



# PLANNING & ZONING BOARD

June 8, 2022



**ZON21-00793**



① EXTERIOR ELEVATION - WEST  
SCALE: 3/16"=1'-0"

## Request

- Site Plan Review

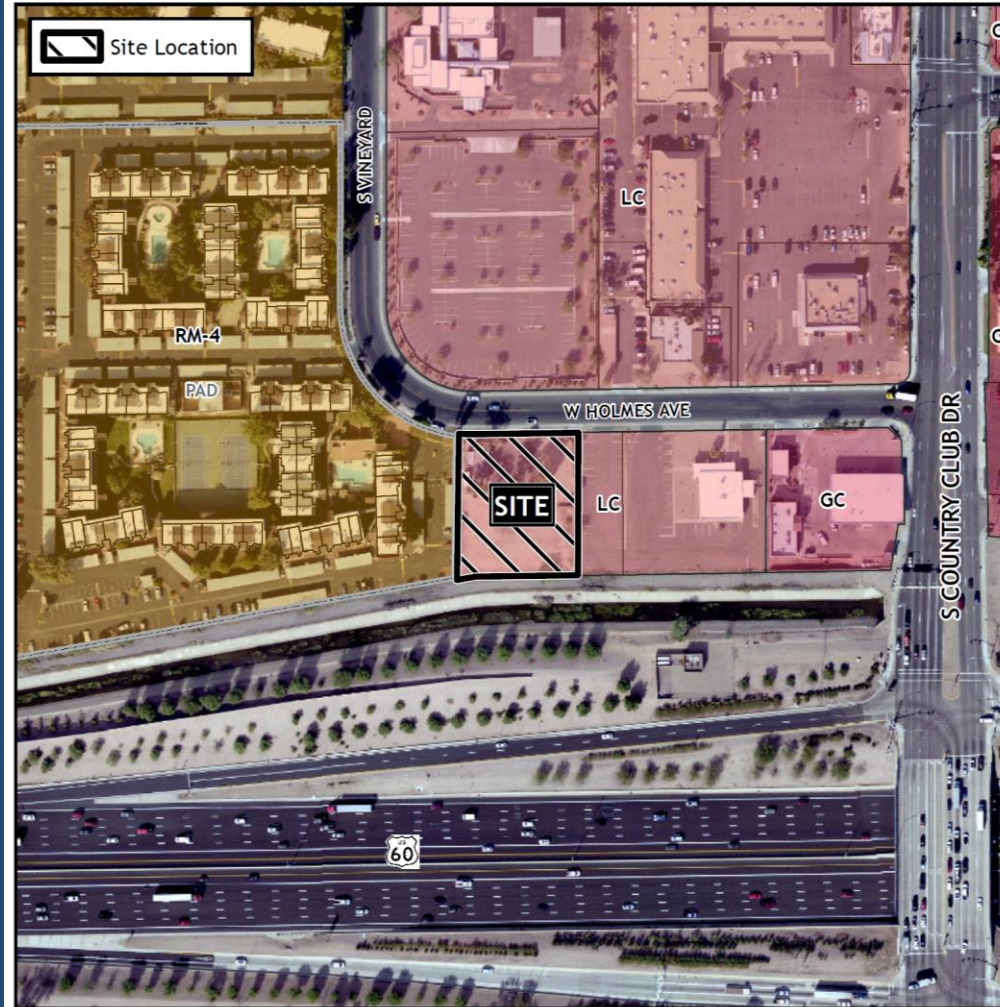
## Purpose

- Allow for the development of a multiple residence building

# Location

- West of Country Club
- North of US 60
- South side of Holmes Ave

## Planning and Zoning Vicinity Map: ZON21-00793



## Case Details

**CASE:**

ZON21-00793

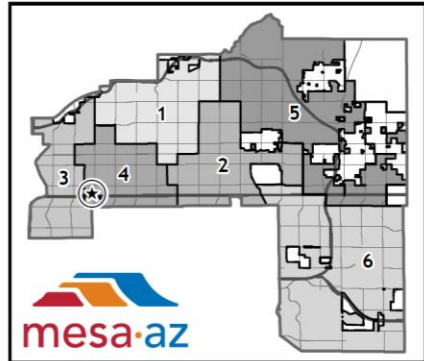
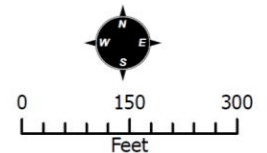
**PRE-PLAT :** ☐

### **SITE / ADDRESS:**

District 4. Within the 450 blocks of West Holmes Avenue (south side). Located west of Country Club Drive and north of the US 60 Superstition Freeway. (±0.8 acres).

