



City Council

ZON23-00378

Mary Kopaskie-Brown, Planning Director

April 15, 2024
1



Request

- Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Council Use Permit (CUP)
- Site Plan Review
- To allow for a Mixed Use Development





Location

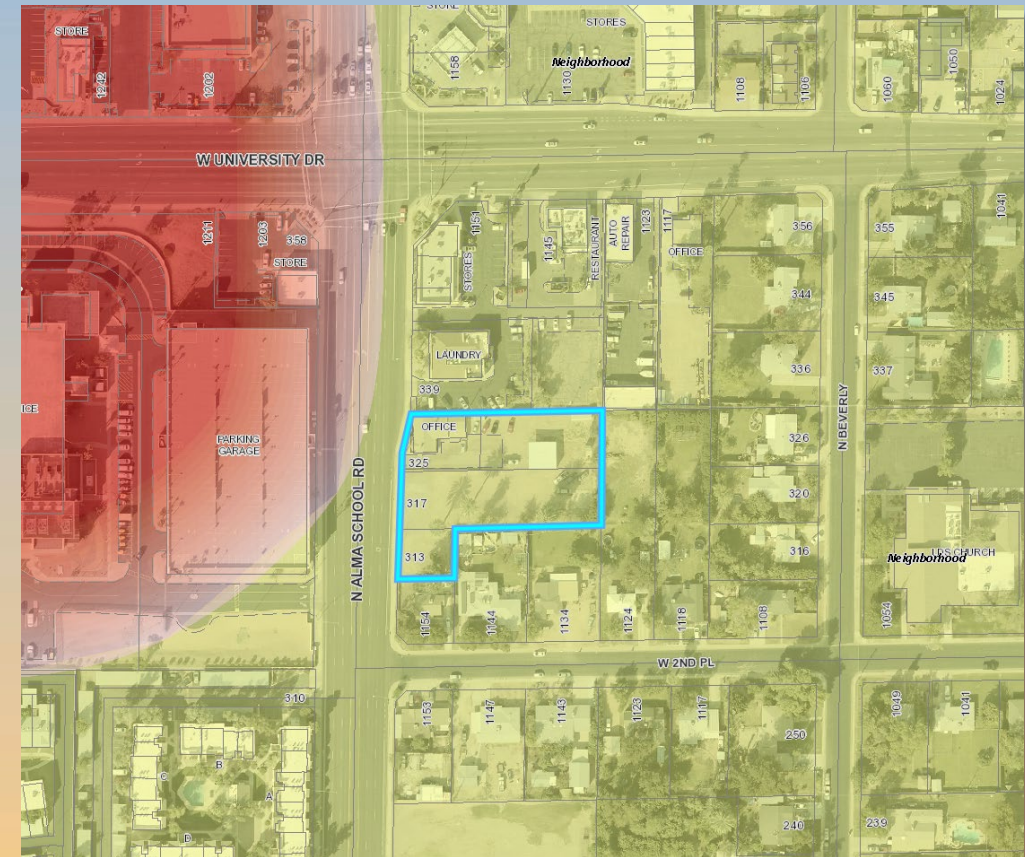
- East side of North Alma School Road
- South of West University Drive





