



mesa·az

Planning and Zoning Board

Case Information

P&Z CASE NUMBER: **ZON18-00118**
LOCATION/ADDRESS: The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side).
GENERAL VICINITY: Located on the west side of Sossaman Road north of Main Street.
REQUEST: Rezoning from RM-2-PAD to RM-2-PAD; and Site Plan Review, also consider the preliminary plat for "Aspire at Sun Valley".
PURPOSE: This request will allow for the development of a townhome subdivision.
COUNCIL DISTRICT: District 5
OWNER(S): BYRON ALLEN, AMERICAN SAVINGS LIFE INSURANCE COMPANY
APPLICANT: Reese Anderson, Pew and Lake PLC
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBERS: 218-16-023
DEVELOPMENT SITE SIZE: 3.4± acres
EXISTING ZONING: RM-2-PAD
GENERAL PLAN DESIGNATION: Neighborhood – Suburban
CURRENT LAND USE: Vacant
PROPOSED DENSITY: 14.8 DU/AC

SITE CONTEXT

NORTH: (across Billings Street) Existing apartment complex - zoned RM-4
EAST: (Across Sossaman Road) Existing apartment complex & Apache Sands 2 subdivision outside city limit - zoned RM-2 and R1-10 county zoning
SOUTH: Existing storage facility – zoned LC
WEST: Existing Sun Valley Villas condominium -zoned RM-3 PAD

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

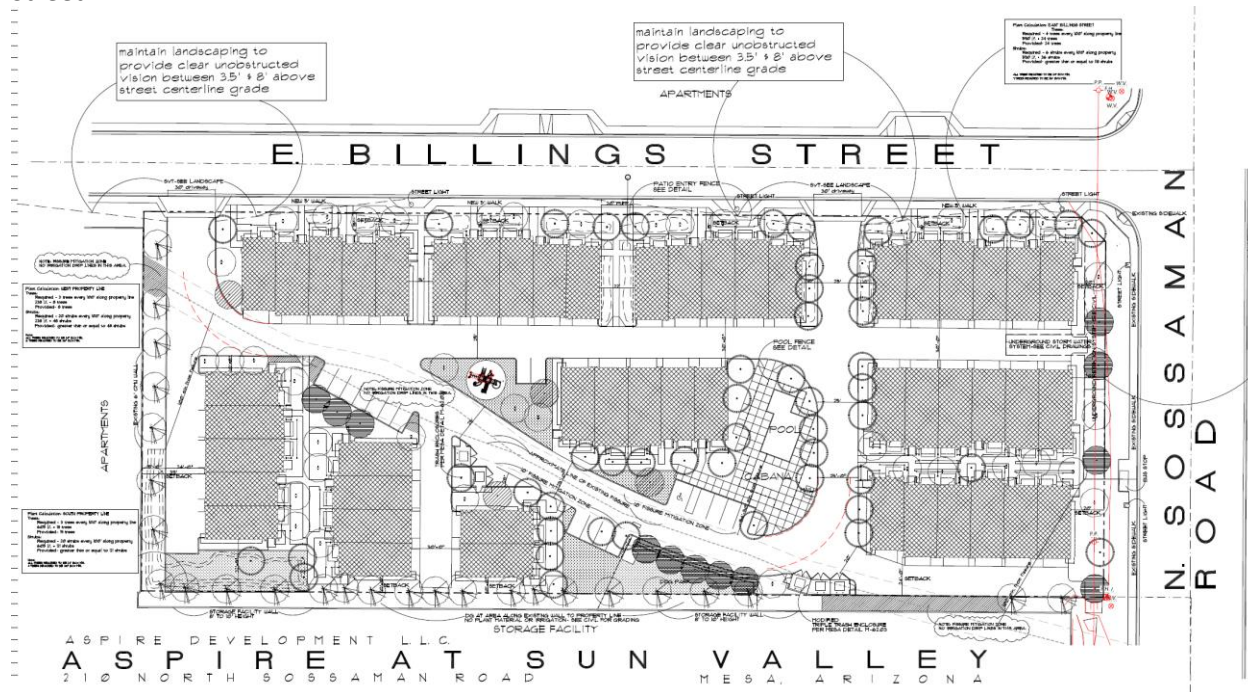
PROPOSITION 207 WAIVER SIGNED: Yes No

ZONING HISTORY

- May 21, 1976:** Annexed to City (Ord. #1005).
- October 18, 1976:** Establish City of Mesa C-2 and R-4 zoning (Z76-047, Ord. #1031)
- August 21, 1978:** Request to modify previously approved DMP (Z78-060, Ord.#1162)
- June 20, 1988:** Rezoning to R-2-PAD to allow 55 units Townhouse (Z88-030, Ord.#2349)

PROJECT DESCRIPTION/REQUEST

This request is for Rezoning and Site Plan Review with a Preliminary Plat titled “Aspire at Sun Valley” to create a 49-lot, two-story, attached single-residence townhome subdivision. The site is located at southwest corner of Sossaman Road and Billings Street. Aspire at Sun Valley covers approximately 3.4 acres of vacant, undeveloped land, which is located on the west side of Sossaman Road north of Main Street.