### **REQUEST:**

Rezone from Limited Commercial (LC) 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.





# Site Photo

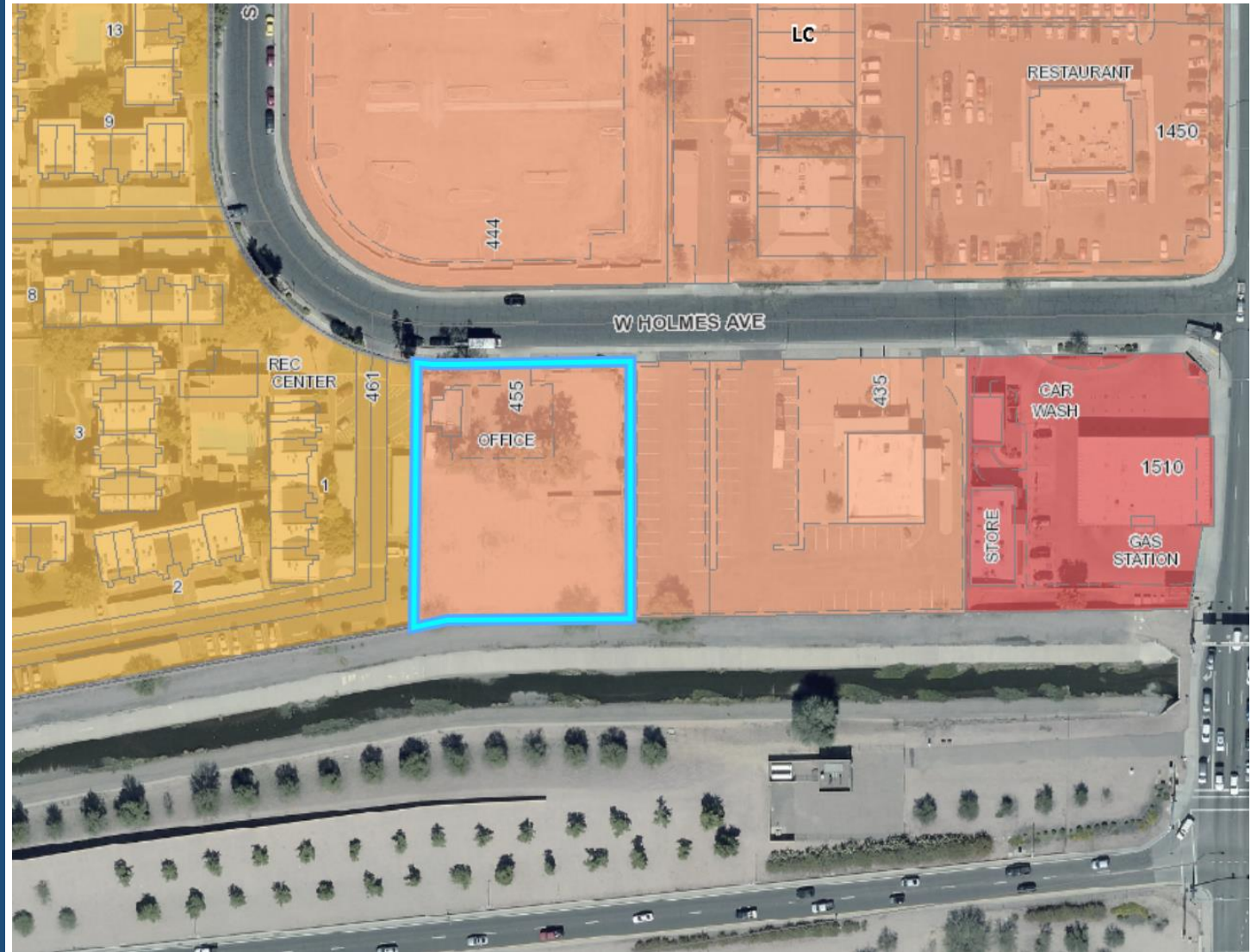


