



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 8, 2022

CASE No.: **ZON21-00793**

PROJECT NAME: **RWI Properties**

Owner's Name:	RWI Properties LLC
Applicant's Name:	Brian Fracasse, Fracasse Architecture, LLC
Location of Request:	Within the 450 blocks of West Holmes Avenue (south side). Located west of Country Club Drive and north of the US 60 Superstition Freeway.
Parcel No(s):	134-22-211A
Request:	Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review.
Existing Zoning District:	LC
Council District:	4
Site Size:	0.8± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Office
P&Z Hearing Date(s):	June 8, 2022 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **July 18, 1970**, the City Council annexed 675± acres of land, including the 0.8± acre subject property into the City of Mesa (Ordinance No. 675).

Per historical aerials gathered from Maricopa County, the existing office building was likely constructed between the years of 1979 and 1986.

PROJECT DESCRIPTION

Background:

The subject request is for a rezone of a 0.8± acre property from Limited Commercial (LC) 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. The subject site is currently developed with a small office building and located on the south side of W. Holmes Avenue, west of Country Club Drive. Proposed improvements include a two-story multiple residence building totaling 5,024 square feet of ground floor area and tenant amenities consisting of a dog run, ramada with grilling station, outdoor fitness space, and a greenbelt with citrus trees.

As part of the rezone request from LC to RM-4, the applicant is seeking approval of a PAD overlay. If approved, the requested overlay will reduce the minimum building setback along the east and south property lines; reduce the required landscape yard width along the north and west property lines; reduce the required number of on-site parking stalls; reduce the minimum lot area per dwelling unit; reduce the amount of private open space required; reduce the minimum required dimensions for ground-floor private open space and; increase the amount of parking areas (% of total lot frontage) allowed in the front yard.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Neighborhood. Per Chapter 7 of the General Plan, Neighborhood character areas are intended to provide safe places for people to live where they can feel secure and enjoy their surrounding community and include a variety of housing options. The proposed use, multiple residence, conforms to the intent of the character area by providing inviting and comfortable living units to the surrounding community.

Zoning District Designations:

The applicant is requesting to rezone the site from LC to RM-4-PAD. Per Section 11-5-1(B) of the MZO, the purpose of the multiple residence zoning district is to provide areas for small-lot single residences, townhouses, cluster housing, and multiple residence housing, with densities of up to 43 units per gross acre. Multiple residence is allowed by-right in the RM-4 District, provided the site is developed in accordance with applicable development standards.

Planned Area Development Overlay – 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 required MZO standard and the applicant's proposed PAD standard.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Minimum Yards –</u> <i>MZO Section 11-5-5</i> - Interior side yard (east) - Rear yard (south)	Multiple Story: 15 feet per story (30 feet) Multiple Story: 15 feet per story (30 feet)	Multiple Story: 8 feet per story (16 feet total) Multiple Story: 10 feet per story (20 feet total)	As proposed
<u>Required Landscape Yards –</u> <i>MZO Section 11-5-5</i> -Front and street-facing sides (north) <i>MZO Section 11-33-3</i> -Non-single residence uses adjacent to other non-single residence (west)	Street facing setbacks shall be landscaped according to the standards in Chapter 33 Landscaping (25 feet) 15 feet	10 feet 4 feet	As proposed
<u>Parking Spaces Required</u> – <i>MZO Section 11-32-3(A)</i>	2.1 spaces per dwelling unit	1.29 spaces per dwelling unit	As proposed
<u>Minimum Lot Area per Dwelling Unit –</u> <i>MZO Section 11-5-5</i>	1,452 square feet per unit	1,400 square feet per unit	As proposed
<u>Private Open Space –</u> <i>MZO Section 11-5-5(A)(3)</i>	Studio and 1-bedroom units shall have at least 60 square feet of private open space	Private open space provided for 12 out of 24 units	As proposed
<u>Private Open Space Minimum Dimensions –</u> <i>MZO Section 11-5-5(A)(3)</i>	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	As proposed

		eight (8) feet for width and six (6) feet for depth	
<u>Location of Parking Areas</u> – MZO Section 11-5-5(B)(4)(c)	The total frontage of parking areas visible from the street, shall not exceed 30% of lot frontage	The total frontage of parking areas visible from the street, shall not exceed 56% of lot frontage	As proposed

Minimum Building Setbacks:

Per Section 11-5-5 of the MZO, the required building setback for interior side and rear lot lines is 30 feet (15 feet per story). The applicant is proposing a reduction to 16 feet along the east (internal side) property line and 20 feet from the south (rear) property line.

