



City Council ZON24-01020

Mary Kopaskie-Brown, Planning Director

June 16, 2025



Request

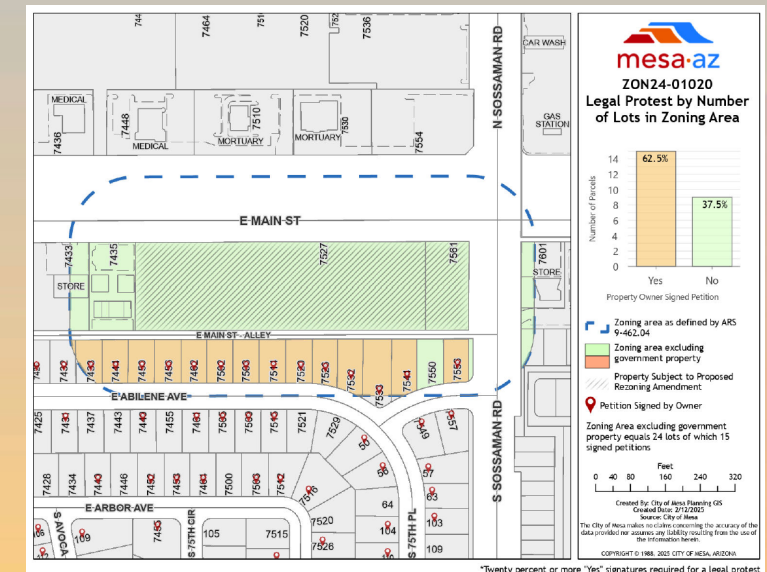
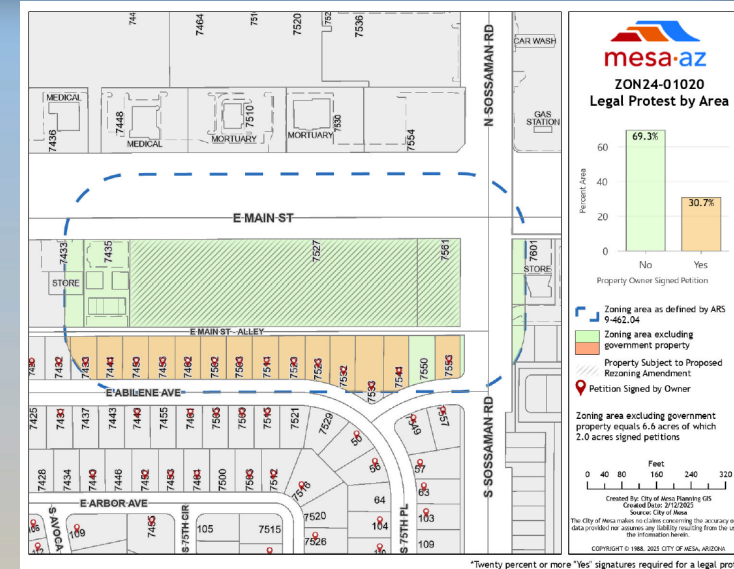
- Rezone LC to RM-2-PAD
- Site Plan Review
- To allow for a 45-unit multiple residence development





