



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**January 8, 2024**

CASE No.: **ZON24-00469**

PROJECT NAME: **Recker Gardens**

Owner's Name:	BFH HOLDINGS LLC
Applicant's Name:	David Bohn, The BFH Group
Location of Request:	Located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street.
Parcel No(s):	141-57-081B
Request:	Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development.
Existing Zoning District:	Multiple Residence-3 with a "U" designation and a Planned Area Development Overlay (RM-3U-PAD).
Council District:	2
Site Size:	4.5± acres
Proposed Use(s):	Multiple Residences
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 8, 2024 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with conditions

**HISTORY**

On **December 16, 1974**, the City Council approved the annexation of 3,957± acres of land, including the project site. Prior to annexation, Maricopa County adopted a Development Master Plan (DMP) for the 2,100-acre Leisure World development, which included the project site. Upon annexation, the City of Mesa began using this master plan to guide development in the area (Ordinance No. 907).

On **June 17, 1975**, the City Council established comparable zoning on 160± acres of recently annexed land. The project site was rezoned from Maricopa County Rural 43 to Limited Commercial (C-2) (equivalent to Limited Commercial [LC]) along the Main Street frontage to a

depth of 200 feet. The remainder of the project site was zoned Agricultural (AG) (Case No. Z75-029, Ordinance No. 936).

On **July 5, 1978**, City Council rezoned 45± acres, including the southern portion of the project site, from AG to LC in compliance with Leisure World DMP (Case No. Z78-043, Ordinance No. 1149).

On **July 2, 1984**, City Council approved a DMP modification for an 82± acre area, including the project site, to allow for the development of retail, office and multi-family development (Case No. Z84-119, Ordinance No. 1851).

On **December 3, 1984**, City Council approved a site plan for a 17± acre area, including the project site, to allow for the development of a group commercial center (Case No. SPR84-028).

On **February 17, 1987**, City Council approved a Site Plan Modification for a 17± acre area, including the project site, to allow for the development of a group commercial center. This case was approved with a two-year time limit to begin construction. The Site Plan Modification subsequently expired when construction did not commence (Case No. SPM86-027, Ordinance No. 2173).

On **December 17, 2007**, City Council approved a Site Plan Modification for the project site to allow the expansion of an existing office development (Case No. Z07-111, Ordinance No. 4788).

On **October 3, 2022**, City Council rezoned the project site from Limited Commercial (LC) to Multiple Residence-3 with a “U” designation and a Planned Area Development Overlay (RM-3U-PAD) and approved a site plan to allow the development of an 86-unit multiple residence development (Case No. ZON21-00966, Ordinance No. 5730).

## **PROJECT DESCRIPTION**

The applicant is requesting to rezone the project site from Multiple Residence-3 with a “U” designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and approval of a Major Site Plan Modification to allow a 132-unit multiple residence development (Proposed Project).

The Proposed Project consists of four 24-unit buildings, one 36-unit building, and a clubhouse. The requested PAD would allow certain modifications to the City’s development standards to facilitate the development of the Proposed Project.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity District with a Community Scale Sub-type and a Transit Corridor overlay. Per Chapter 7 of the General Plan, the focus of the Mixed Use Activity District is large-scale community and regional activity areas that usually have significant retail and commercial components including shopping areas, power centers, and lifestyle centers that are designed and developed to attract customers

from a large radius. The district often includes other uses such as office, entertainment, and residential.

The Community Scale Sub-type primarily serves a population up to a four-mile radius and typically contains one or two large format commercial buildings and associated shops and pad site. This character sub-type is usually at the intersection of two arterial street and is auto dominant unless part of a Transit District.

Additionally, the site has a Transit Corridor overlay. This character type overlays the other character types and is used to transition the area into a more transit- and pedestrian-oriented development form. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. To implement compliance with the Transit Corridor character type's focus and purpose, the General Plan permits a RM-4 District with an Urban (U) designator as a primary zoning district. However, since there are currently no plans for a light rail extension or a bus rapid transit route along this section of Main Street, the "U" designation is not required until such time as a final decision is made to implement transit improvements.

