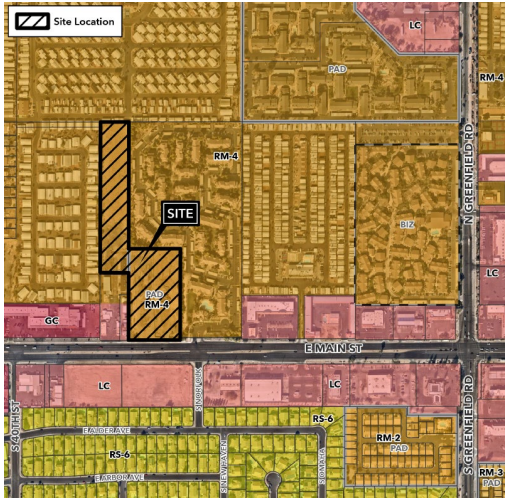




Planning and Zoning Report

Date	August 13, 2025	
Case No.	ZON25-00025	
Project Name	4062 E Main	
Request	<ul style="list-style-type: none">Rezone 3.3± acres from Multiple Residence-4 (RM-4) and 3.7± acres from Multiple Residential-4 with a Planned Area Development Overlay (RM-4-PAD) to Multiple Residence-4 with a new Planned Area Development Overly (RM-4-PAD)Site Plan Review for a 137-unit attached single-residence development	
Project Location	Approximately 1,600 feet west of the northwest corner of East Main Street and North Greenfield Road	
Parcel No(s)	140-19-004C & 140-19-010	
Project Area	7± acres	
Council District	District 2	
Existing Zoning	Multiple Residence-4 (RM-4) and RM-4 with a Planned Area Development Overlay (RM-4-PAD)	
General Plan Designation	Urban Residential and Urban Center	
Applicant	Tim Boyle, Atmosphere Architects	
Owner	Dolly Varden LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 3.3± acres from RM-4 and 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay and Site Plan Review for a two- and three-story, 137-unit attached single-family residential development (Proposed Project).

Concurrent Applications:

- **Minor General Plan Amendment:** Planning and Zoning Board hearing is scheduled for August 13, 2025, to review the request for Minor General Plan Amendment from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy for the southern 3.7+ acres of the project site (ZON25-00366).
- **Design Review:** Design Review Board meeting is scheduled for August 12, 2025, to review the proposed elevations and landscape plan (DRB25-00023).
- **Preliminary Plat:** Staff is processing a request for a preliminary plat, to be approved by the Planning Director, dependent on the outcome of the Planning and Zoning Board meeting on August 13, 2025 (ZON25-00589).

Site Context

General Plan:

- The Placetype for the northern 3.3± acres of the project site is Urban Residential, and for the southern 3.7± acres is Urban Center; the Growth Strategy for the entire project site is Evolve.
- Single-family residential is a principal land use in the Urban Residential Placetype. When integrated with high-quality open space and amenities and located with convenient access to commercial areas that provide services and amenities, the single-family residential land use creates a complete community.
- The Proposed Project is consistent with the Urban 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:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - N5. Improve street and open space network connectivity within neighborhoods and to local serving amenities.
 - H1. Create more opportunities for housing options.
 - H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.

- H4. Encourage the development of high-density housing in proximity to transit and major activity centers.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Multiple Residence-4 (RM-4) and Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD).
- The applicant is requesting to rezone the site to Multiple Residence-4 with a new Planned Area Development Overlay (RM-4-PAD).
- Multiple residences with a maximum density of 30 dwelling units per acre are permitted in the RM-4 District. The Proposed Project has a density of 19.6 dwelling units per acre.

Surrounding Zoning & Use Activity:

The proposed attached single-family residential development is compatible with surrounding land uses, which include multi-family residential, commercial and vacant land.

