



Planning & Zoning Board



ZON23-00771

The Five Six

Charlotte Bridges, Planner II

October 23, 2024



Request

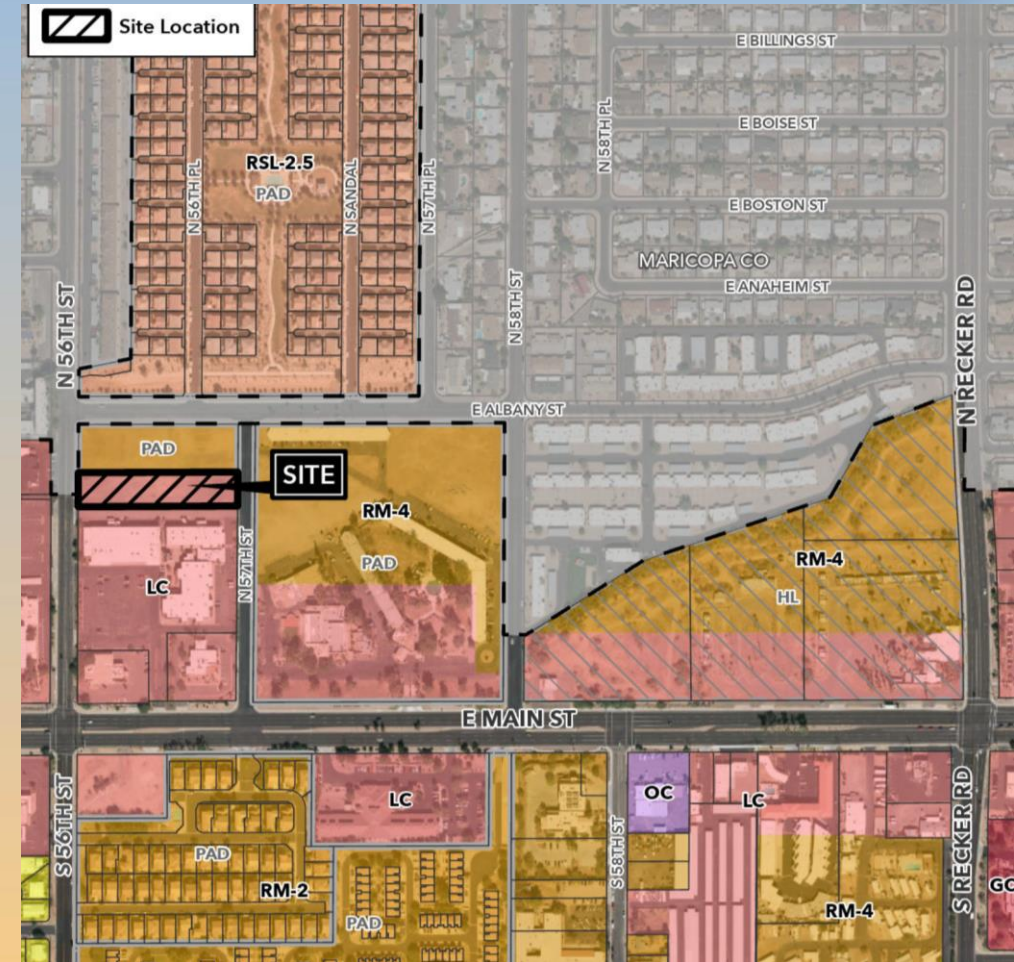
- Rezone from LC to RM-4-PAD
- Site Plan Review
- New 32-unit multiple, 3-story residence development





Location

- West of Recker Road
- Approximately 600 feet north of Main Street
- Between 56th and 57th Streets