General Plan Neighborhood

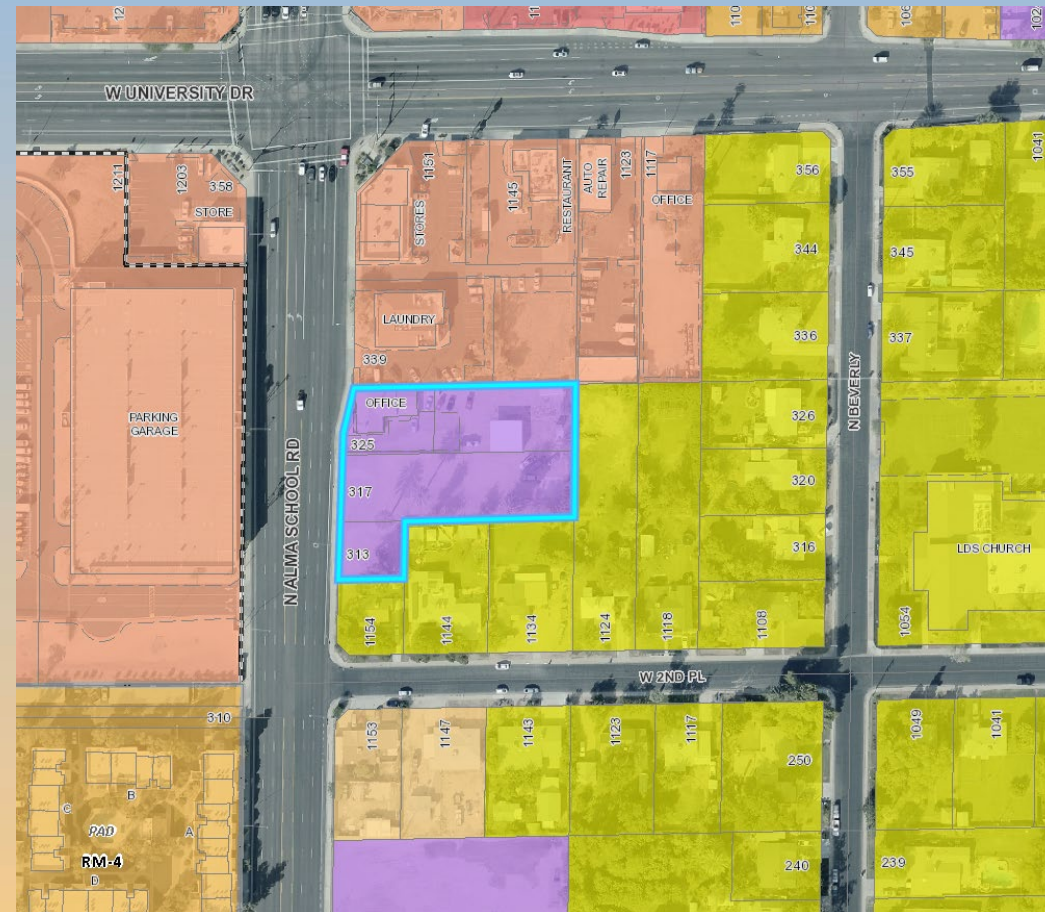
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- LC is a secondary zoning district
- Multiple Residence is a primary use





Zoning

- Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Commercial uses are allowed within the LC zone
- CUP request for residential