Legal Protest

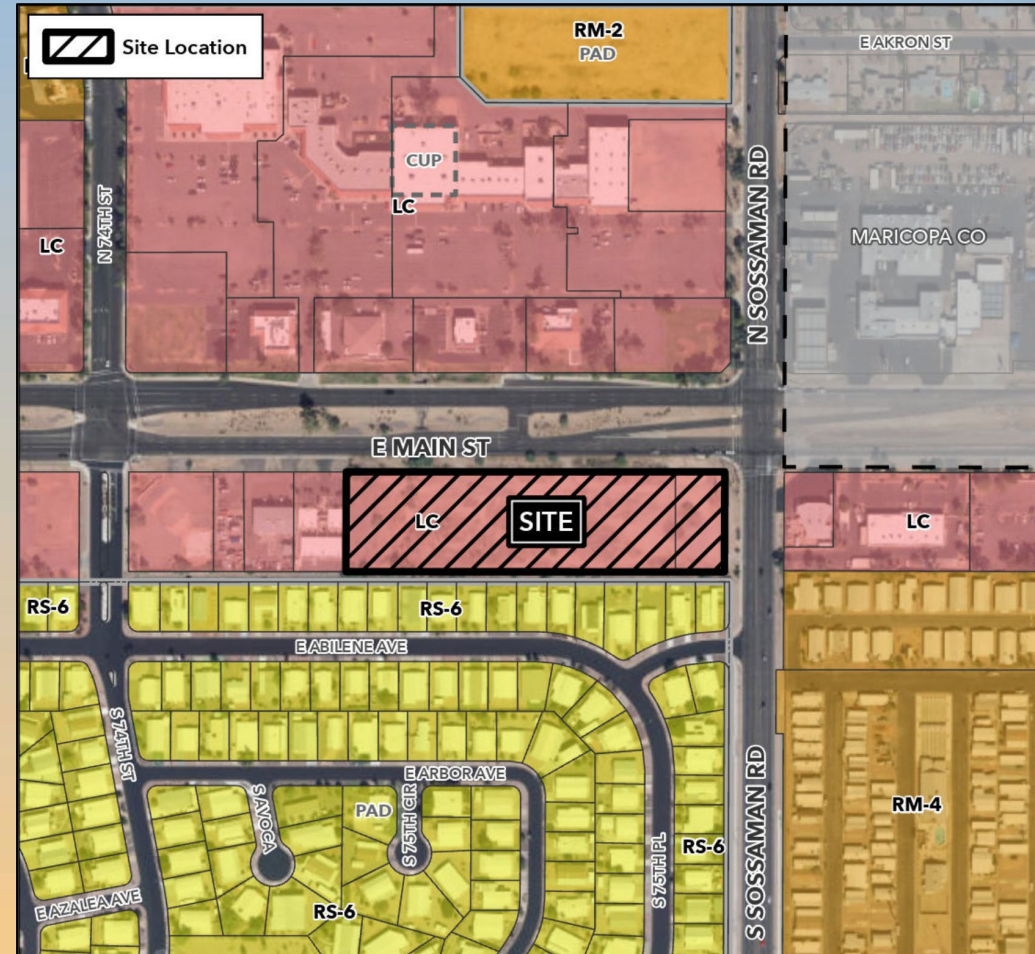
- Petition signed by 453 residents - Mesa East Homeowners Association in opposition
- Petition meets the requirements for a legal protest
- Favorable vote of a supermajority (3/4 of all members of the City Council) to approve the Proposed Project (A.R.S. § 9-462.04(H) and Section 11-67-4 (F) of the MZO





