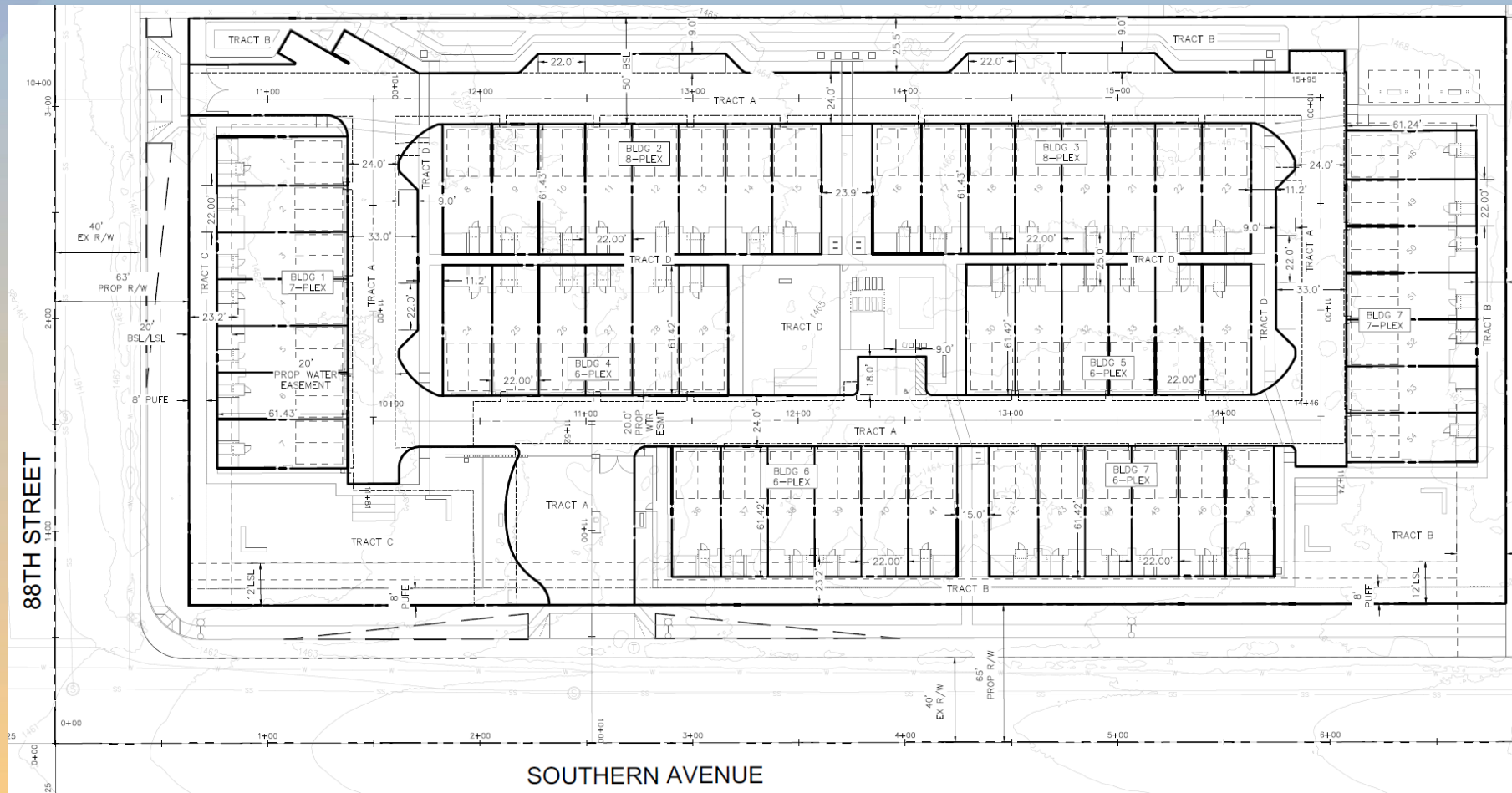
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az