Per Chapter 7 (pg. 7-20) of the General Plan, a Mixed Use Activity District Character Area may take on a significant residential character with the redevelopment of shopping centers, so long as the residential component is developed secondary to the primary uses. Secondary uses may be permitted in conjunction with a greater commercial development or complimentary to existing commercial developments provided the minimum percentage of primary uses within the character area are established through existing zoning and/or development. Per Chapter 7 (pg. 7-20) of the General Plan, a minimum of 70% of the total Mixed Use Activity District Character Area shall be reserved for primary zoning designations and uses. These primary designations shall include commercial zoning districts, such as the Office Commercial (OC), Limited Commercial (LC), General Commercial (GC), Mixed Use (MX), Planned Employment Park (PEP), and Neighborhood Commercial (NC). The minimum percentages of the zoning can be met with a combination of the above listed zoning districts, or the entire area may be zoned under one primary zoning district. In addition to the zoning requirements, the General Plan also outlines the minimum and maximum percentages of primary and secondary land uses allowed in the Mixed-Use Activity District Character Area designation. Per this requirement, the maximum allowed secondary land uses, which includes Multiple Residences, is 30%.

Analysis of the zoning districts and land uses within the subject Mixed Use Activity District Character Area found greater than 70% is established with LC and GC zoning districts and developed with primary uses. The subject request, being zoned entirely RM-4-PAD to allow for the proposed multiple residence development, helps achieve the goals of the Mixed Use Activity District by providing a horizontal mix of multiple residence with existing commercial and office uses. In addition, the proposed multiple residence development will add to the housing types in the area and increase the population, which in turn will support existing and future commercial developments.

Finally, the proposed multiple residence development helps achieve the goals of the Transit Corridor character type by locating the residences close to Main Street to create an urban

environment, providing sidewalks from the development to public sidewalks to create pedestrian connectivity and installing landscape trees and shrubs to improve the Main Street streetscape.

Overall, Staff reviewed the request and determined it is consistent with the review criteria for developments outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

**Zoning District Designations:**

The request is to rezone the site from RM-3U-PAD to RM-4-PAD. Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), Multiple Residence Districts allow for a wide range of housing types including multiple residence uses with a maximum density in the RM-4 District of 30 dwelling units per net acre. The density of the Proposed Project is 29.5 dwelling units per acre, which complies with the RM-4 District density requirement.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Main Street) LC Commercial	<b>North</b> (Across Main Street) LC Commercial	<b>Northeast</b> (Across Main Street) LC Vacant
<b>West</b> LC and GC Commercial and Assisted Living Facility	<b>Project Site</b> RM-3U-PAD Vacant	<b>East</b> LC Commercial
<b>Southwest</b> GC Assisted Living Facility	<b>South</b> LC-PAD Medical Offices	<b>Southeast</b> LC Commercial

**Compatibility with Surrounding Land Uses:**

The project site is undeveloped and is located approximately 630± feet east of Recker Road on the south side of Main Street. Over the years, properties to the east with frontage along Main Street have developed with commercial uses, while the properties to the south have developed with assisted living facilities and medical offices. The Proposed Project provides an additional housing choice within the area and will contribute to the population to support existing and future commercial development in the area.

**PAD Overlay Modification – MZO Article 3, Chapter 22:**

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to permit flexibility in the application of zoning standards and requirements. The Proposed Project must demonstrate that equivalent or superior is used to meet the intent of the underlying zoning district and General Plan. The PAD overlay allows for creative, innovative and flexible design that creates high-quality development for the site.