Site Photo

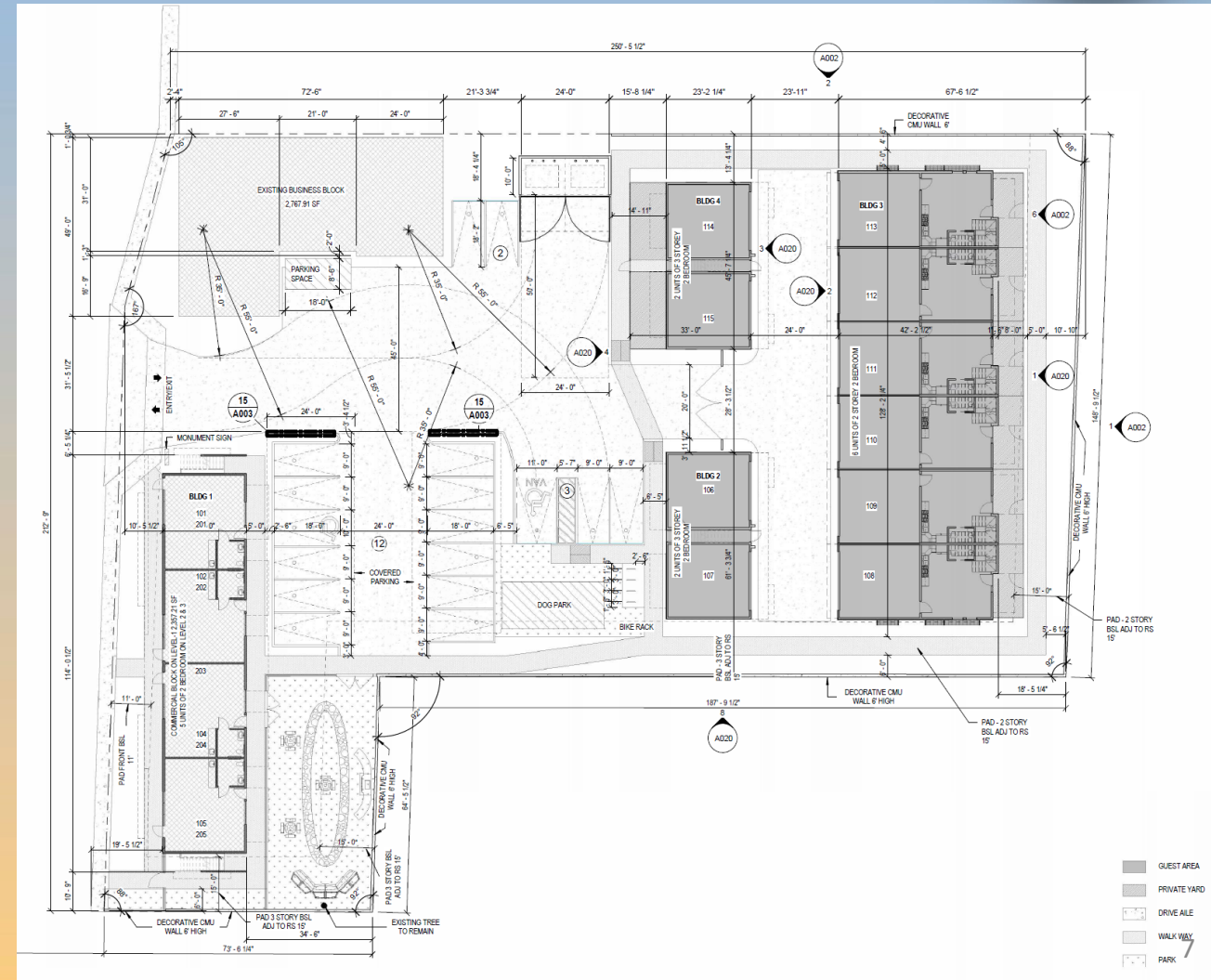


Looking east from Alma School Road



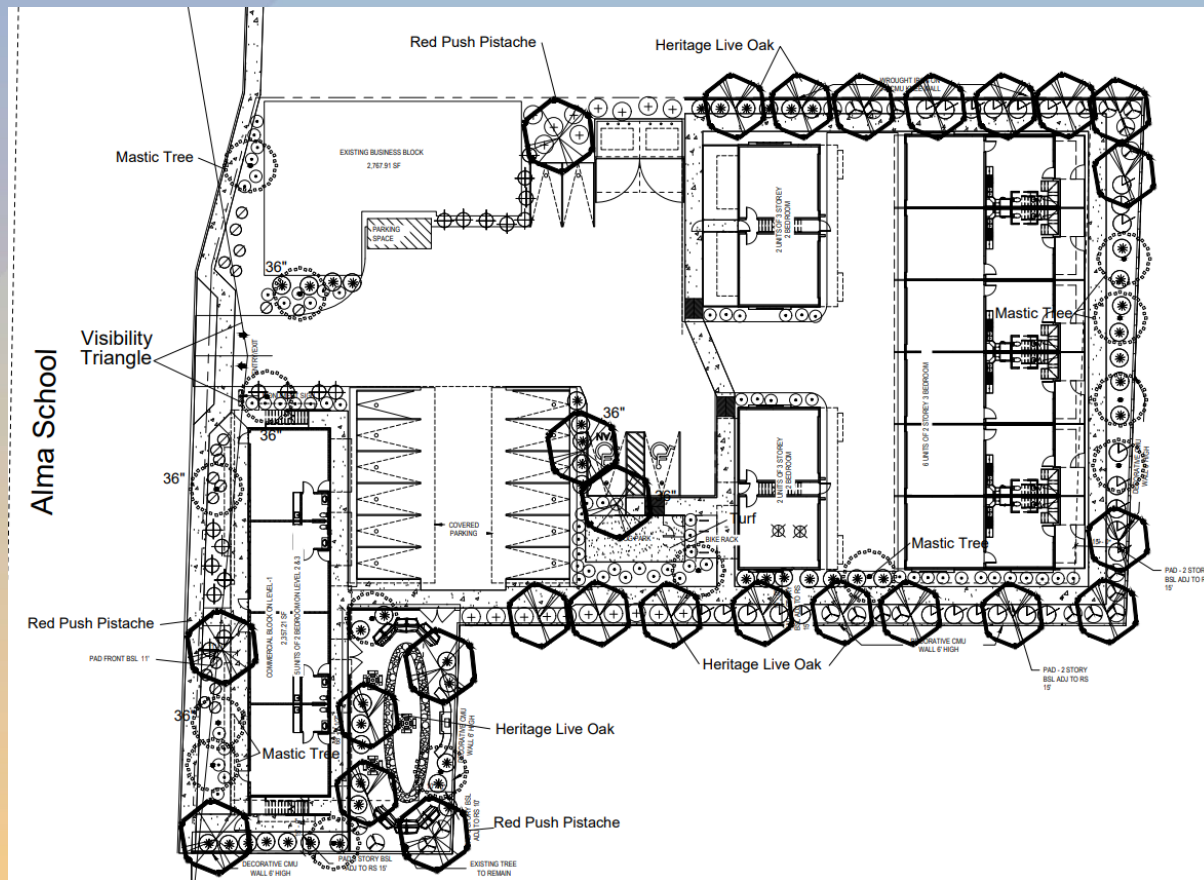
Site Plan

- Access from Alma School Road
- 5 Buildings Total
 - 1 existing commercial building to remain
 - 3 townhouse structures
 - 1 mixed use structure
- 38 Parking spaces proposed





Landscape Plan



PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES			
1		<i>Pistacia a. 'Red Push'</i> Red Push Pistache	24" Box 10' 4' 1.5" Double-Staked Typ.
2		<i>Pistacia lentiscus</i> Mastic Tree	24" Box 9' 4' 1.25" 36" Box 12' 8' 3" Double-Staked Typ.
3		<i>Quercus virginiana</i> Heritage Live Oak	24" Box 9' 4' 1.25" 36" Box 13' 8' 2.75" Double-Staked Typ.
LARGE SHRUBS			
4		<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 Gallon
5		<i>Olea europaea 'Little Olive'</i> Little Olive	5 Gallon
6		<i>Nerium o. 'Petite Pink'</i> Petite Pink Oleander	5 Gallon
MEDIUM AND SMALL SHRUBS			
7		<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	5 Gallon
8		<i>Callistemon c. 'Little John'</i> Little John Bottle Brush	5 Gallon
9		<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist Deer Grass	5 Gallon
GROUNDCOVERS			
10		<i>Lantana m. 'New Gold'</i> New Gold Lantana	1 Gallon