Open space comprises approximately 35% of the proposed development, and will include active and passive open space, as well as community amenities (such as a dog park, community pool, cabana with BBQs and grass play area). The applicant states that this project is likely to be developed in phases with perimeter and site work in phase 1 and then individual units will start in phase 2. The proposed two storied single-residence townhome development has been designed under the RM-2 zoning district with a PAD overlay.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within a half mile and registered neighborhoods within a mile. The applicant held a neighborhood meeting on February 20, 2018 at Jefferson Elementary School Media Center, 120 S Jefferson Avenue, Mesa, AZ 85208. Applicant received four calls, one expressed support, one expressed concern regarding two stories, one expressed concern about environmental issues and another simply inquired about the project. Staff has received inquiries and

comments from some of the neighbors regarding the proposed development and its impact on existing fissure.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhoods. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Suburban character type typically includes uses such as single-residence, attached and detached, duplex and multiple residence, small neighborhood-scale office, retail, restaurants, and services in appropriate locations such as along arterials or at the intersection of arterials and collector streets.

The Plan encourages new development to be built with a neo-traditional form. Chapter 4 of the Plan establishes some key elements for successful neighborhoods. These elements include items such as providing for social interaction, providing connectivity and walkability, developing a neighborhood character, and quality design. The proposed site plan and buildings address these elements of the Plan. The proposed development is in compliance with the Mesa 2040 General Plan.

ZONING:

This property is currently zoned RM-2-PAD as approved in 1988. The existing PAD overlay was approved for a 55-unit townhome development. The proposed gross density is approximately 14.8 dwelling units per acre. The PAD overlay is included with the rezoning as necessary to address lot size, lot coverage, setbacks, and other development standards which differ from the RM-2 development standard. The proposed RM-2 PAD Development Standards are as follows:

RM-2 Development Standards for Aspire at Sun Valley			
Development Standard	RM-2 Required	RM-2 (PAD) Proposed	Staff Recommendation
Minimum Lot Size	7,200 sq. ft.	1,218 sq. ft. (per unit)	Approval
Minimum Lot Width:	60 feet	21 feet (per unit)	Approval
Minimum Lot Depth:	94 feet	58 feet (per unit)	Approval
Maximum Density:	15 du/ac	14.84 du/ac	Per code
Minimum Lot Area per dwelling Unit:	2,904 sq. ft.	1,218 sq. ft. (per unit)	Approval

RM-2 Development Standards for Aspire at Sun Valley			
Development Standard	RM-2 Required	RM-2 (PAD) Proposed	Staff Recommendation
Maximum Height:	30 feet	28 feet	Per code
Parking:	103 spaces	113 spaces	
Set back along Sossaman Road	30 feet	20 feet	Approval
Set back along Billings Street	25 feet	15 feet	Approval
Interior Side and Rear	30 feet	0-15 feet	Approval
Two story building minimum separation	30 feet	15 feet	Approval
Minimum Open Space per unit:	200 sq. ft.	853 sq. ft.	
Private Open Space:	120 sq. ft.	168 sq. ft.	
Minimum Dimension	10 ft.	8 ft.	Modify to meet code
Covered Private Open Space	50%	Unclear	Modify to meet code
Common Open Space			
Minimum Dimension	15 ft.	Some areas less than 15 ft.	Approval

PAD Overlay-MZO Section 11-22-1:

The purpose of the Planned Area Development Overlay (PAD) District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of this district is to provide creative, high-quality development that incorporates building design, site design, and amenities that create a unique more sustainable alternative to conventional development. The proposed development designed around the existing fissure provides a unique opportunity to use an infill and bypassed property. The proposed townhomes along Billings Street will finally improve and enhance the curb appeal at this street corner.

Staff has determined that the proposed building design, site design, and amenities with revisions requested will create a unique and sustainable alternative to conventional development and, thus, support approval of the PAD and proposed modifications to standard code.

The proposed development will create a unique more sustainable alternative to conventional development, through the following:

- a) The two storied townhomes are located upfront along the local street with their main entrances facing Billings Street. The townhomes will have their front patio enclosed with view fence

compared to solid enclosure, entry doors within 10' of the sidewalk and 18" high stoops will define and enhance the relationship between the street and the units with improved curb appeal (condition# 5f). Compared to conventional development of single residence homes or apartments typically do not engage the street, either they back the street or have limited pedestrian access only through gates.

