

MINUTES OF THE JANUARY 8, 2025 PLANNING & ZONING BOARD MEETING

Items not on the Consent Agenda

- *4-b ZON24-00469 "Recker Gardens,"** 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. 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. BFH Holdings LLC, Owner / David Bohn, BFH Group, Applicant. **(District 2)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

In response to some of the Boardmembers' concerns, Applicant Taylor Earl explained that the proposed development is an affordable housing project under the 4% Low-Income Housing Tax Credit, highlighting the critical need for affordable housing in Arizona. He clarified that the project will provide 215 parking spaces, well above the required 127, based on a parking analysis, and that strict controls will be implemented to manage parking demand. Additionally, Mr. Earl addressed concerns about the 500-foot distance to the nearest bus route, asserting that this is reasonable for the target demographic, who are more likely to rely on public transportation.

It was moved by Boardmember Farnsworth, seconded by Boardmember Blakeman, that case ZON24-00469 be approved.

The Board recommends to approve case ZON24-00469 conditioned upon:

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:

Development Standards	Approved
<u>Lot Coverage</u> – MZO Table 11-5-5	74%

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<p><u>Minimum Yards –</u> <i>MZO Table 11-5-5</i></p> <ul style="list-style-type: none"> - Front and Street Facing Side: 6-lane Arterial (Main Street) - Interior Sides and Rear: 3 or more units on lot 	<p>8 feet, 5 inches (minimum)</p> <p>Multiple Story: 5 feet per story (minimum 15 feet total along the east property line)</p> <p>Multiple Story: 4 feet, 6 inches per story (minimum 13 feet, 6 inches total along the south and west property lines)</p>
<p><u>Required Landscape Yards – MZO Table 11-5-5</u></p> <ul style="list-style-type: none"> - Front and Street Facing Side: 6-lane Arterial (Main Street) 	<p>10 feet</p>
<p><u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u></p> <ul style="list-style-type: none"> - Three-story building - Detached covered parking canopies 	<p>20 feet (between Building 3 and Building 4)</p> <p>7 feet, 10 inches</p>
<p><u>Standards for Required Open Space, Proportion of Private and Common Open Space – MZO Section 11-5-5(A)(3)(a)</u></p> <ul style="list-style-type: none"> - Two-bedroom units - Three-bedroom or more 	<p>93 square feet</p> <p>93 square feet</p>
<p><u>Additional Standards for Private Open Space - Accessibility – MZO Section 11-5-5(A)(3)(e)(i):</u></p>	<p>Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)</p> <p>Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)</p>
<p><u>Additional Standards for Private Open Space- Min. Dimensions – MZO Section 11-5-5(A)(3)(e)(i)(1):</u></p>	<p>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.</p> <p>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</p>

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<p><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.</p>	<p>1.63 spaces per dwelling unit (215 spaces total)</p>
<p><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:</p>	<p>.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</p>
<p><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</p>	<p>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)</p>
<p><u>Foundation Base – MZO Section 11-33-5(A)(1)</u> - Exterior Walls with Public Entrance</p>	<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>

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov