



City Council

ZON22-01110

Mesa Drive Apartments

Mary Kopaskie-Brown

August 21, 2023



Request

- Rezone from RM-4 to RM-4-PAD
- Site Plan Review
- To allow for development of an apartment complex





Location

- East of North Mesa Drive
- North of East University Drive





General Plan

Neighborhood

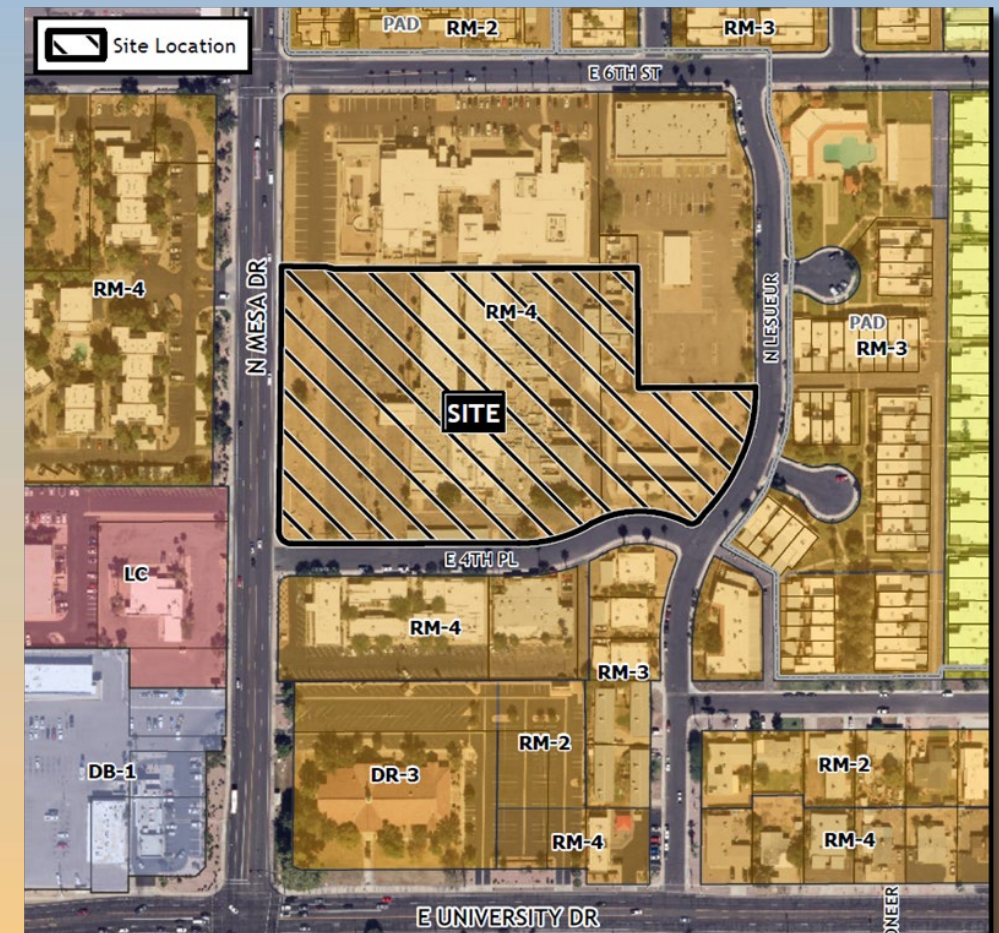
- Safe places to live and enjoy surrounding community
- Associated non-residential uses





Zoning

- Existing: Multiple-Residence-4 (RM-4)
- Proposed: Multiple-Residence-4 with a Planned Area Development overlay (RM-4-PAD)