Location

- Southwest corner of Sossaman Road and Main Street





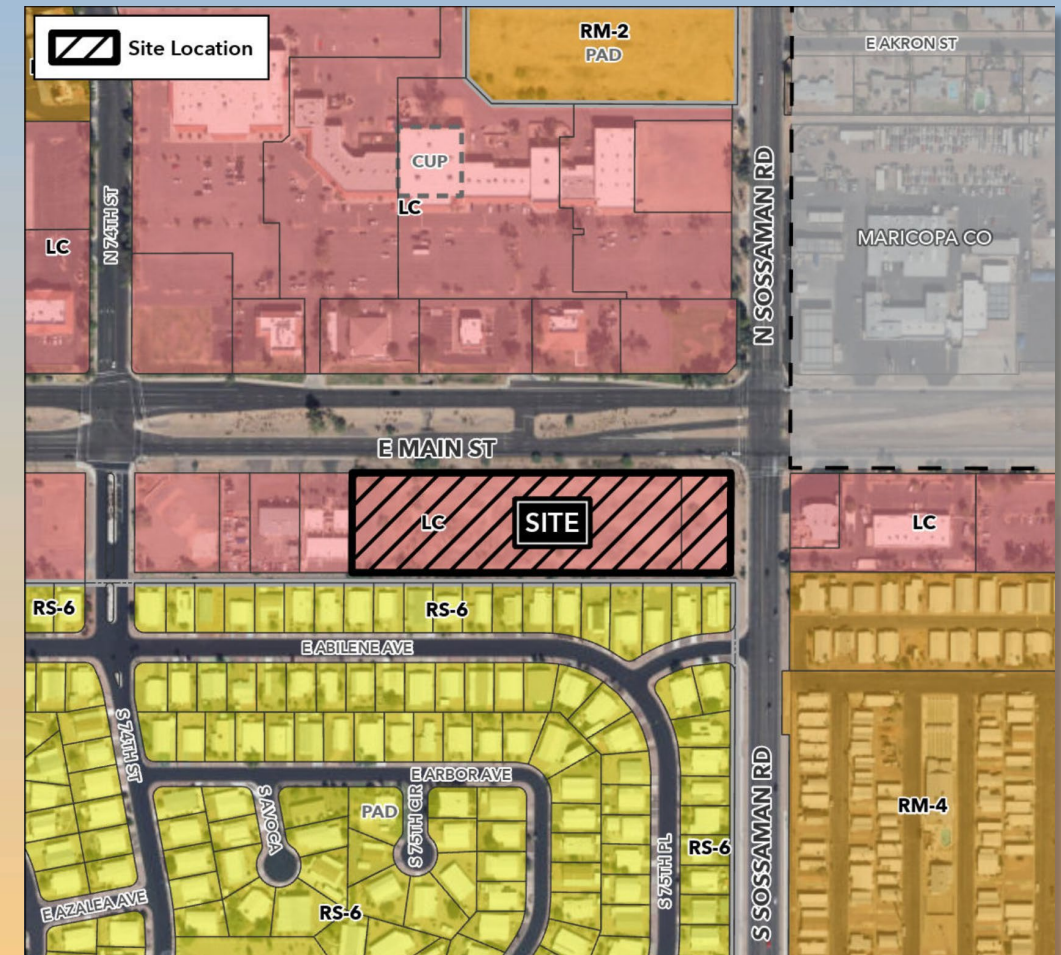
Neighborhood Center - Evolve

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- Urban Residential
- Evolve
- Neighborhood Center
- Evolve
- Traditional Residential
- Sustain
- Local Employment Center Evolve
- Mixed Residential Evolve
- Traditional Residential
- Sustain
- Evolve



Zoning

- Current: LC
- Proposed: Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD)
- Multiple residence with a maximum density of 15 du/acre permitted in RM-2 District
- Proposed density is 12.8 du/acre