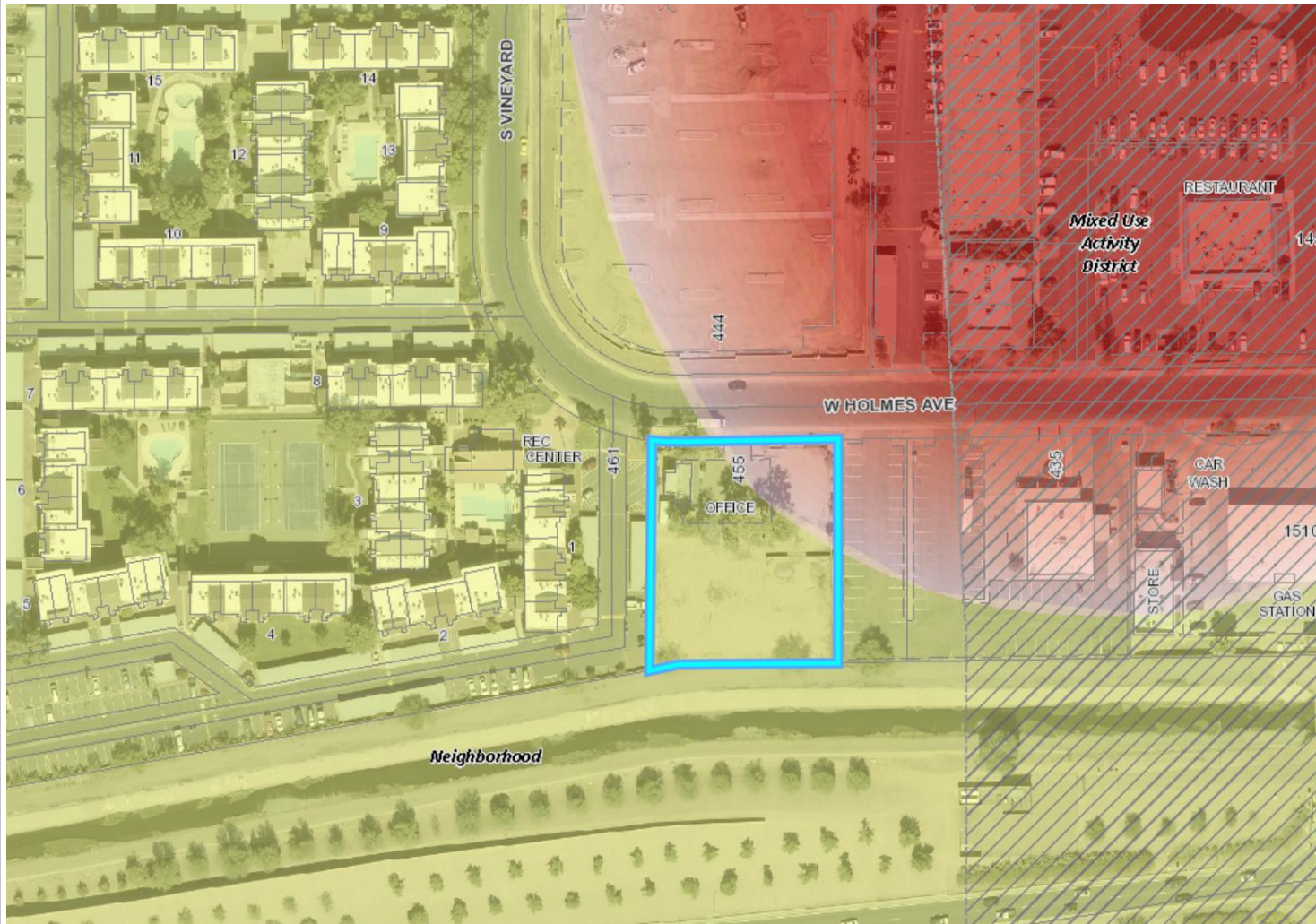
Looking south from Holmes Ave



# Zoning

- Limited Commercial (LC)
- Proposed rezone to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD)