Table 1: Development Standards

<b>Development Standards</b>	<b>MZO Required</b>	<b>PAD Proposed</b>	<b>Staff Recommendation</b>
<u>Lot Coverage – MZO</u> <i>Table 11-5-5</i>	70%	74%	As proposed

<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> - Front and Street Facing Side: 6-lane Arterial (Main Street)  - Interior Sides and Rear: 3 or more units on lot	30 feet          Multiple Story: 15 feet per story (45 feet total)	<b>8 feet, 5 inches (minimum)</b>          <b>Multiple Story: 5 feet per story (minimum 15 feet total along the east property line)</b>          <b>Multiple Story: 4 feet, 6 inches per story (minimum 13 feet, 6 inches total along the south and west property lines)</b>	<b>As proposed</b>
<u>Required Landscape Yards – MZO Table 11-5-5</u> - Front and Street Facing Side: 6-lane Arterial (Main Street)	30 feet	<b>10 feet</b>	<b>As proposed</b>
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> - Three-story building      - Detached covered parking canopies	35 feet      20 feet	<b>20 feet (between Building 3 and Building 4)</b>      <b>7 feet, 10 inches</b>	<b>As proposed</b>
<u>Standards for Required Open Space, Proportion of Private and Common Open Space – MZO Section 11-5-5(A)(3)(a)</u> - Two-bedroom units   - Three-bedroom or more	100 square feet   120 square feet	<b>93 square feet</b>   <b>93 square feet</b>	<b>As proposed</b>

<u>Additional Standards for Private Open Space - Accessibility – MZO</u> 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.	<b>Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)</b>  <b>Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)</b>	<b>As proposed</b>
<u>Additional Standards for Private Open Space- Min. Dimensions – MZO</u> 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.	<b>Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, four inches for the 24-unit building type.</b>  <b>Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, two inches for the 36-unit building type</b>	<b>As proposed</b>
<u>Required Parking Spaces by Use – MZO</u> Table 11-32-2(A) -Apartments sites not located within ¼ mile radius (1,320-feet) of bus rapid transit or light rail station, regardless of bedroom count	2.1 spaces per dwelling unit (277 spaces total)	<b>1.63 spaces per dwelling unit  (215 spaces total)</b>	<b>As proposed</b>
<u>Perimeter Landscaping, Street, Required Number of Plants by</u>			

<u>Street Type – MZO</u> <i>Table 11-33-3.A.4</i> - Main Street (Arterial) 600± feet of frontage	1 tree and 6 shrubs per 25 linear feet of street frontage (24 trees and 144 shrubs, total)	.92 tree and 5.5 shrubs per 25 linear feet of street frontage (22 trees and 132 shrubs, total) within the required landscape yard and public right-of-way)	<b>As proposed</b>
<u>Perimeter Landscaping,  Required Landscape  Yards – MZO Section  11-33-3(B)(2)(a)(ii)</u> - Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts	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.	<b>Properties that are  not part of a group C-  O-I Development, as  defined in Chapter 87,  must provide a 13-  foot, 6-inch landscape  yard except where a  cross-access drive  aisle occurs within  the required  landscape yard (south  and west property  lines)</b>	<b>As proposed</b>
<u>Foundation Base –</u> <i>MZO Section 11-33-  5(A)(1)</i> - Exterior Walls with Public Entrance	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.	<b>A 14-foot, 9-inch-wide  average foundation  base shall be provided  along Building 2</b>  <b>A 14-foot, 8-inch-  wide average  foundation base shall  be provided along  Building 4</b>  <b>A 11-foot, 7-inch-  wide average  foundation base shall  be provided along  Building 6</b>	<b>As Proposed</b>

Lot Coverage:

Per Table 11-5-5 of the MZO, the maximum lot coverage in the RM-4 District is 70%. The applicant is requesting maximum lot coverage of 74%.

Minimum Yards:

Per Table 11-5-5 of the MZO, the required front yard adjacent to an arterial street (Main Street) is 30 feet. The applicant is requesting an eight-foot, six-inch-wide yard along Main Street to one ground floor patio and the second and third floor balconies directly above it. A 10-foot-wide front yard and landscape yard is provided adjacent Main Street along to the remainder of the building.

Per the narrative, the applicant cites the intent of the Transit Corridor Character Area Overlay to place buildings as close as possible to the adjacent street to facilitate more cohesive pedestrian connectivity between the proposed building and Main Street as justification for the requested modification.