Northwest RM-4 Mobile Home Park	North RM-4 Mobile Home Park	Northeast RM-4 Mobile Home Park
West RM-4 & LC Mobile Home Park & Commercial	Project Site RM-4 & RM-4-PAD Vacant	East RM-4 Apartments
Southwest (Across Main St.) LC Vacant	South (Across Main St.) LC Vacant	Southeast (Across Main St.) LC Retail

Site History:

- **August 19, 1972:** City Council annexed 997± acres, including the project site, into the City of Mesa. The southern 200 feet was zoned Limited Commercial (C-2) (equivalent to Limited Commercial [LC]) and the remainder of the site was zoned General Multiple Residence-4 (R-4) (equivalent to Multiple Residence-4 [RM-4]) (Ordinance No. 767).
- **January 2, 1985:** City Council approved a rezoning for 3.7± acres, including the southern portion of the project site, from Limited Commercial (LC) and Multiple Residential-4 (RM-4) to LC and approved a site plan to allow the development of a mini-storage facility (Case No. Z84-179; Ordinance No. 1897; and Case No. SPR84-024).
- **June 5, 2023:** City Council approved a Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review to allow a new 80-unit multiple residential development (ZON22-01097; Ordinance No. 5784).

Project/Request Details

Site Plan:

- **Building Design:** The 137-unit development is comprised of 95 three-story and 42 two-story units with attached two-car garages on the ground floor. Every unit has three bedrooms, at least two full bathrooms, and a minimum of 142 square feet of private open space (120 square feet required). The townhome buildings have a contemporary architectural style with smooth-finish stucco and vertical wood siding finishes.
- **Access:** The site is gated, and has two driveways off Main Street, and a looped private drive through the southern portion of the site. A single drive extends through the center of the narrower northern portion, with a gated fire lane running along the western property line to provide the required second point of access in case of emergency as well as for regular solid waste pickup. A network of pedestrian paths provide connections to each unit and to the two main amenity spaces, which are centrally located in the northern and southern portions of the site.
- **Parking:** Per Table 11-32-3.A and Section 11-32-3(D) of the Mesa Zoning Ordinance (MZO), two covered parking spaces are required for each single residential unit. The Proposed Project includes a two-car garage for each unit, as well as 27 visitor spaces located throughout the development, and additional spaces available in private driveways.
- **Landscaping:** The development includes a variety of landscape materials along the perimeter and within the amenity spaces. Many of the perimeter landscape planters are narrow, but trees are provided in these areas to meet the minimum landscape material requirements. The central amenity areas include shade trees and turf in appropriate locations. The required fire lane is designed with turf over turf block, providing a drivable yet permeable surface that could be used as additional amenity space.

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 regulations by allowing modifications to land use regulations and development standards in order to: support innovative, high-quality, cohesive development; facilitate creative land planning resulting in superior design; and elevate overall quality of development. Development within a PAD should exemplify creating a unique sense of place, integrated open space or amenities, high-quality architectural and site design, and a balanced mix of land uses.

Development Standards	MZO Required	PAD Proposed
<u>Minimum Lot Area (sq. ft.)</u> – <i>MZO Table 11-5-5</i>	6,000 sq. ft.	800 sq. ft.
<u>Minimum Lot Width (ft.)</u> – <i>MZO Table 11-5-5</i> - Single-Residence Attached	25 ft.	20.75 ft.

Development Standards	MZO Required	PAD Proposed
<u>Minimum Lot Depth (ft.) – MZO Table 11-5-5</u> Single-Residence Attached	75 ft.	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.) – MZO Table 11-5-5</u>	1,452 sq. ft	800 sq. ft.
<u>Maximum Lot Coverage (% of lot) – MZO Table 11-5-5</u>	70%	86%
<u>Minimum Yards (ft.) – MZO Table 11-5-5</u> Front and Street-Facing Side	Local Street: 20 ft.	Local Street: 0 ft.
Rear: 1 or 2 units on lot	15 ft.	4.25 ft.
<u>Yards for Attached single-residence structures – MZO Section 11-5-5(A)(1)(c)</u>	Minimum interior side yard shall be 10 feet on the end units	Minimum interior side yard shall be 0 feet on the end units
<u>Paving of Street-Facing Yards – MZO Section 11-5-5(A)(1)(d)</u>	No more than 50 percent (50%) of any required front or street-facing side yard may be covered with a paved surface.	No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.
<u>Standards for Private Open Space – MZO Section 11-5-5(A)(3)(e)(i)(1)</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7 feet11inches.
<u>Building Entrances; Projection or Recess – MZO Section 11-5-5(B)(3)(c)</u>	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.