Site Photo

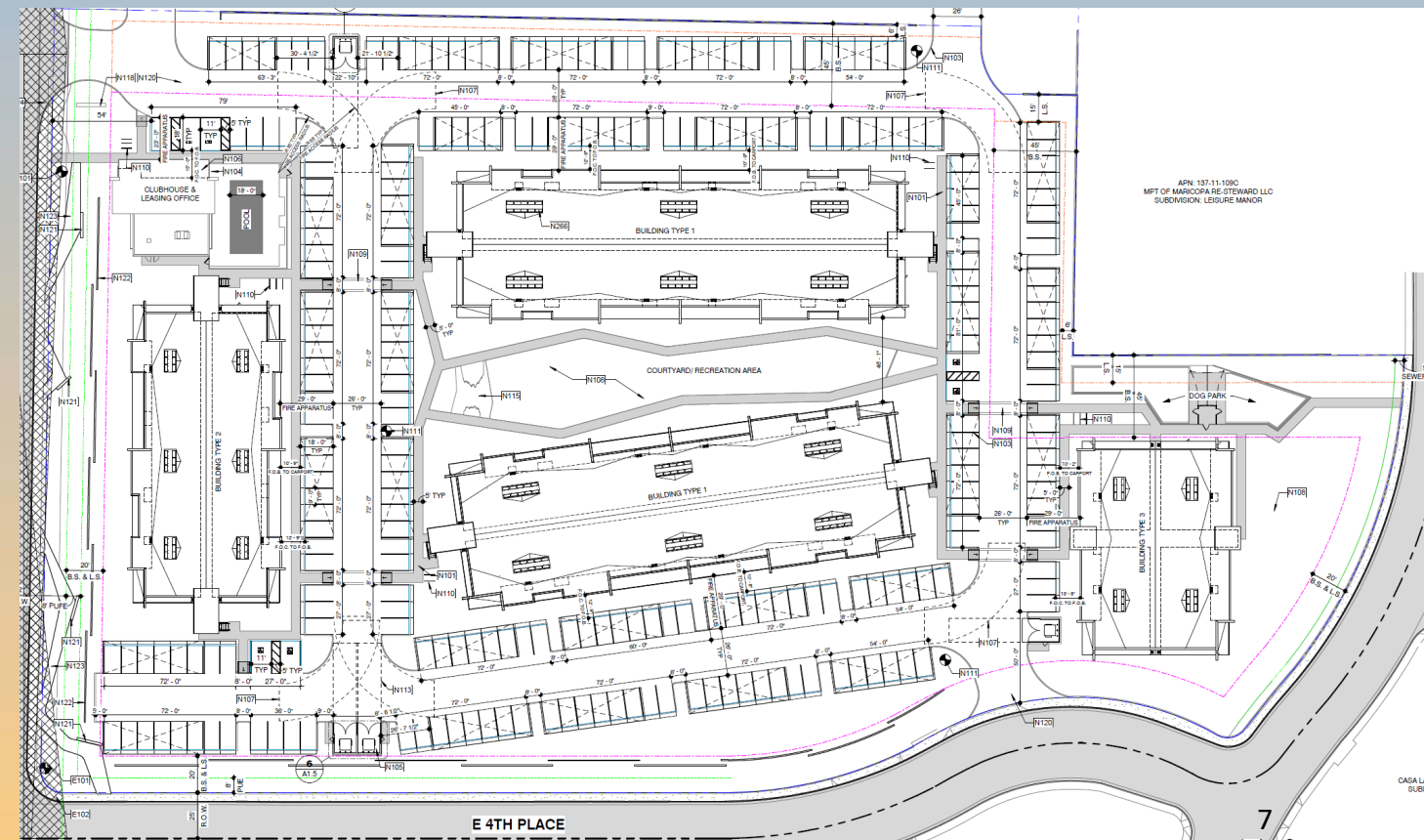


Looking northeast towards the site from Mesa Drive



Site Plan

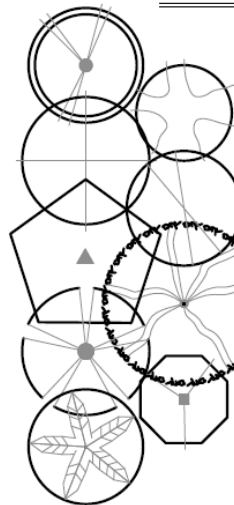
- Access from Mesa Drive and 4th Place
- 4 apartment buildings – 180 units
 - 3 stories high
 - Studio, 1 and 2 bedroom
- Office & clubhouse
- Pool and dog park
- 257 parking spaces