Additionally, per Table 11-5-5, the minimum interior side and rear yards for a development with more than three units on a lot is 15 feet per story, which is a total of 45 feet for the Proposed Project. The applicant is requesting a minimum 15-foot yard along the east property line and a 13-foot, six-inch yard along the south and the west property lines to one ground floor patio and the second and third floor balconies directly above it. Per the applicant, the reductions are justified by the increased amount of overall common open space and the quality of the amenities provided for the Proposed Project.

Required Landscape Yards:

Per Table 11-5-5 of the MZO, street-facing setbacks shall be landscaped according to Chapter 33: Landscaping. Because the applicant is requesting a reduced front yard, they're also requesting to reduce the landscape yard and provide an eight-foot, six-inch-wide yard along Main Street.

Minimum Separation Between Buildings on Same Lot:

Per Table 11-5-5 of the MZO, the required building separation for a three-story building is 35 feet. The proposed site plan shows a separation of 20 feet between Building 4, which is three-stories in height, and the Clubhouse (Building 3), which is only one-story in height.

In addition, per Table 11-5-5 of the MZO, the required building separation between detached covered parking canopies and adjacent building is 20 feet. The proposed site plan shows a minimum separation of seven feet, 10 inches between the detached covered parking canopies and certain ground floor patios. This separation varies, ranging from this closest measurement of seven feet, 10 inches to as much as 17 feet at other locations.

In both cases, the reduced building separation allows for an increase in the amount of common open space and the proposed Clubhouse building. In addition, the reduction is needed to help accommodate 132 covered parking spaces, which is the minimum number of covered parking spaces required for the Proposed Project, and to comply with Fire Code apparatus requirements.



#### Standards for Required Open Space:

Per Section 11-5-5(A)(3)(a) of the MZO, open space may be provided in any combination of private and common open spaces, as long as two-bedroom unit have at least 100 square feet of private open space and three-bedroom or more units have at least 120 square feet of private open space. The proposed plans show a minimum of 93 square feet of private open space for two- and three-bedrooms or more units, but overall, the amount of private open space provided for the units ranges from 93 square feet to 100 square feet.

Also, per Section 11-5-5(A)(3)(e)(i) of the MZO, private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway. The proposed plans show that six of the eight ground floor patios in the 24-unit buildings and two of 10 ground floor patios in the 36-unit building are not fenced or wall and are open to the adjacent landscape area.

Finally, per Section 11-5-5(A)(3)(e)(i)(1) of the MZO, private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. The applicant is requesting a modification to allow the ground level patio to have a minimum depth of six feet, four inches for the 24-unit buildings and six feet, two inches for the 36-unit buildings.

Per the applicant, the requested modifications to the private open space area and dimensions is justified in part due to the Proposed Project being an affordable housing development. As discussed in the Project Narrative, no patio or balcony is allowed to exceed 100 square feet per the Arizona Housing Development Qualified Allocation Plan (QAP) for the Low-Income Housing Tax Credit Program. In addition, a minimum of a 150 square feet of open space (combined private and common open space) is required per unit in the RM-4 District. The Proposed Project is providing approximately 424 square feet of open space per unit.

#### Required Parking Spaces:

Per Table 11-32-2(A) of the MZO, apartments sites not located within a quarter mile radius (1,320-feet) of bus rapid transit or light rail station, regardless of bedroom count, are required to provide a minimum of 2.1 spaces per dwelling unit, which is 277 spaces total for the Proposed Project. The applicant is requesting a parking reduction to allow a total of 215 parking spaces including 132 covered parking spaces, which is minimum number of covered parking spaces required for the Proposed Project.

Per the Project Narrative and the provided Parking Study, ITE data determined the Proposed Project is likely to require 127 parking stalls. The applicant also indicated that the leasing agreement will state that each unit may have one designated stall and for units with three or more bedrooms and a minimum of two driving adults, a second stall may be assigned when available.

#### Perimeter Landscaping – Arterial Street:

Per Section Table 11-33-3.A.4 of the MZO, a minimum of one tree and six shrubs per two linear feet of street frontage is required within the landscape yard along Main Street (an arterial street). The project site has 600± feet of frontage along Main Street, which is required to be landscaped with a total of 24 trees and 144 shrubs. The landscape plan indicates a total of 22 trees and 132 shrubs will be provided along Main Street.

