



**PLANNING DIVISION  
STAFF REPORT**

**City Council Meeting**

**September 23, 2024**

CASE No.: <b>ZON23-00580</b>	PROJECT NAME: <b>Country Club Apartments</b>
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Owner's Name:	Enzo and Jax LLC
Applicant's Name:	David Bohn, BFH Group
Location of Request:	Within the 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road.
Parcel No(s):	137-21-015A
Request:	Rezone from Multiple Residence-4 to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	RM-4
Council District:	4
Site Size:	2.5± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>August 28, 2024 / 4:00 p.m.</b>
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	APPROVAL with conditions <b>(5-0)</b>
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **December 6, 1948**, the City Council approved the annexation of 2,419± acres of land, including the project site, and subsequently zoned the property to R-4 (equivalent to the modern Multiple Residence-4 -RM-4) (Ord. No. 228).

On **August 13, 2024**, the Design Review Board reviewed the proposed building elevations and landscape plan. The applicant is working with staff to incorporate the suggested changes by the Design Review Board.

On **August 28, 2024**, the Planning and Zoning Board recommended City Council approve the Proposed Project.

## **PROJECT DESCRIPTION**

The applicant has requested to rezone the project site from Multiple Residence-4 to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and site plan review of an Initial Site Plan to allow for a multiple residence development (Proposed Project).

The Proposed Project is located on the south side of Brown Road and on the east side of Country Club Drive on an approximate 2.5± acre vacant property.

The applicant is requesting a PAD overlay to modify development standards to facilitate the development of the proposed 56-unit multiple residence project.

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

The Mesa 2040 General Plan Character Area designation on the property is Employment with a Business Park Sub-type. The applicant is requesting to rezone the project site to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD).

The RM-4 zoning district is not identified as either a primary or secondary zoning district and residential uses are not identified as either a primary or secondary land use in the Employment-Business Park Character Area. To accommodate the request, the applicant is requesting a Minor General Plan Amendment to change the Character Area from Employment to Neighborhood with a Traditional Sub-type. RM-4 is identified as a secondary zoning district in the Neighborhood-Traditional Character Area and multiple residence uses are a primary land use.

Per Chapter 7 of the General Plan, the Neighborhood-Traditional Character Type is predominantly single residence in character but may contain a variety of lot sizes and dwelling types. Traditional neighborhoods may also contain supportive land uses such as small, neighborhood-scale offices, retail, restaurants, and personal services that are located along arterials or at the intersection of arterials and collector streets.

Chapter 16 (pg. 16-26) of the Mesa 2040 General Plan provides criteria that City Council may consider when evaluating a Minor or Major General Plan Amendment. The factors to consider include the degree of impact to the surrounding community, existing land use patterns in the area, the extent to which the benefits of the amendment outweigh any impacts, and whether the proposed amendment will result in the loss of land for other planned uses.

Prior to the implementation of the current 2040 General Plan, this area was identified as an Employment Character Area. The proposed Minor General Plan Amendment to the Neighborhood-Traditional is consistent with the existing and anticipated development pattern of the area. Properties to the north of Brown Road are zoned RM-3 and RM-3-PAD. Properties to the south and east of the project site are existing residential developments. These properties are zoned RM-3 and RM-4 and are within an Employment Character Area. The properties to the west of the project site are within the NC zoning district and is a Hospital and medical offices.

The Proposed Project is consistent with development patterns in the area.

**Zoning District Designations:**

The applicant has requested to rezone the project site from RM-4 to RM-4-PAD. Per Section 11-5-2 of the MZO, the RM-4 zoning district allows for a wide range of housing types including multiple residence use with a maximum density of 30 dwelling units per net acre.

The Proposed Project has a density of 17.7± dwelling units per acre, which meets the maximum per Section 11-5-5 of the MZO.

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

<p><b>Northwest</b> (Across Country Club and Brown Road) RM-3-PAD Multiple Residence</p>	<p><b>North</b> (Across Brown Road) LC &amp; RM-3-PAD Restaurant, Retail &amp; Multiple Residence</p>	<p><b>Northeast</b> (Across Brown Road) RM-3-PAD Multiple Residence</p>
<p><b>West</b> (Across Country Club) NC Medical Offices</p>	<p><b>Project Site</b> RM-4 Vacant</p>	<p><b>East</b> RM-4 Nursing home</p>
<p><b>Southwest</b> RM-4 Medical Offices</p>	<p><b>South</b> RM-4 Medical Offices</p>	<p><b>Southeast</b> RM-4 Nursing home</p>

**Compatibility with Surrounding Land Uses:**

Properties to the north are zoned LC and RM-3-PAD and developed with a restaurant, retail, and multiple residences. An existing nursing home is located south and east of the project site on parcels zoned RM-4. Medical offices are located south of the project site and zoned RM-4 and properties to the west are zoned NC and developed with medical offices.