Preliminary Plat

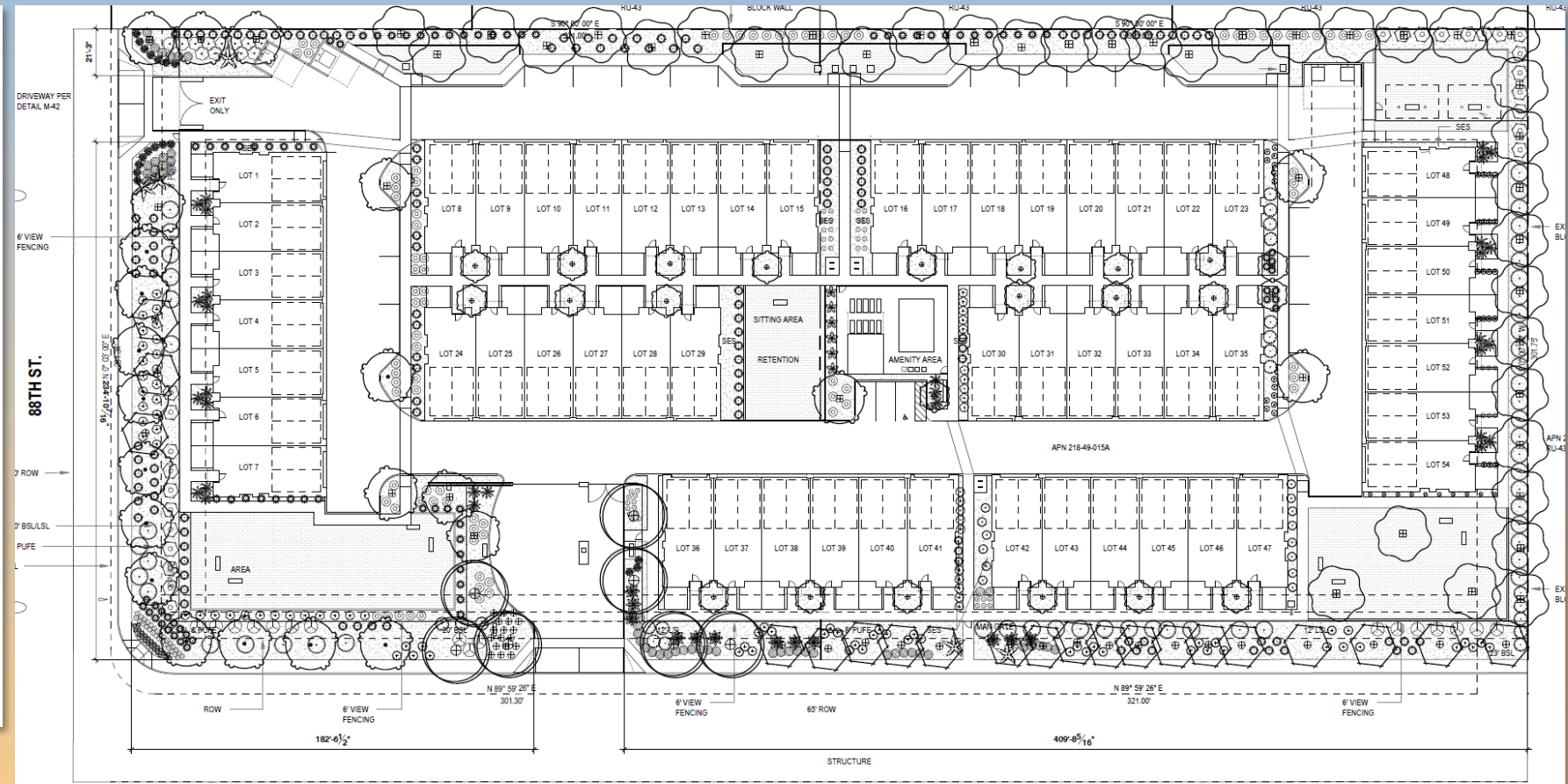




Landscape Plan

TREES

	Calia secundiflora Texas Mountain Laurel Mature Canopy size - 15 feet	24" Box
	Olneya tesota Desert Ironwood Mature canopy size - 30'	24" Box
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Mature canopy size - 30'	24" Box
	Pistacia chinensis 'Red Push' Red Push Chinese Pistache Mature canopy size - 40'	15 gal
	Washingtonia filifera California Fan Palm Mature canopy size - 12'	24" Box
	x Chitalpa tashkentensis 'Morning Cloud' Morning Cloud Chitalpa Single Trunk Mature canopy size - 30'	24" Box
	x Chitalpa tashkentensis 'Morning Cloud' Morning Cloud Chitalpa Single Trunk Mature canopy size - 30'	36" Box



SOUTHERN AVE.