ACCENTS			
11		<i>Tecoma 'Orange Jubilee'</i> Orange Jubilee	5 Gallon
LANDSCAPE MATERIALS			
12		Decomposed Granite Desert Gold	1/2" size screened 2" Deep
13		Concrete Header	4" x 6", Curbstyle 2" Deep
14		Midiron Bermuda	Sod



Planned Area Development

Development Standard

MZO Required

BIZ Proposed

Minimum Building Setbacks -

MZO Section 11-6-3(A)

-Interior Side and Rear: Adjacent to Single Residential District (eastern and southern property lines)

-Street-Facing Side adjacent to a 6-lane arterial (Alma School Road)

- Interior Side and Rear: Adjacent to Non-Residential

Two Story – 50 feet
Three Story – 75 feet

15 feet

15 feet per story
(45 feet total)

Two Story – 15 feet
Three Story – 15 feet

10 feet

1 foot total



Planned Area Development

Development Standard	MZO Required	BIZ Proposed
<p><u>Minimum Landscape Yards - MZO Section 11-33-3(B)(2)</u> -Non-single residence uses adjacent to other non-single residence (North Side)</p> <p>-Street-Facing Side (Alma School Road)</p>	<p>15 feet</p> <p>20 feet</p>	<p>1 foot total</p> <p>10 feet</p>
<p><u>Minimum Separation between Buildings on the Same Lot - MZO Table 11-6-3</u> -Buildings between 20 and 40 ft.</p>	<p>30 feet</p>	<p>15 feet</p>