Information provided by the applicant indicates there is an existing eight-foot-wide electric easement on the project site adjacent to Main Street that limits the ability to plan the required number of trees and shrubs within the required landscape yard. Consequently, the provided number of trees and shrubs is slightly less than the required number of trees and shrubs and the majority of the provided trees will be planted within the Main Street right-of-way, while the shrubs are more evenly dispersed in the required landscape yard and the Main Street public right-of-way.

**Perimeter Landscaping -- Required Landscape Yards:**

Per Section 11-33-3(B)(2)(a)(ii) of the MZO, non-single residence uses adjacent to other non-single residence uses or districts that are not part of a group C-O-I Development, as defined in Chapter 87 of the MZO, must provide a 15-foot landscape yard. The proposed plans shows a minimum 13-foot six-inch-wide landscape yard will be provided along the south and west property at a few specific locations where ground floor patios and the second and third floor balconies above the patios encroach one-foot, six-inches into the required 15-foot-wide landscape yard. However, other than these isolated encroachments, a 15-foot-wide landscape yard is provided along the south and west property lines.

**Foundation Base – Exterior Walls with Public Entrances:**

Per Section 11-33-5(A)(1) of the MZO, 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 with public entrances. The plans indicate the foundation base along the north elevation of Building 2 averages to 14 feet, nine inches; 14 feet, eight inches along the north elevation of Building 4; and 14 feet, seven inches along the south elevations of Building 6. The applicant is requesting a minor modification of the required 15-foot-wide foundation base to help accommodate the required 132 covered parking spaces and to comply with Fire Code apparatus requirements.

**Justification:**

The justification for the PAD Overlay includes an average of 424± square feet of open space per unit, well above the required 150 square feet. In addition to the private patios and balconies, the site plan provides over 20,000 square feet of communal amenity space, including a clubhouse with a lounge, a back patio with barbecues, and picnic tables. To the west of the clubhouse is a teen-focused outdoor recreation area, and further west are playgrounds for elementary school-aged residents. A 2,500-square foot dog run is also included in the northeast area of the proposed project. Furthermore, solar panels are planned for installation on the parking canopies to help the project achieve a near 85% performance ratio, meaning 85% of the project's power requirements will be met by the on-site solar power system. Overall, the proposed development complies with the PAD requirements outlined in Section 11-22 of the MZO by incorporating high-quality design elements into the project.

**Site Plan and General Site Development Standards:**

The proposed site plan shows four 24-unit buildings, one 36-unit building, and a clubhouse. The buildings with dwelling units will be three stories high, while the clubhouse will be single-story. The 24-unit buildings will contain a mix of two-bedroom and three-bedroom units, while the 36-

unit building will contain a mix of one-bedroom, two-bedroom, three-bedroom, and four-bedroom units.

Ground floor units will include patio areas, while the second- and third-story units will have private balconies. Common open space area is primarily located in the southern portion of the site and includes a clubhouse with a lounge, fitness room, laundry facilities, and outdoor barbeques and picnic tables. To the west of the clubhouse is a teen-focused outdoor recreation area, and further west are playgrounds for elementary school-aged residents. A 2,500-square foot dog run is located in the northeast corner of the site.

Pedestrian walkways throughout the site connect the buildings to one another and to the sidewalk along Main Street. Vehicular access is provided by two driveways along Main Street.

Per Section 11-32-3 of the MZO, 277 parking spaces are required for the Proposed Project, however, the applicant is requesting a modification through the PAD Overlay to provide 215 parking spaces of which 132 will be covered in compliance with MZO development standards.

The landscape design includes trees, shrubs, and live and inert ground cover around the perimeter of the site, within parking lot landscape islands, and in foundation base areas adjacent to the buildings.

The Proposed Project meets the review criteria set forth in Section 11-69-5.

**Design Review:**

The Design Review Board reviewed the Proposed Project on November 11, 2024. Staff is working with the applicant to address the comments and recommendations made by the Design Review Board.

