



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 13, 2023

CASE No.: **ZON23-00140**

PROJECT NAME: **Sienna Ridge**

Owner's Name:	5228 S Blackstone LLC
Applicant's Name:	Jason Sanks, Iplan Consulting
Location of Request:	Within the 100 block of South 90th Street (west side). Located south of Main Street and west of Ellsworth Road.
Parcel No(s):	218-41-278D
Request:	Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	RS-43
Council District:	5
Site Size:	4± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
Hearing Date(s):	September 13, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **April 3, 2017**, Mesa 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).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone of the 4± acre property from Single Residence-43 (RS-43) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review of an Initial Site Plan to allow for a multiple residence project. The project site is located on south of Main Street and west of Ellsworth Road.

The Proposed Project consists of five two-story attached buildings and eleven detached units, as well as common open space containing a pool, tot lot, ramada, and BBQs. A total of 29 townhome units are proposed with a gross density of approximately 8.6 dwelling units per acre. The requested PAD overlay is to allow modifications to certain development standards set forth in the Mesa Zoning Ordinance (MZO).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character area designation on the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Additionally, these areas will contain a variety of housing types including multiple residence.

RM-2 is a primary zoning district within the Suburban Sub-type and multiple residence is a primary land use. Per the Suburban Sub-type form and guidelines (Pg. 7-14), the predominant building height should be one- and two-stories, with three- and four-story buildings located only where higher density is appropriate (on the edges of a neighborhood next to arterial streets). The Proposed Project contains two- story buildings consistent with these guidelines.

Per Chapter 4 of the General Plan (page 4-6), a key element for a strong neighborhood is the presence of diversified housing. Diverse neighborhoods can be achieved by encouraging a variety of dwelling types within each area of the community consistent with the character area standards. As discussed above, the proposal is consistent with the goals and standards of the character area and offers a diversity of dwelling type in an area with predominately single residential housing.

In summary staff finds that the Proposed Project conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

The request is to rezone the subject property from RS-43 to RM-2-PAD. Per Section 11-5-1 of the MZO, multiple residence districts provide areas for a variety of housing types of densities up to 15 dwelling units per acre. Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant's proposed PAD standards.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<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	As Proposed
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 feet	10 feet	As Proposed

Minimum Yards:

Per Table 11-5-5 of the MZO, for developments with more than three units on a lot, the interior side and rear yards must be 15 feet wide per every story of the building. The required interior and side yards for the Proposed Project are 30 feet due to the proposed two-story buildings.

The applicant is requesting to reduce the required yards to 0 feet along the western property lines along the length of the property adjacent to the AZ loop 202 to allow for parking stalls, drive aisles, and patios to encroach into the setback. Buildings, however, will be set back at least 30 feet from the western property lines along the AZ loop 202.

Despite the 0-foot request, the applicant will landscape the landscape yard according the planning requirements of MZO Section 11-33-3.

Minimum Building Separation Between Buildings on the Same Lot:

Per Table 11-5-5 of the MZO, two-story buildings located on the same lot shall maintain a minimum 30-foot separation. The applicant is requesting a minimum 10-foot building separation between all structures within the development, regardless of the number of stories.

PAD Justification:

The submitted documents show the proposed development will be unique by incorporating private and common open space areas that exceed the City's minimum square foot requirements. Per the site plan, approximately 12,334 square feet of total private open space is proposed (8,140 square feet for total detached units private open space or 740 square feet per

unit and 4,194 square feet of private open space for the attached units for 233 square feet per unit) The proposed private open space equates to 233 and 740 square feet per unit type, rather than the requirement of 200 square feet per unit required by Table 11-5-5 of the MZO. This is in addition to the common open space amenities provided on site which include a pool and related facilities.

The applicant designed the Proposed Project to increase density the closer it gets to the AZ Loop 202. The detached units are placed along 90th Street and the attached units are placed interior to the site to help reduce the impact and better blend into the properties to the east. In addition, the applicant is proposing trees with a larger box size along the western, northern, and eastern property lines to reduce visibility into adjacent residential properties.

Site Plan and General Site Development Standards:

The Proposed Project consists of five, two-story attached buildings and eleven two-story detached units with a total of 29 dwelling units. Each unit contains private open space (i.e., balcony and ground-floor patio) that exceeds the minimum square footage requirements set forth in the MZO.

Amenities are located in the center of the site and include a pool, tot lot, ramadas, and bbqs.

Primary and secondary access to the Proposed Project is from 90th street. Per Section 11-32-3 of the MZO, 61 spaces are required for the proposed development, of which 29 must be covered. The site plan shows 77 spaces, including 58 covered garage parking spaces and 19 surface parking spaces.

Design Review:

Per Section 11-71-2(A)(2) of the MZO, Design Review is not required for multiple residence projects that do not exceed 15 dwelling units per acre. The proposed landscape plan and building elevations were reviewed with the subject application and comply with applicable MZO standards.

Surrounding Zoning Designations and Existing Use Activity:

Northwest AZ SR 202 Red Mountain Freeway	North AZ SR 202 Red Mountain Freeway	Northeast (Across S 90 th St) Maricopa County R-5 Mobile Home Subdivision
West AZ SR 202 Red Mountain Freeway	Project Site RS-43 Vacant	East (Across S 90 th St) Maricopa County R-5 Mobile Home Subdivision
Southwest AZ SR 202 Red Mountain Freeway	South RS-6-PAD Single Residence	Southeast (Across S 90 th St) Maricopa County R-5 Mobile Home Subdivision

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. North, northwest, west, and southwest of the site is the AZ SR 202 Red Mountain Freeway. South of the site, across a drainage ditch is a single residence detached neighborhood. East, northeast, and southeast of the site is an existing mobile home neighborhood within Maricopa County's jurisdiction. The proposed multi-residential development is compatible with the surrounding development and land uses.

School Analysis:

The City provided project details to the Mesa Public School District and request comment on its potential impact and available capacity.

As of the writing of this report, staff has not received a reply from the School District. Staff will update the Board with any new information during the scheduled Study Session on September 13, 2023.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any neighbors or other interested parties. Staff will provide the Board with any new information during the scheduled Study Session on September 13, 2023.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Planned Area Development outlined in Section 11-22-5 of the MZO.

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

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 modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<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)	0 feet
<u>Minimum Separation Between Buildings on Same Lot</u> – MZO Table 11-5-5 -Two story buildings	10 feet

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Plans

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report