Site Photo



Looking east from Sossaman Road



Site Photo



Looking south from Sossaman Road at east side of the project site



Site Photo

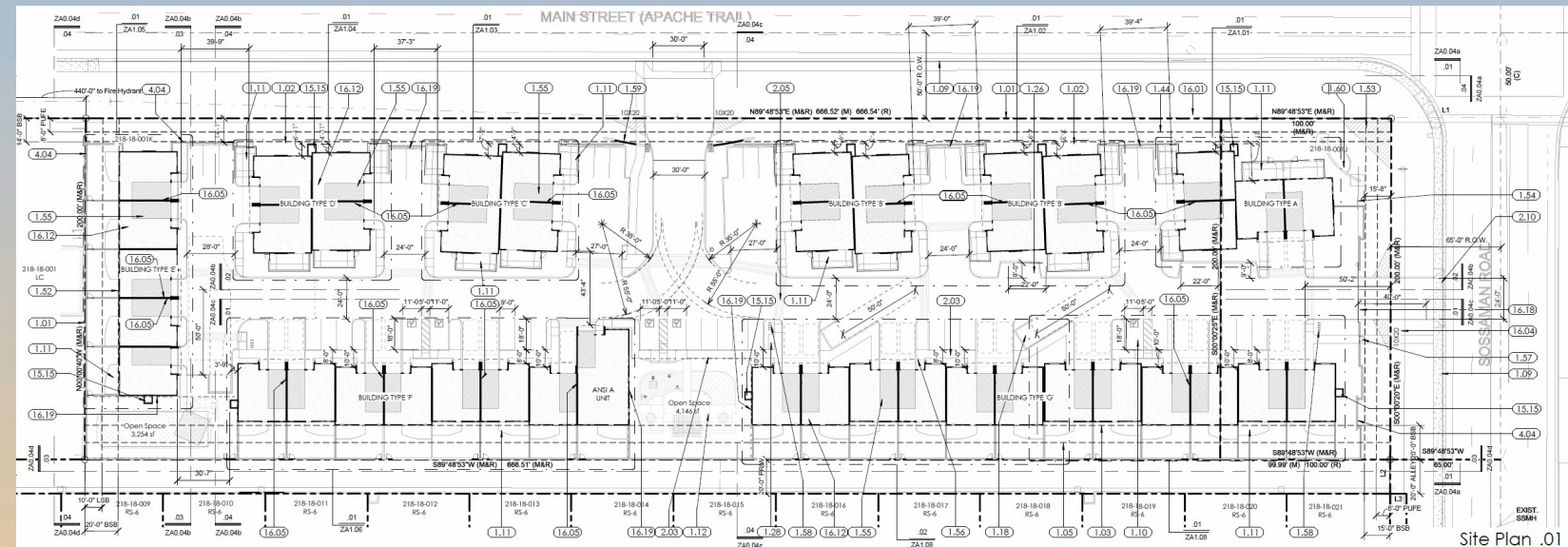


Looking south from Sossaman Road at center of the project site



Site Plan

- 45 three-bedroom, two-story units
- Access from Main Street
- Secondary access at Sossaman Road for emergency and Solid Waste vehicles only
- Required = 95 parking spaces
- Provided = 45 single garage spaces and 60 surface spaces





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards –</u> MZO Table 11-5-5 - Front and Street-Facing Side: 6-lane arterial street (Main Street) 4-lane arterial street (Sossaman Road) -Interior Side and Rear: 3 or more units on lot: (West property line) (South property line)	 Multiple Story: 15 feet per story, (30 feet total) Multiple Story: 15 feet each story, (30 feet total)	 14 feet 15 feet 20 feet total 20 feet total



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Additional Standards for Private Open Space - Accessibility</u> – MZO Section 11-5-5(A)(3)(e)(i)	Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.	Private open space for 11 units is accessible from the exterior only (no fence or wall on side adjacent to front door).
<u>Perimeter Landscape Required Plant Material</u> – MZO Table 11-33-3.A.4 -Arterial Streets (Main Street)	1 tree and 6 shrubs per 25 linear feet of street frontage (720 feet of frontage = 29 trees and 173 shrubs total)	11 trees, 69 shrubs



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p>Interior Parking Lot Landscape Islands – <i>MZO Section 11-33-4(B)(1)</i></p> <p>- Required number of parking lot landscape islands</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>Parking lot landscape islands shall not be required at each end of a row of parking stalls.</p>
<p><u>Foundation Base, Exterior Walls with Public Entrances – MZO Section 11-33-5(A)(1)</u></p>	<p>A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.</p>	<p>An 8-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.</p>
<p>Fences and Freestanding Wall Height – MZO Section 11-30-4(A)(1)(b)</p> <p>- Side and rear yard</p>	<p>6 feet</p>	<p>8 feet (south property line)</p>