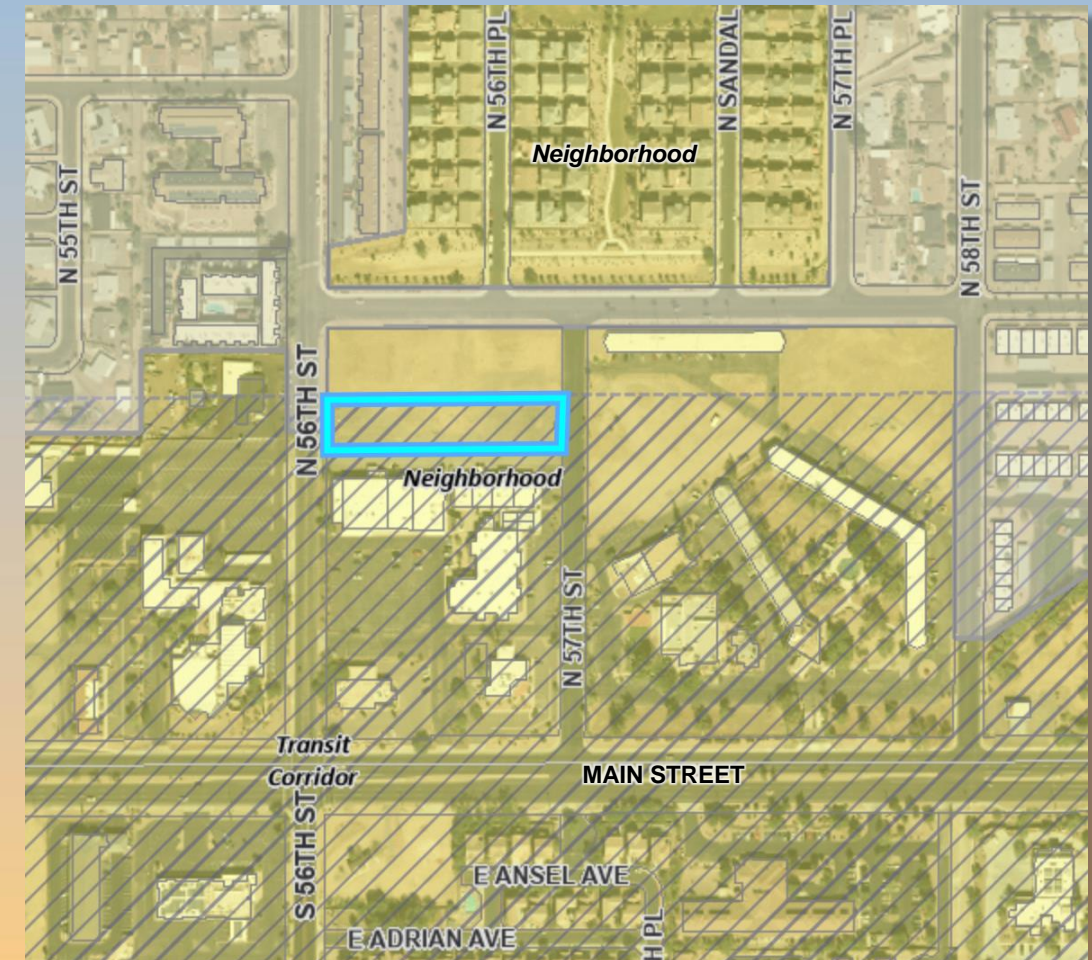




General Plan

Neighborhood with a Suburban Sub-type and Transit Corridor

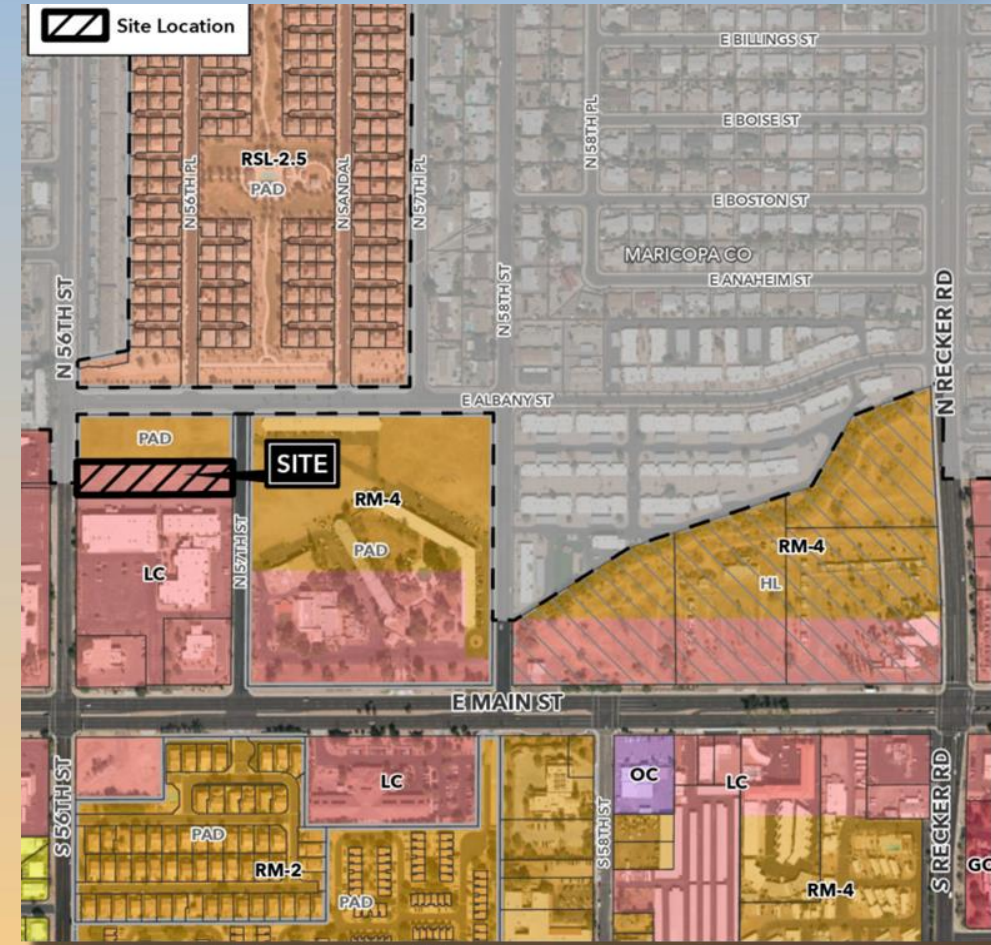
- Safe places to live and enjoy surrounding community
- Variety of housing types and associated non-residential uses
- Develop a mixed-use, pedestrian-oriented, urban environment within walking distance of transit stops.
- RM-4 is a secondary zoning district
- Majority of the character area established with primary zoning