- b) The site layout is challenged by the limitation of the existing fissures and its mitigation zone. Even then the proposed layout is simple with organizing the common area in the center of the site with amenities like pool, tot lot, cabana and dog park. A typical conventional development would not require such amenities for the residents.
- c) An internal pedestrian network will provide the connectivity between the front door of the units and the common areas in the center of the development. Conventional development does not provide such extensive connectivity except the side walk in the public streets.
- d) The units are grouped in building of two units or six or more units thus creating a variety of building masses or volumes. The individual building design incorporated various quality items like, variety of materials, change of planes (push and pull), variation of roof line and the end units of a building, they have unique entry doors on the sides of the building, improving the typical blank walls with architectural elements.

SITE PLAN – MZO Section 11-69-5:

This site plan review request includes one parcel 218-16-023. The main and secondary access to the proposed development will be from Billings Street.. The site layout does not have any ingress or egress from Sossaman Road. There will be a total of 49 units, all two storied with attached garages accessed from an alley on one side and the main entrance to the unit from the opposite side. The townhomes are arranged in groups of 2, 4, 5, or 6 attached units. Twenty-one of the units are arranged to face Billings Street with direct access from the sidewalk. Along Sossaman Road two additional groups of six attached units are arranged such that the end of the units faces the Road. A common pool area with cabana and dog-park is provided centrally for the residents to enjoy.

Open space:

Staff has two concerns with the design of the private open space. Section 11-5-5 C 5 b establishes the minimum dimension as 10 feet for ground level private open space. The drawing submitted are not dimensioned, but by scaling them they appear to have a minimum dimension of eight feet. Staff does not see a site constraint to increasing these areas to meet the code requirement (see condition #5a).

The other concern with regards to the private open space design is the requirement of Section 11-5-5 C that at least 50% of the private open space be covered. Based on the floor plans and elevations provided, it appears the patio areas next to the front doors are uncovered. Given the hot weather we have shade is very important to outdoor living. The floor plans and elevations need to be revised to show the required shade cover for the private open space (see condition #5a).

Solid Waste Service:

Refuse collection enclosures have been provided in two locations with a total of five. These containers are located near the common area. The final location, size and numbers of the bins will be per City of Mesa Solid Waste Standards. Solid Waste Division has expressed concern regarding the surrounding trees, which when full grown, may conflict with the trucks serving the bins. Therefore, staff suggest replacing those trees with shrubs to mitigate this issue (see condition #5b).

Pedestrian connectivity:

The proposed development shows pedestrian connections between the sidewalk of Billings and front doors of units facing the street. The units adjacent to Sossaman Road do not have direct pedestrian connection with the sidewalk. Out of ten building only one shows direct pedestrian connectivity with the common area. Staff is concerned that a pedestrian circulation route is not provided throughout the community to connect the amenities to the front doors of the units. Therefore, staff recommends a pedestrian network that connects front doors of the units to the common area with amenities (see conditions # 5c). The proposed units along Sossaman Road do not have any direct pedestrian connection with the existing Bus Stop along Sossaman Road. Therefore, staff recommends a direct pedestrian link with the Bus Stop and side walk along Sossaman Road (5d).

PRELIMINARY PLAT:

This request includes a preliminary plat titled “Aspire at Sun Valley”. All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration and could result in a reduction of lots. The proposed plat is consistent with the PAD and meets Subdivision Regulation requirements.

CONCLUSION:

The proposed zoning is in conformance with the goals and policies of the Mesa 2040 General Plan for areas with a Neighborhood character type. The proposed development meets the review criteria from MZO Section 11-69-5 for site plan review and Section 11-22-1 thru 5 for a Planned Area Development Overlay.

Staff recommends approval of ZON18-00118 subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage), except as modified below.
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all City of Mesa Code requirements and regulations except as modified by this PAD.
5. Prior to submitting for a building permit, submit a revised site plan and black and white and color elevations for review and acceptance by the Planning Director to include the following:
 - a) The minimum private open space, including minimum dimensions and shade cover, per city code Section 11-5-5C.
 - b) Replacing the trees surrounding the trash enclosures with shrubs.
 - c) Pedestrian connectivity between the front door of each unit and the common areas.
 - d) A direct link between the bus stop and the front door of the units that are located along Sossaman Road.
 - e) Alternative paving material, such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable), for the crosswalks and the driveway apron located at the main entrance from Billings Street.

- f) Each unit having a front entry door with an eighteen inch (18") high stoop.
- g) The materials and color(s) of all buildings.