The Proposed Project is compatible with existing development in the surrounding area.

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

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 where it can be demonstrated that the proposed development provides equivalent or superior standards.

Table 1 shows the MZO required standards, the modified standards approved under the existing PAD, and the applicant’s proposed PAD standards.

Table 1: Development Standards

<b>Development Standards</b>	<b>MZO Required</b>	<b>Proposed PAD</b>	<b>Staff Recommendation</b>
<u>Minimum Yards – MZO Table 11-5-5</u>  -Front and Street-Facing Side adjacent to a 6-lane arterial (Country Club Drive)  - Front and Street-Facing Side adjacent to a 4-lane arterial (Brown Road)	30 feet  20 feet	<b>10 feet</b>  <b>10 feet</b>	<b>As Proposed</b>
<u>Minimum Parking Required - MZO Table 11-32-3.A</u>	2.1 Stalls per unit (118 spaces required)	<b>2.01 Stalls per unit (113 spaces required)</b>	<b>As Proposed</b>

Minimum Yards:

Per Table 11-5-5 of the MZO, a minimum 30-foot front or street-facing side yard is required adjacent to a six-lane arterial and a 20-foot front or street-facing side yard is required adjacent to a four-lane arterial.

The applicant is requesting 10-foot yards adjacent to Country Club Drive and Brown Road in order to bring the buildings closer to the intersection of Brown and Country Club.

Minimum Parking Required:

Per Table 11-32-3.A of the MZO, a minimum of 2.1 stalls per unit are required for multiple residence developments.

The Proposed Project requires a total of 118 stalls on site, where the applicant has provided 113 in order to maximize the provided open space. The proposed parking reduction is supported by the existing bus service located directly on the north side of the development and the applicant provided bus shelter to help encourage the use of transit services.

Justification:

The applicant’s justification for the requested deviations is providing a well-designed and integrated open space located within the center of the development.

The Proposed Project is providing enhanced amenities for the development to serve multiple age groups that could live in the community. The location of the proposed open space provides

for more visibility along Brown Road and provides for additional locations for natural surveillance. These improvements include a ramada and children's play area.

The Proposed Project is also providing for a bus shelter for the adjacent bus stop.

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

The Proposed Project includes development of two multiple residence buildings located on the northern portion of the project site adjacent to Brown Road. The buildings contain a mixture of 1, 2, and 3 bedroom units providing a total of 56 units.

All units contain private open space (i.e., balcony or ground floor patio) that complies with the minimum size and dimensional standards set forth in MZO. A large central common open space area is shown on the northern portion of the site between the residential buildings which contains a children's play area, dog park, and BBQ ramada.

Access to the site is provided from Brown Road along the north side of the property and emergency access is provided to/from Country Club Drive along the west side of the property.

Per Table 11-32-3.A of the MZO, 2.1 parking spaces are required per unit for a total of 118 required parking spaces. A total of 113 parking spaces are provided on the southern portion of the site.

The Proposed Project complies with the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

**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.

A virtual neighborhood meeting on April 15, 2024, to allow interested parties the opportunity to ask questions and provide opinions on the Proposed Project. Per the Citizen Participation Report, there were no attendees of the neighborhood meeting.

As of the writing of this report, staff has only received general informational inquiries about this proposal. Two neighboring property owners had questions on the overall development specifically if the development was going to be Market Rate vs Affordable Housing.

**School Impact Analysis:**

City of Mesa staff provided project information to Mesa Public Schools and requested information on the anticipated impacts of the project and capacity of local schools. As of writing this report, staff has not received any comments Mesa Public Schools.

**Staff Recommendation:**

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 the review criteria for a Planned Area Development Overlay outlined in Section 11-22-3(B) of the MZO.

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

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00094.
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. 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:

<b>Development Standards</b>	<b>Approved</b>
<u>Minimum Building Setback – MZO</u> <i>Table 11-5-5</i>  -Front and Street-Facing Side adjacent to a 6-lane arterial (Country Club Road)  - Front and Street-Facing Side adjacent to a 4-lane arterial (Brown Road)	   10 feet   10 feet
<u>Minimum Parking Required - MZO</u> <i>Table 11-32-3.A</i>	2.01 Stalls per unit (113 spaces required)

**Exhibits:**

- Exhibit 1 - Presentation
- Exhibit 2 - Ordinance
- Exhibit 3 - Ordinance Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 - Minutes
- Exhibit 7 - Submittal Documents