Required Landscape Yard:

Per Section 11-5-5 of the MZO, front and street facing yards must be landscaped according to the standards of Chapter 33: Landscaping. Therefore, the required landscape yard would be the same width as the required building setback. According to Table 11-5-5, a front or street facing yard must be 25 feet deep. The applicant is requesting a 10-foot reduction to 10 feet. The applicant is also requesting a reduction to the western, internal side landscape yard. Per Section 11-33-3 of the MZO, the required landscape yard for non-single residence uses adjacent to other non-single residence uses is 15 feet. The applicant is requesting to provide a four-foot landscape yard along the west property line.

Parking Spaces Required:

Per Section 11-32-3 of the MZO, a multiple residence development requires 2.1 spaces per unit. The applicant is requesting a reduced ratio to 1.29 spaces per unit due to the number of proposed studio apartments.

Minimum Lot Area Per Dwelling Unit:

Per Section 11-5-5 of the MZO, new multiple residence development on RM-4 parcels requires 1,452 square feet of lot area per unit. Due to the relatively small lot size of the property, the applicant is requesting a reduction to 1,400 square feet of lot area per unit.

Private Open Space:

Per Section 11-5-5(A)(3) of the MZO, each multiple residence unit shall provide private open space, with the overall size dependent on the number of bedrooms. Per the submitted floor plan, only 12 units will have private open space in the form of covered balconies or yards. The remaining 12 units will not have private open space.

Private Open Space Minimum Dimensions:

Per Section 11-5-5(A)(3) of the MZO, private open space located at ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. The applicant is proposing private open space at the ground level with a minimum width of 8 feet and minimum depth of 6 feet.

Location of Parking Areas:

Per Section 11-5-5(B)(4)(c) of the MZO, parking areas must be located to the sides and rear of buildings with the exception of visitor parking which may be between the building and the street. Furthermore, the total frontage of the parking area visible from the street may not exceed 30% of the lot frontage. Due to the relatively small lot size of the property and large building footprint, the applicant is requesting an increase to percentage of the parking area that is visible from the street to 56%.

Justification:

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. After review of the submitted documents, the proposed code deviations are commensurate with the building and landscape design features. The applicant is proposing approximately 5,000 square feet of open space, which is 200 square feet more than the minimum required by code. Proposed amenities include an outdoor fitness area, covered barbeque pavilion, dog run, and greenbelt for tenants to enjoy; all of which contribute to a high-quality residential development.

Site Plan and General Site Development Standards:

The proposed site plan shows one, two-story buildings totaling 5,024 square feet of ground floor area. Primary access to the site is provided at the north end of the lot from W. Holmes Avenue. A system of pedestrian walkways will connect primary building entrance to parking areas, common open space areas, and existing public sidewalks. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board will review the subject request on June 14, 2022. Staff will work with the applicant to address the comments and recommendations made by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across W. Holmes Ave) LC Surface Parking Lot	North (Across W. Holmes Ave) LC Surface Parking Lot	Northeast (Across W. Holmes Ave) LC Office
West RM-4-PAD Multiple Residence	Subject Property LC Office	East LC Place of Worship
Southwest ADOT ROW	South ADOT ROW	Southeast ADOT ROW

Compatibility with Surrounding Land Uses:

Parcels to the north are zoned LC and consist of office buildings and surface parking. Immediately west is an existing multiple residence development on land zoned RM-4-PAD. To the east is a place of worship on parcels zoned LC. Lastly, to the south, is undeveloped ROW owned and maintained by the Arizona Department of Transportation (ADOT). If approved, the proposed use will not be out of character with the surrounding area and conforms to the goals of the General Plan.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered neighborhood within one mile of the site. As of the writing of this report, staff has not received any comments from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on June 8th.

School Impact Analysis:

City Staff referred the subject request to Mesa Public Schools and asked the district to provide comment on the impact of the development on the surrounding schools. As of the writing of this report, staff has not received comments back from Mesa Public Schools on their capacity.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 and the purpose of a PAD outlined in Section 11-22-1; therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review case DRB22-00288.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	PAD Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5</i> - Interior side yard (east) - Rear yard (south)	Multiple Story: 8 feet per story (16 feet total) Multiple Story: 10 feet per story (20 feet total)
<u>Required Landscape Yards –</u> <i>MZO Section 11-5-5</i> -Front and street-facing sides (north) <i>MZO Section 11-33-3</i>	10 feet

-Non-single residence uses adjacent to other non-single residence (west)	4 feet
<u>Parking Spaces Required</u> – MZO Section 11-32-3(A)	1.29 spaces per dwelling unit
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Section 11-5-5	1,400 square feet per unit
<u>Private Open Space</u> – MZO Section 11-5-5(A)(3)	Private open space required for 12 out of 24 units
<u>Private Open Space Minimum Dimensions</u> – MZO Section 11-5-5(A)(3)	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than eight (8) feet for width and six (6) feet for depth
<u>Location of Parking Areas</u> – MZO Section 11-5-5(B)(4)(c)	The total frontage of parking areas visible from the street, shall not exceed 56% of lot frontage

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.3 Elevations

3.4 Project Narrative

3.5 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report