Zoning

- Current Zoning
 - LC
- Proposed Zoning
 - RM-4-PAD





Site Photo



Looking east from 56th Street



Site Photo



Looking north from Palm Street



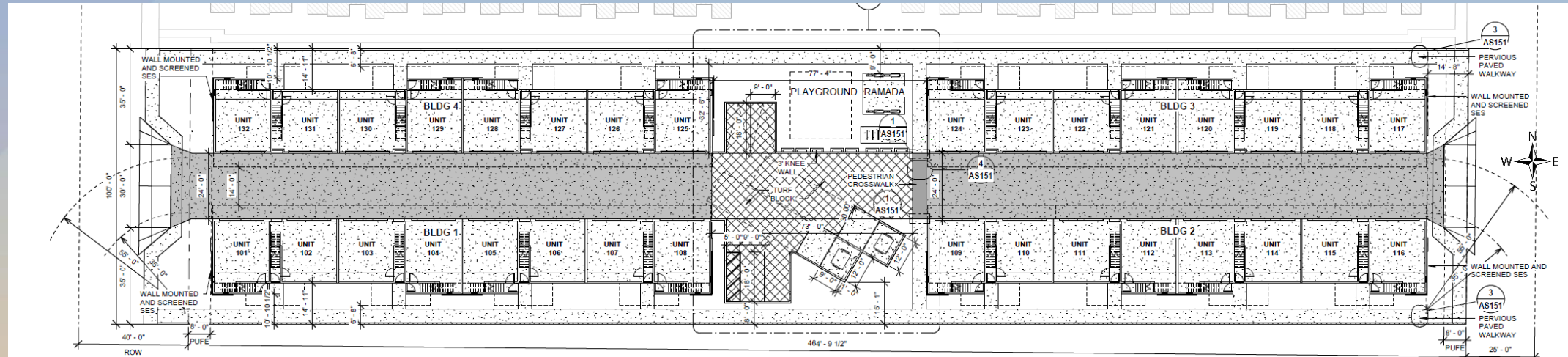
Site Photo



Looking west from 57th Street



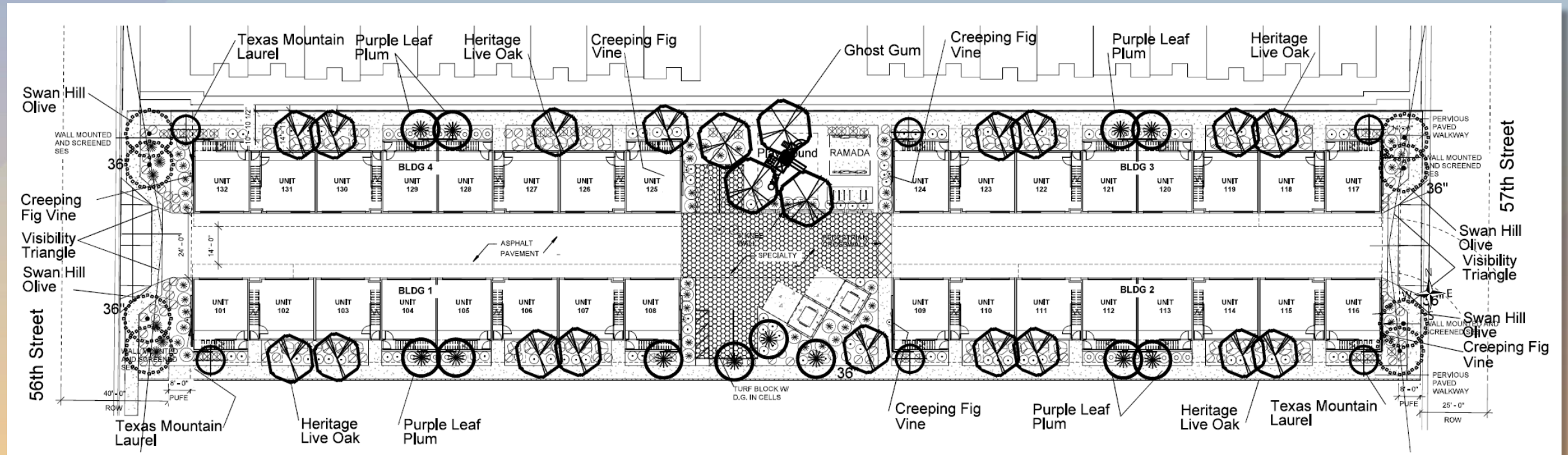
Site Plan



- 32 three-story dwelling units
- Access from 56th and 57th Street
- 68 parking spaces required
- Double car garage per unit, plus 4 visitor spaces, total of 68 spaces provided
- Centralized amenity area



Landscape Plan





Planned Area Development (PAD) Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Yards –

MZO Table 11-5-5:

- Front and Street Facing Side:

56th Street (Collector):

25 feet

8 feet

57th Street (Local):

20 Feet

14 feet, 8 inches

- Interior Sides and Rear (3 or more units on lot):

North property line:

15 feet per story (45 feet total)

**2 feet, 2.66 inches per story (minimum)
6 feet, 8 inches total to 2nd floor balcony)**

South property line:

15 feet per story (45 feet total)

**2 feet, 2.66 inches per story (minimum)
6 feet, 8 inches total to 2nd floor balcony)**



PAD Overlay – Cont'd

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards – MZO Table 11-5-5:</u></p> <ul style="list-style-type: none"> - Front and Street Facing Side: 56th Street (Collector): 57th Street (Local): 	<p>25 feet</p> <p>20 feet</p>	<p>8 feet</p> <p>14 feet, 8 inches</p>
<p><u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5:</u></p> <ul style="list-style-type: none"> - Three-story buildings: 	<p>35 feet</p>	<p>14 feet, minimum (Across the drive aisle at third story)</p>



PAD Overlay – Cont'd

Development Standard

MZO Required

PAD Proposed

Off-site Access – MZO Section 11-5-5(B)(4)(b):

Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle

Drive aisles leading to main entrances do not have walkways on the sides of the drive aisle

Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii):

When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 3, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature

When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 8 garages doors with a 4-foot-wide, 1-foot-deep recessed niche between every pair of garage doors



PAD Overlay – Cont'd

Development Standard

Setback to Cross Drive Aisles – MZO
Section 11-32-4(A):

MZO Required

Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street

PAD Proposed

Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 11 ft from the property line abutting 56th Street and 17 feet, 4 inches from the property line abutting 57th Street