Elevations





Elevations





Alternative Compliance

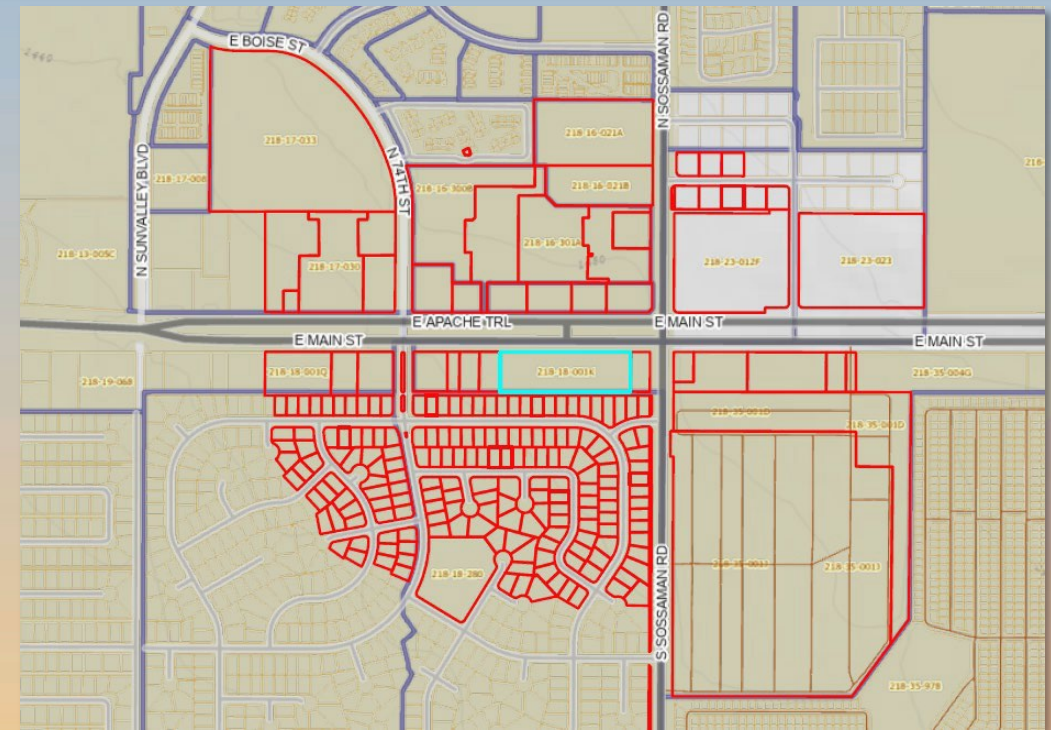
✓ Materials

- Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person neighborhood meeting held on January 8, 2024. Approximately 30 neighbors attended.
- Concerns were raised about traffic and compatibility with adjacent single residence use to the south.
- Received a petition in opposition signed by 453 residents of the Mesa East Homeowners Association





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (4-0)

Favorable vote of a supermajority (three-fourths of all members of the City Council) to approve per A.R.S. § 9-462.04(H) and Section 11-67-4 (F) of the MZO



mesa·az



Site Photo



Looking south from Sossaman Road at west side of the project site



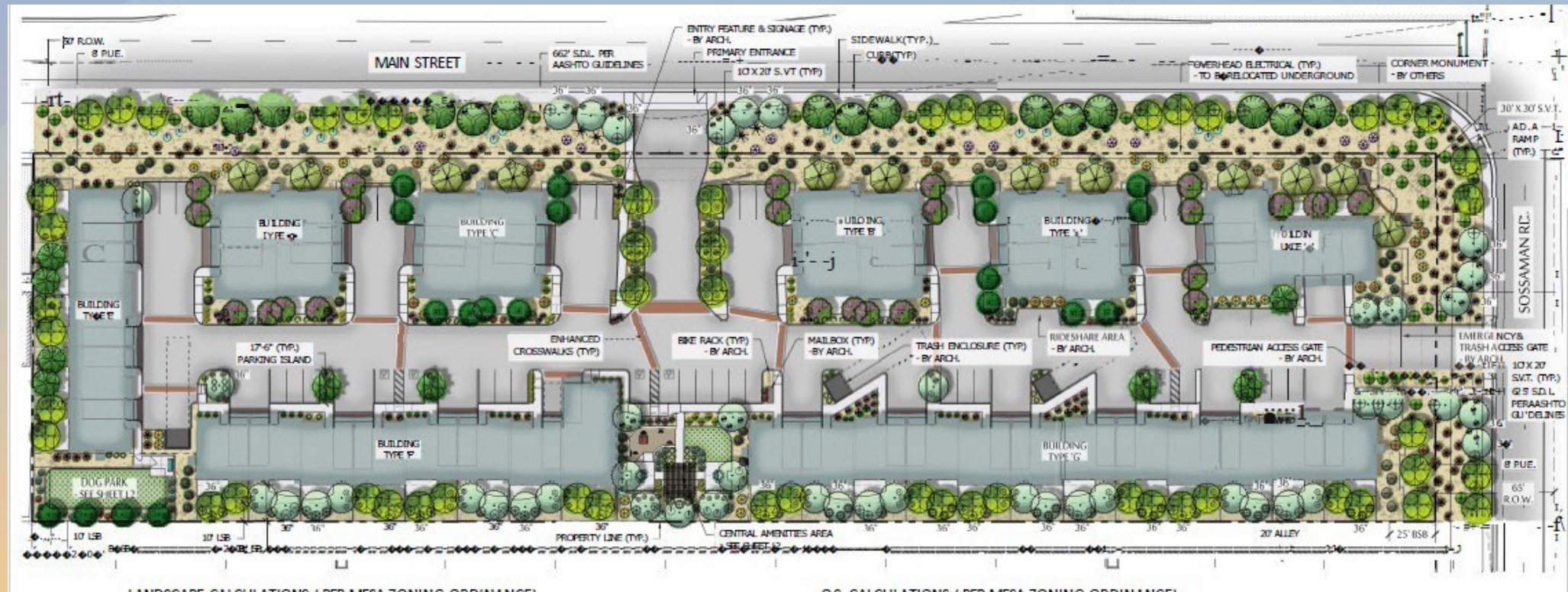
Site Photo



Looking east at project site from the commercial property to the west



Landscape Plan





Site Rendering





Elevations





Elevations





Map of All Petition Signatures