Development Standards	MZO Required	PAD Proposed
<u>Access, Circulation and Parking; Attached Garages – MZO Section 11-5-5(B)(4)(f)</u>	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors.	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants – MZO Section 11-33-3(B)(2)(c)</u>	A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	A minimum of zero (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.
<u>Interior Parking Lot Landscaping; Landscape Islands- MZO Section 11-33-4(B)(2)</u>	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.	Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.
<u>Interior Parking Lot Landscaping; Plant Materials – MZO Section 11-33-4(D)(1)</u>	One shade tree and three shrubs shall be provided for every 15-foot parking island.	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.

Development Standards	MZO Required	PAD Proposed
<u>Lots and Subdivisions</u> – MZO Section 11-30-6(H)	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Every lot shall have frontage on a private street

The Proposed Project offers a compact, efficiently designed residential development which will offer benefits for future residents and the surrounding area, providing:

- 137 new three-bedroom residential units with attached garages on small lots;
- High-Quality: Open space that exceeds the minimum size requirements of the MZO by more than 200%;
- Sustainable, livable and well-connected communities: Amenity areas including pickleball courts, play field, ramadas and two playground equipment areas;
- Creative land planning and cohesive development: The shallower rear yards along the western side of the northern portion of the development are adjacent to the turf-block fire lane, which provides 20 additional feet of gated, grassy, accessible space, making this a desirable feature and location in the neighborhood;
- 27 guest parking spaces provided (0 required); and
- A high concentration of trees and shrubs in the amenity areas and along interior streets to provide an attractive and well shaded site.

Impact Analyses

School Impact:

The Mesa Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- **Elementary:** 13 students (Entz)

- **Middle School:** 4 students (Poston)
- **High School:** 10 students (Mountain View)

Citizen Participation

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

Neighborhood Meeting:

A neighborhood meeting was held on March 11, 2025; the meeting was attended by the applicant and developers; no neighbors attended this meeting.

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 comments from the public but will provide any updates during the Study Session on August 13, 2025.

Conditions of Approval

Staff recommends **approval** of the rezoning and Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Zoning Case Nos. ZON25-00366 & ZON25-00589.
3. Compliance with all requirements of Design Review Case No. DRB25-00023.
4. Compliance with all applicable City development codes and regulations.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with the Subdivision Regulations.
7. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD/BIZ Overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Lot Area (sq. ft.)</u> – <i>MZO Table 11-5-5</i>	800 sq. ft.

Development Standards	Approved
<u>Minimum Lot Width (ft.)</u> – MZO Table 11-5-5 - Single-Residence Attached	20.75 ft.
<u>Minimum Lot Depth (ft.)</u> – MZO Table 11-5-5 Single-Residence Attached	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – MZO Table 11-5-5	800 sq. ft.
<u>Maximum Lot Coverage (% of lot)</u> – MZO Table 11-5-5	86%
<u>Minimum Yards (ft.)</u> – MZO Table 11-5-5 Front and Street-Facing Side	Local Street: 0 ft.
Rear: 1 or 2 units on lot	4.25 ft.
<u>Yards for Attached single-residence structures</u> – MZO Section 11-5-5(A)(1)(c)	Minimum interior side yard shall be 0 feet on the end units
<u>Paving of Street-Facing Yards</u> – MZO Section 11-5-5(A)(1)(d)	No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.
<u>Standards for Private Open Space</u> – MZO Section 11-5-5(A)(3)(e)(i)(1)	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7 feet 11 inches.
<u>Building Entrances; Projection or Recess</u> – MZO Section 11-5-5(B)(3)(c)	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.
<u>Access, Circulation and Parking; Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.

Development Standards	Approved
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants – MZO Section 11-33-3(B)(2)(c)</u>	A minimum of zero (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.
<u>Interior Parking Lot Landscaping; Landscape Islands- MZO Section 11-33-4(B)(2)</u>	Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.
<u>Interior Parking Lot Landscaping; Plant Materials – MZO Section 11-33-4(D)(1)</u>	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.
<u>Lots and Subdivisions – MZO Section 11-30-6(H)</u>	Every lot shall have frontage on a private street

Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Preliminary Grading and Drainage Plan
- Exhibit 6 – Elevations
- Exhibit 7 – Preliminary Plat
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – Renderings
- Exhibit 11 – Power Point Presentation