**School Impact Analysis:**

The Mesa Public School District reviewed the request for its potential impact on the existing schools in the area. The school district provided the following analysis.

Table 2: School Impact Analysis

<b>Proposed Development (86 units)</b>	<b>Name of School</b>	<b>Annual Estimated Demand</b>	<b>Adequate Capacity to Serve</b>
Elementary	Madison Elementary	8	Yes
Middle School	Fremont Middle School	4	Yes
High School	Skyline High School	5	Yes

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process, which included inviting property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered neighborhood within

one mile of the site to a virtual neighborhood meeting on February 13, 2024 to allow interested parties the opportunity to ask questions and provide opinions on the Proposed Project. Two neighbors attended the meeting and had general questions about the project and construction timeline. The applicant held a second neighborhood meeting on July 22, 2024 for which there were no attendees.

In addition, the applicant mailed notification letters and posted a sign on the project site in compliance with noticing requirements of Section 11-67-5(1) of the MZO.

As of the writing of this report, staff has not received any comments about this proposal. Staff will provide the Board with any new information during the scheduled Study Session on January 8, 2024.

**Staff Recommendation:**

Staff find that the Proposed Project complies with the Mesa 2040 General Plan, MZO Section 11-69-5 for Site Plan Review, and with the review criteria for a Planned Area Development Overlay outlined in Section 11-22-1 of the MZO.

Staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00468.
3. Dedicate the right-of-way and easements 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. Prior to issuance of any building permit, abandon the 20-foot-wide public utility easement along the south side of the project site.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Lot Coverage</u> – MZO Table 11-5-5	74%
<u>Minimum Yards</u> – MZO Table 11-5-5 - Front and Street Facing Side: 6-lane Arterial (Main Street)  - Interior Sides and Rear: 3 or more units on lot	8 feet, 5 inches (minimum)  Multiple Story: 5 feet per story (minimum 15 feet total along the east property line)  Multiple Story: 4 feet, 6 inches per story (minimum 13 feet, 6 inches total along the south and west property lines)

<u>Required Landscape Yards – MZO Table 11-5-5</u> - Front and Street Facing Side: 6-lane Arterial (Main Street)	10 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> - Three-story building  - Detached covered parking canopies	20 feet (between Building 3 and Building 4)  7 feet, 10 inches
<u>Standards for Required Open Space, Proportion of Private and Common Open Space – MZO Section 11-5-5(A)(3)(a)</u> - Two-bedroom units  - Three-bedroom or more	93 square feet  93 square feet
<u>Additional Standards for Private Open Space - Accessibility – MZO Section 11-5-5(A)(3)(e)(i):</u>	Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)  Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)
<u>Additional Standards for Private Open Space- Min. Dimensions – MZO Section 11-5-5(A)(3)(e)(i)(1):</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, four inches for the 24-unit building type.  Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, two inches for the 36-unit building type
<u>Required Parking Spaces by Use – MZO Table 11-32-2(A):</u> -Apartments sites not located within ¼ mile radius (1,320-feet) of bus rapid transit or light rail station, regardless of bedroom count.	1.63 spaces per dwelling unit (215 spaces total)
<u>Perimeter Landscaping, Street, Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u> - Main Street (Arterial) 600± feet of frontage:	.92 tree and 5.5 shrubs per 25 linear feet of street frontage

	(22 trees and 132 shrubs, total) within the required landscape yard and public right-of-way
<u>Perimeter Landscaping, Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)(ii)</u> - Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 13-foot, 6-inch landscape yard except where a cross-access drive aisle occurs within the required landscape yard (south and west property lines)
<u>Foundation Base – MZO Section 11-33-5(A)(1)</u> - Exterior Walls with Public Entrance	<p>A 14-foot, 9-inch-wide average foundation base shall be provided along Building 2</p> <p>A 14-foot, 8-inch-wide average foundation base shall be provided along Building 4</p> <p>A 11-foot, 7-inch-wide average foundation base shall be provided along Building 6</p>

**Exhibits:**

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Preliminary Grading and Drainage Plan
- Exhibit 6 – Elevations
- Exhibit 7 – Parking Analysis
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – Power Point Presentation