Building Elevations



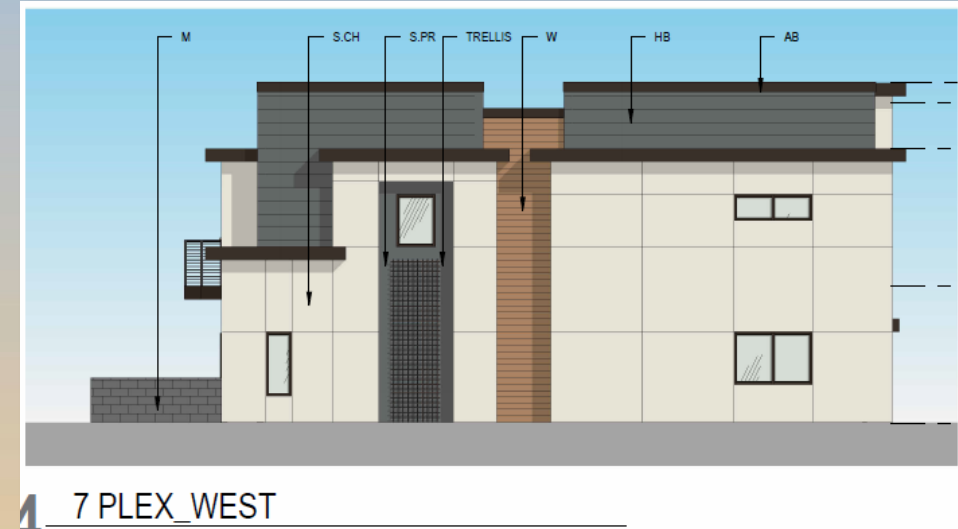
7 PLEX_NORTH



7 PLEX_SOUTH



Building Elevations





Building Elevations



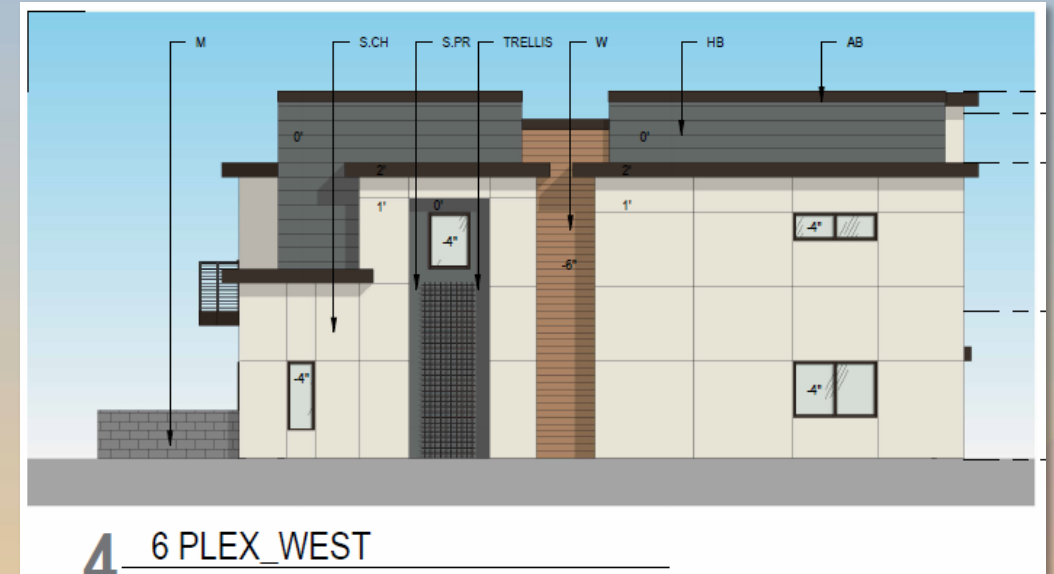
1 6 PLEX_NORTH



2 6 PLEX_SOUTH



Building Elevations



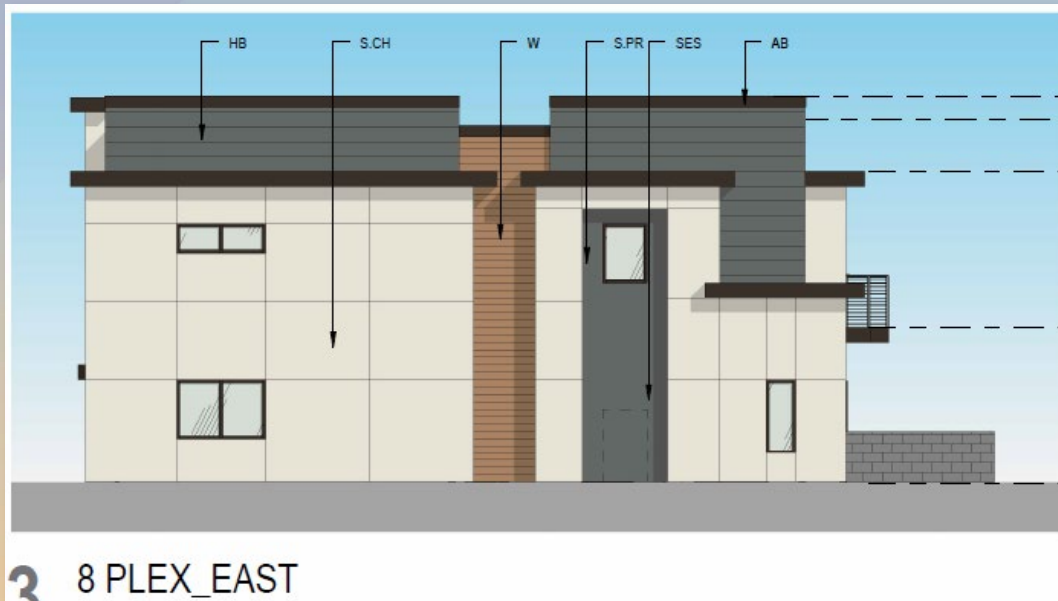


Building Elevations





Building Elevations





Floor Plans