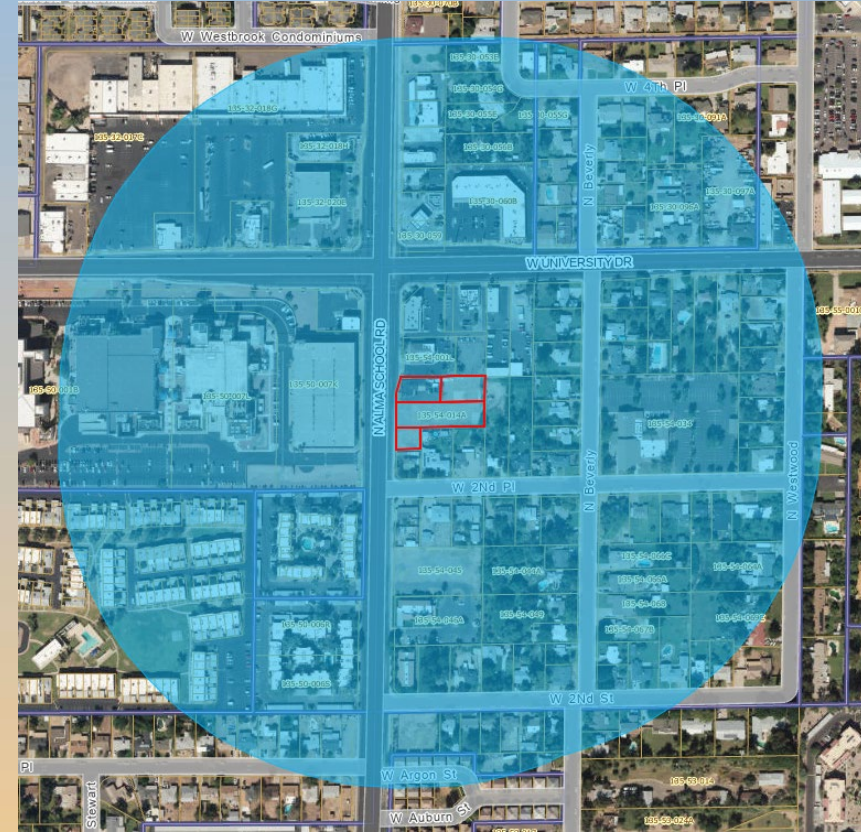
Planned Area Development

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Parking Spaces –</u> <i>MZO Section 11-32-3(A)</i> - Multiple Residence</p> <p>-Personal Services</p>	<p>2.1 spaces per dwelling unit (32 spaces total)</p> <p>1 space per 375 square feet (14 spaces total)</p>	<p>2 Spaces per dwelling unit (30 spaces)</p> <p>1 space per 650 square feet (8 spaces)</p>
<p><u>Landscape Islands –</u> <i>MZO Section 11-33-4(B)(2)</i></p>	<p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row of parking</p>	<p>Landscape islands shall be a minimum of one (1) foot wide and 15 feet in length for a single-row of parking</p>



Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has received an email concerned with the quality of the proposed amenities as well as a phone call with concerns related to the existing irrigation easement

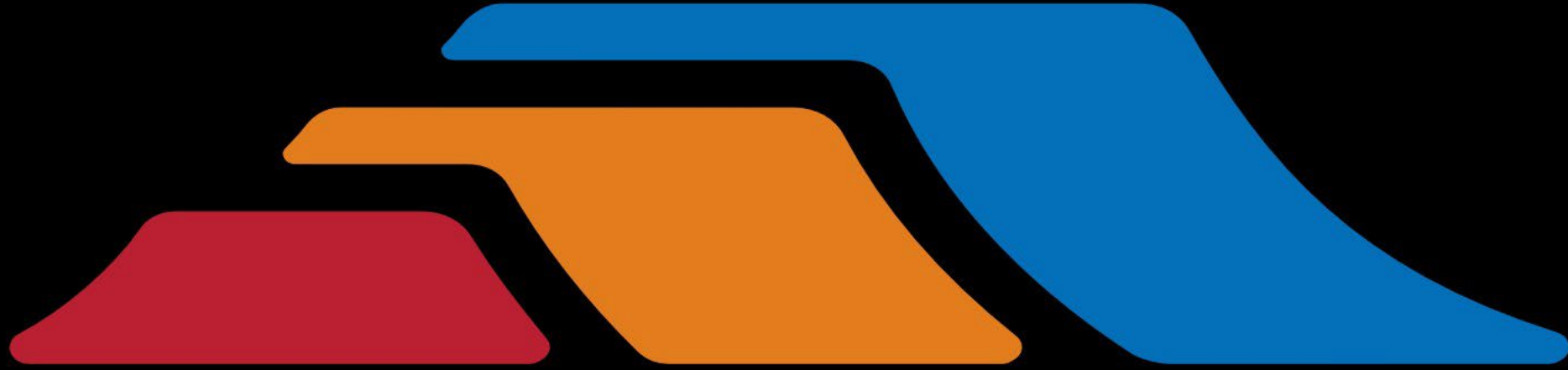




Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(6-0)***



mesa·az



Elevations





Elevations