PAD Overlay – Cont'd

Development Standard	MZO Required	PAD Proposed
<p>Required Landscape Yards – <i>MZO Section 1133-3(B)(2)(a)(ii)</i>:</p> <ul style="list-style-type: none"> - Non-Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts, Non-Group C-O-I: <p>North property line:</p> <p>South property line:</p>	<p>15 feet</p> <p>15 feet</p>	<p>6 feet, 8 inches to 2nd floor balcony</p> <p>6 feet, 8 inches to 2nd floor balcony</p>



PAD Overlay – Cont'd

Development Standard

Interior Parking Lot Landscaping – MZO

Section 11-33-4(B)(2):

- Landscape Islands width:

MZO Section 11-33-4(D)(1)(a):

- Plant Materials:

MZO Required

8 feet

1 shade tree and 3 shrubs for every
15-foot parking island

PAD Proposed

4 feet where adjacent to the buildings

**0 shade trees and 4 shrubs for islands
adjacent to the buildings**



Renderings





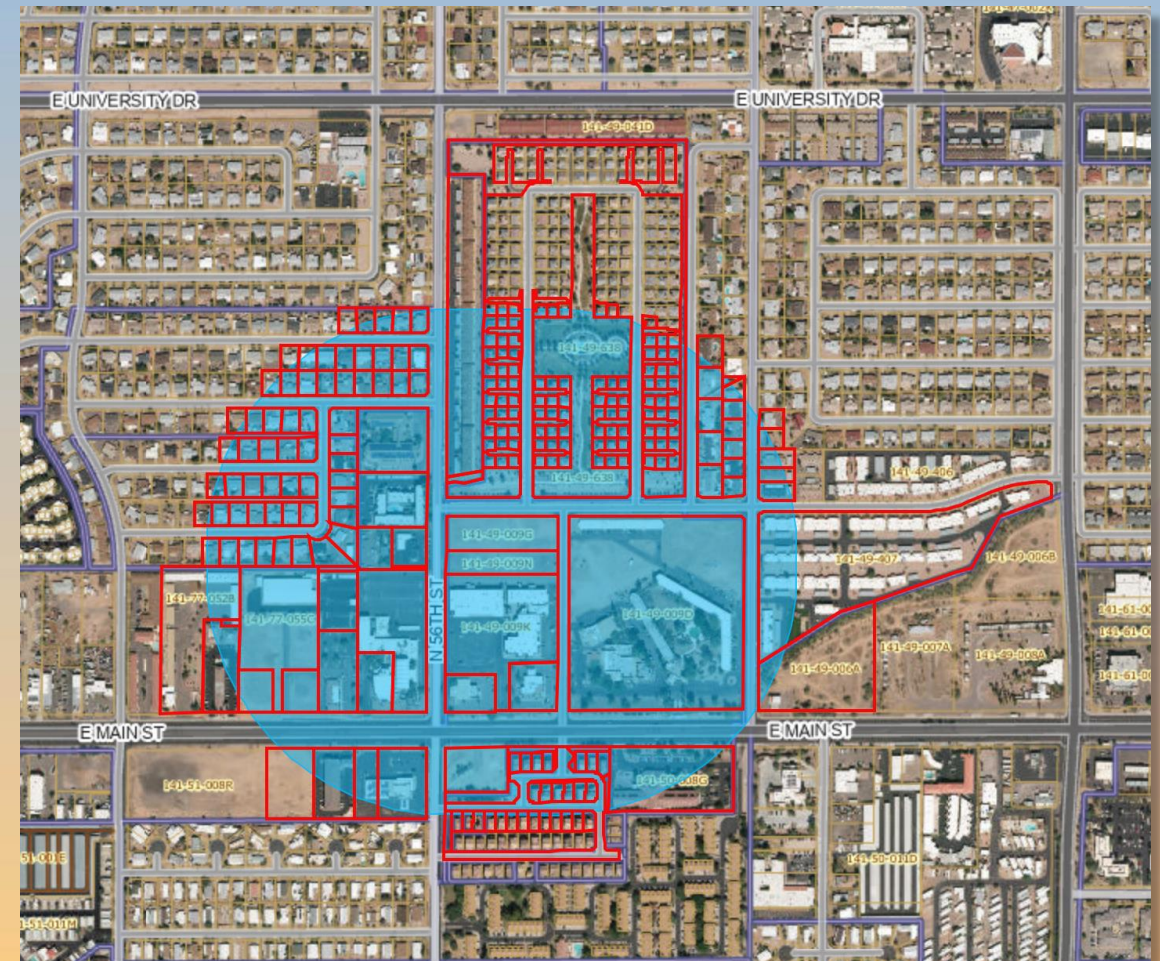
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff has not received any comments at this time





