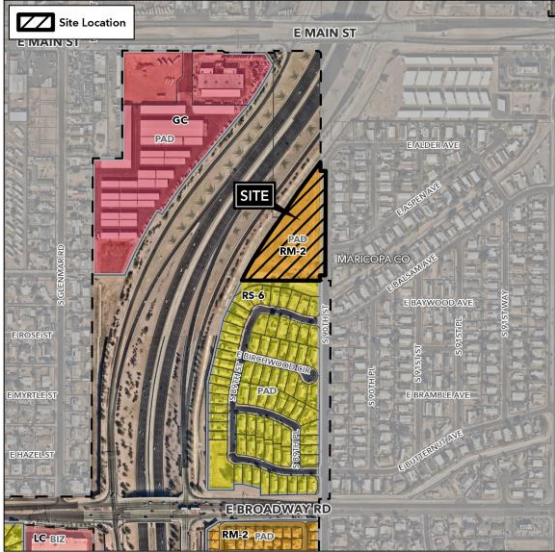




DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Planning & Zoning Board Staff Report July 9, 2025

Case No.	ZON25-00265	
Project Name	Sienna Ridge	
Request	Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development.	
Project Location	1,240± feet north of the northwest corner of East Broadway Road and South 90th Street.	
Parcel No(s)	218-41-278D	
Project Area	4± acres	
Council District	District 5	
Existing Zoning	Multiple Residence 2 with a Planned Area Development (RM-2-PAD)	
General Plan Designation	Mixed Residential	
Applicant	Jason Sanks	
Owner	5228 S Blackstone LLC	
Staff Planner	Josh Grandlienard, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for a Planned Area Development outlined in MZO Section 11-22-1.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a rezone to modify to a previously approved Planned Area Development (Case No. ZON23-00140) to modify the minimum size requirements for two-car garages (Proposed Project). This request would maintain the existing site plan approved with ZON23-00140 while modifying only the interior of the proposed structures.

Site Context

General Plan:

- The Placetype for the project site is Mixed Residential and the Growth Strategy is Evolve.
- Multi-family Residential is considered a Principal Land Use within the Mixed Residential Placetype
- The Proposed Project is consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Multiple Residence 2 with a Planned Area Development (RM-2-PAD).
- Multiple Residences are a permitted use within the RM-2 District.

Surrounding Zoning & Use Activity:

The proposed Multiple Residence is compatible with surrounding land uses, which include single family residences, Mobile Home Residences, and vacant land.

Northwest AZ SR 202 Red Mountain Freeway	North AZ SR 202 Red Mountain Freeway	Northeast (Across S 90th St) Maricopa County R-5 Mobile Home Subdivision
West AZ SR 202 Red Mountain Freeway	Project Site RM-2-PAD Vacant	East (Across S 90th St) Maricopa County R-5 Mobile Home Subdivision
Southwest AZ SR 202 Red Mountain Freeway	South RS-6-PAD Single Residence Subdivision	Southeast (Across S 90th St) Maricopa County R-5 Mobile Home Subdivision

Site History:

- **April 3, 2017:** City Council annexed 36.58± acres of land, including the project site, into the City of Mesa and established Single Residence–43 (RS-43) on 4± acres (project site) (Annexation A16-002, Ordinance No. 5373).
- **November 6, 2023:** City Council approved a rezoning and site plan for 4± acres, the project site, from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development (RM-2-PAD) (Case No. ZON23-00140, Ordinance No. 5818).

Project/Request Details

Site Plan:

- No proposed Site Plan changes from the previously approved Site Plan with ZON23-00140

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlaying zoning district and General Plan.

Existing PAD:

Development Standards	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet

Additional Request:

Development Standards	MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u> -Double Car Garage	20 Feet wide and 22 Feet Long	19 feet 11 inches wide by 20 feet Long

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- Common and private open space that exceeds the requirements of the MZO.
- Create design reducing the impact on neighboring properties by having the higher density buildings located adjacent to the Loop 202 with Detached Buildings adjacent to 90th Street

Impact Analyses

School Impact:

- The proposed project is not proposed to increase the units onsite and will not have any additional impact on the school system based on prior approvals

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any feedback or questions from the public regarding the Proposed Project. No opposition has been expressed.

Conditions of Approval

Staff recommends **approval** of the rezone to modify the Planned Area Development overlay, subject to the following conditions:

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u> -Double Car Garage	20 Feet wide and 22 Feet Long	19 feet 11 inches wide by 20 feet Long

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Staff Report for ZON23-00140

Exhibit 10 – Floor Plans

Exhibit 11 – Power Point Presentation