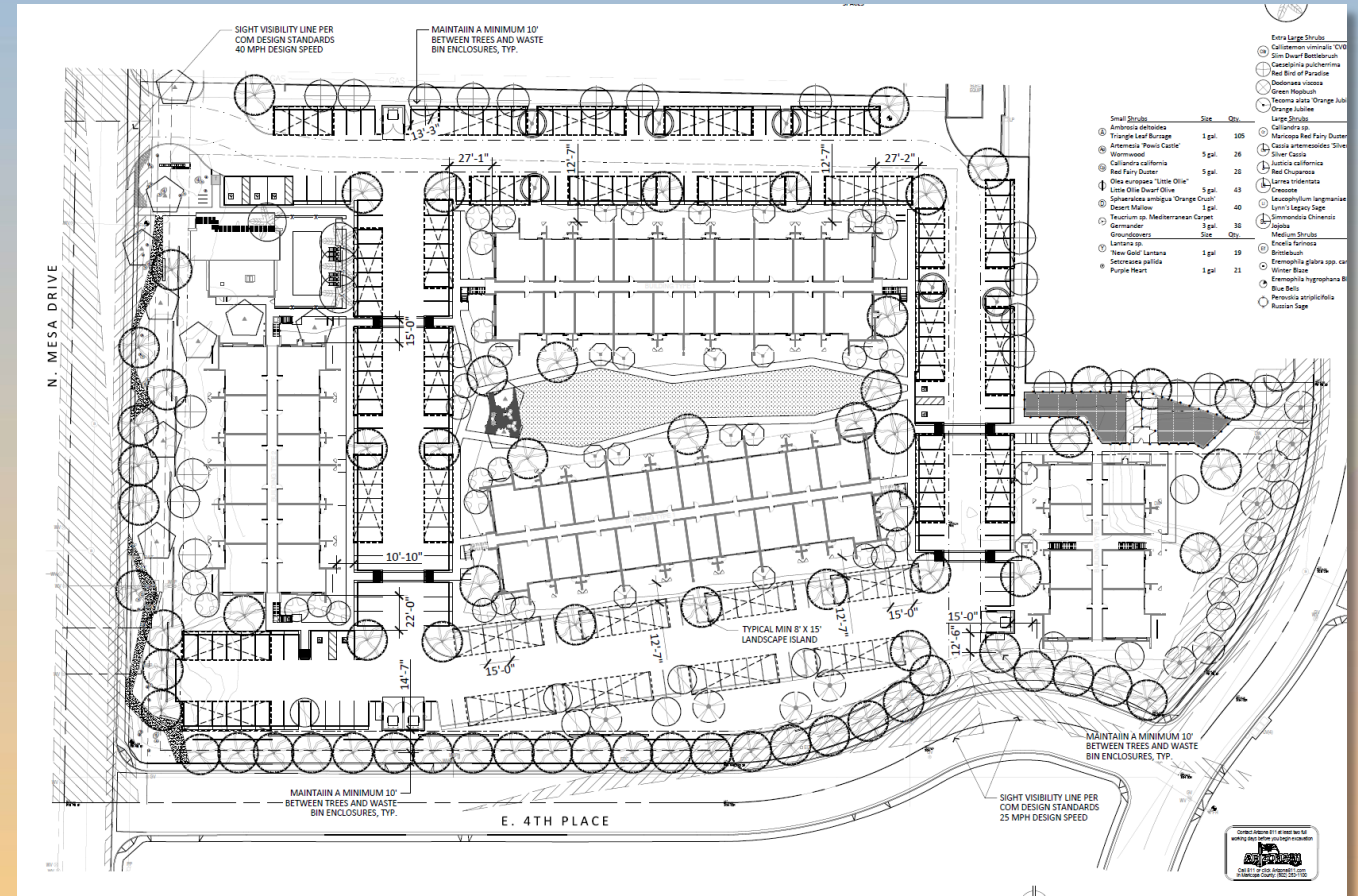


Landscape Plan

PLANT MATERIALS LEGEND



Trees	Size	Qty.
Acacia aneura		
Mulga Acacia	24"/36" box	7
Acacia willardiana		
Palo Blanco	24" box	28
Caesalpinia cacalaco 'Smoothie'		
Thornless Cascalote	24" Box	21
Chilopsis linearis		
Desert Willow	24" Box	14
Olneya tesota		
Ironwood	36" Box	11
Parkinsonia hyb.		
'Desert Museum' Palo Verde	24"/36" box	70
Prosopis hybrid		
Thornless Mesquite	24"/36" box	12
Sophora secundiflora	Mult-Trunk	
Texas Mountain Laurel	24" Box	16
Washingtonia filifera		
Mexican Fan Palm	20'	4





Planned Area Development

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Minimum Building Setbacks –</u> MZO Section 11-5-5(A) -Interior Side and Rear: 3 or More Units on Lot (north and east property lines)	15 feet per story (45 feet total)	2 feet per story (6 feet total)	As proposed
<u>Minimum Landscape Yards –</u> Section 11-33-3(B)(2) -Front and Street Facing Adjacent to a 4-lane arterial (west property line) -Non-single residence uses adjacent to other non-single residence uses (north and east property lines)	20 feet wide 15 feet wide	15 feet wide 6 feet wide	As proposed



Planned Area Development

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Required Parking Spaces by Use –</u> MZO Table 11-32-3(A) -Multiple Residence	2.1 spaces per unit (378 spaces total)	1.43 spaces per unit (257 spaces total)	As proposed
<u>Dwelling Unit Access –</u> MZO Section 11-5-5(B)(3)(a) -Above ground floor	Access to no more than 4 units per corridor	Access to no more than 10 units per corridor	As proposed
<u>Minimum Separation Between Buildings on the Same Lot – MZO Table 11-5-5</u> -Detached parking canopies	20 feet	10 feet	As proposed



Clubhouse Renderings





Findings

- ✓ Complies with the 2040 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 Recommendation: Approval with Conditions
P&Z Recommendation: Approval with Conditions (5-0)



mesa·az



Renderings