Findings

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

Staff recommends Approval with Conditions



Planning & Zoning Board



Elevations



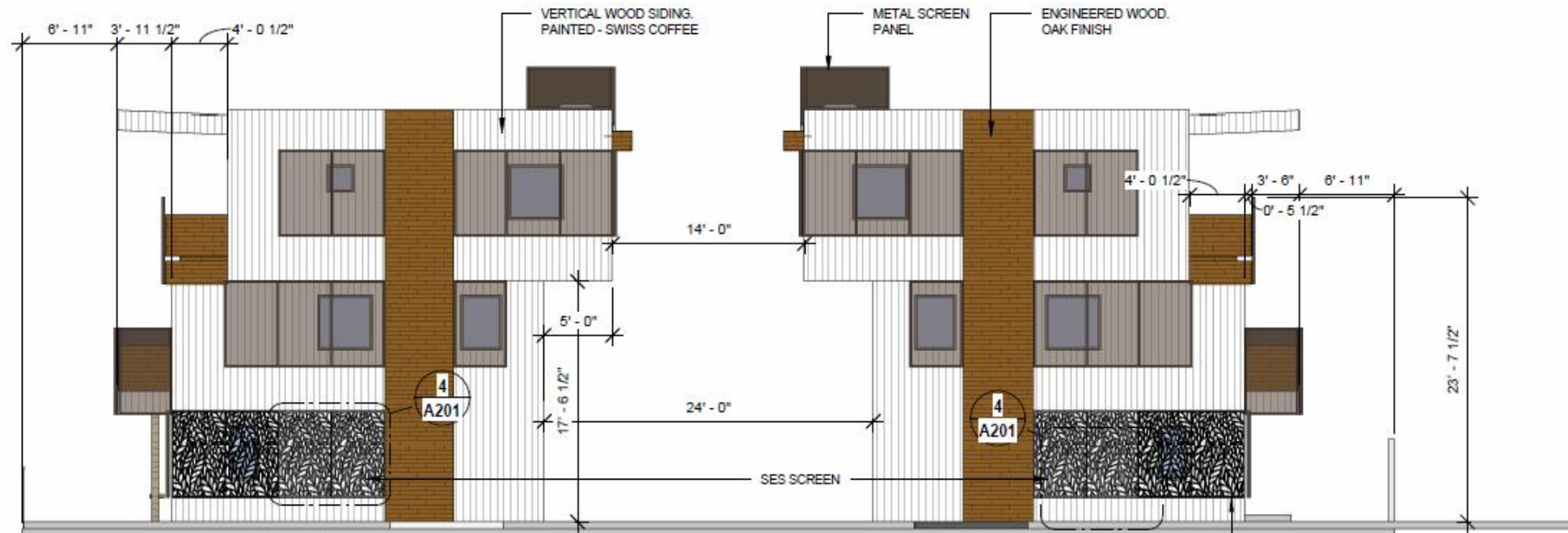
③ ENTRANCE ELEVATION
1/16" = 1'-0"



② GARAGE ELEVATION
1/16" = 1'-0"



Elevations

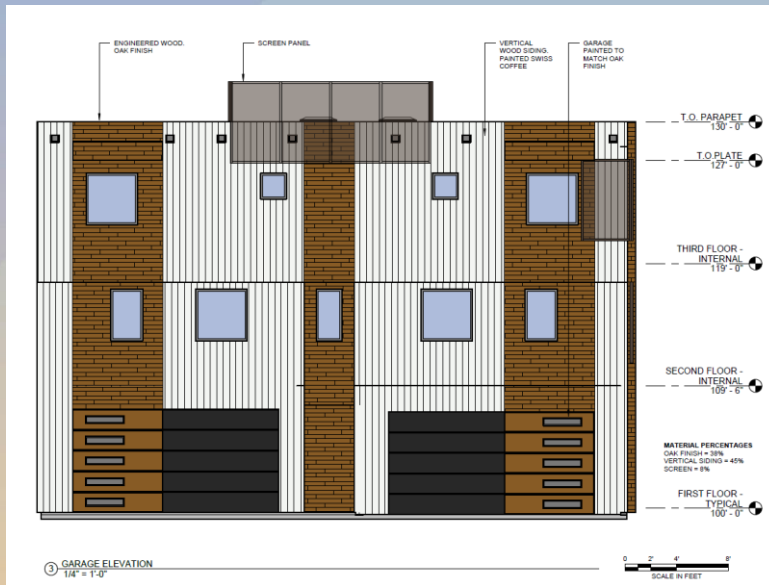


① END UNIT ELEVATION
1/8" = 1'-0"

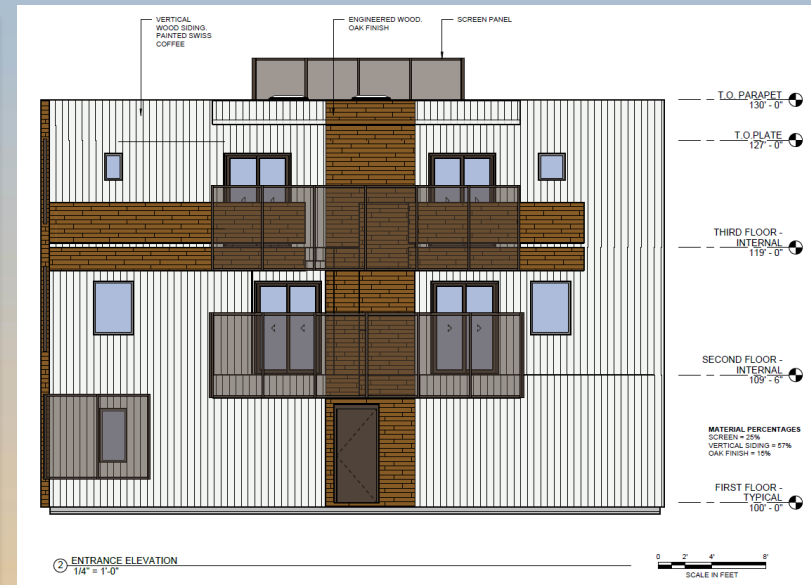
SES SHALL BE WALL MOUNTED BEHIND OPERABLE METAL PANEL CLOSET



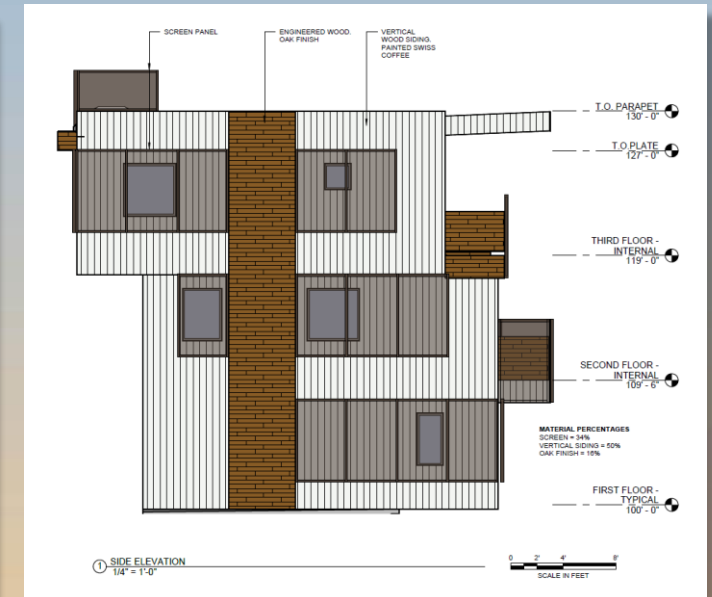
Elevations



MATERIAL PERCENTAGES
 OAK FINISH = 38%
 VERTICAL SIDING = 45%
 SCREEN = 8%



MATERIAL PERCENTAGES
 SCREEN = 25%
 VERTICAL SIDING = 57%
 OAK FINISH = 15%



MATERIAL PERCENTAGES
 SCREEN = 34%
 VERTICAL SIDING = 50%
 OAK FINISH = 16%



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



NORTH ELEVATION BETWEEN BUILDINGS