## General Plan

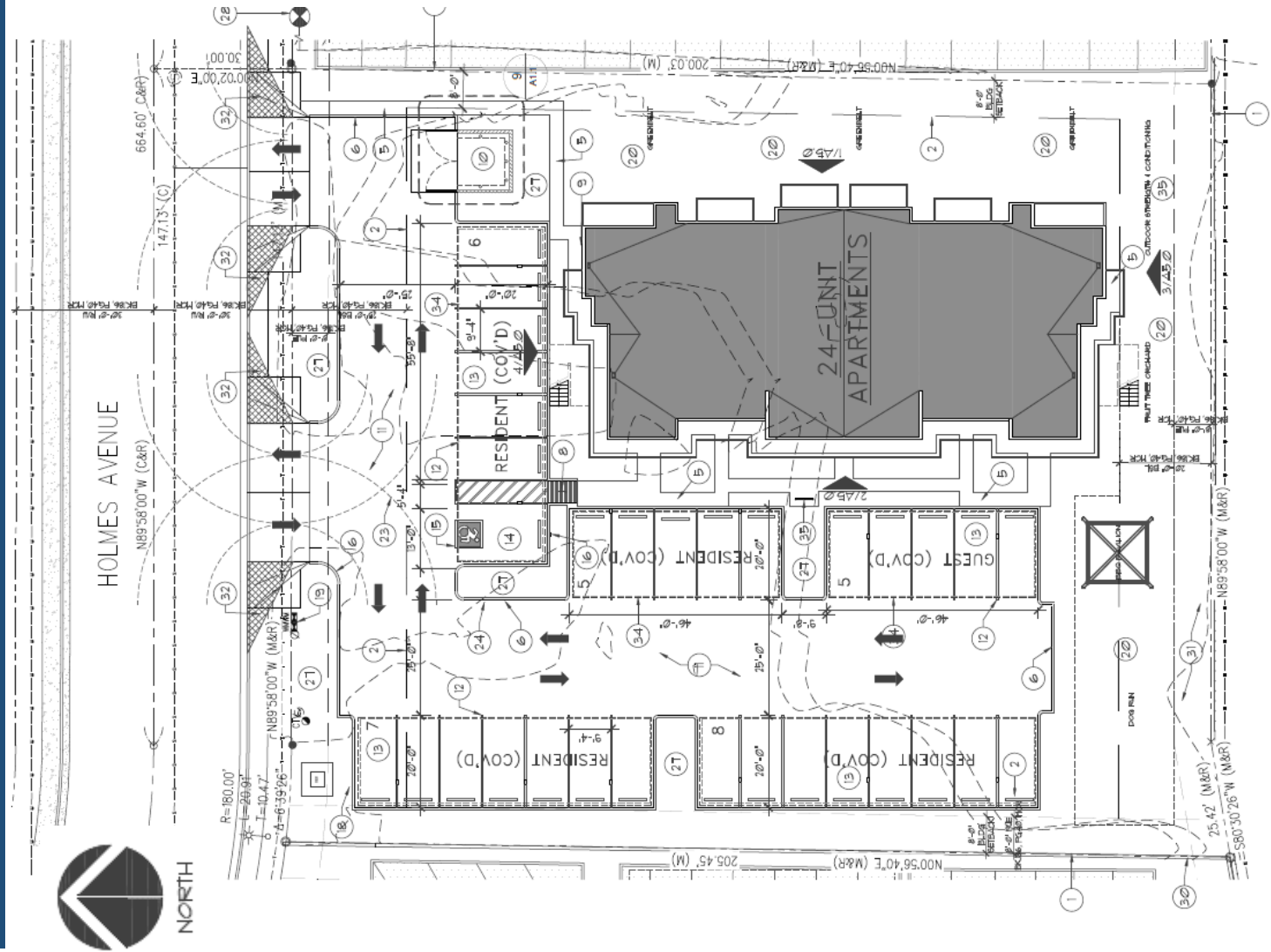
### Neighborhood

- Provide a safe place for people to live
- Includes a variety of housing types including multiple residence



# Site Plan

- 24 total units
  - 16 studio and 8 one-bedroom units
- 31 on-site parking stalls
  - 30 covered
- BBQ pavilion, dog run, and outdoor exercise area adjacent to south property line





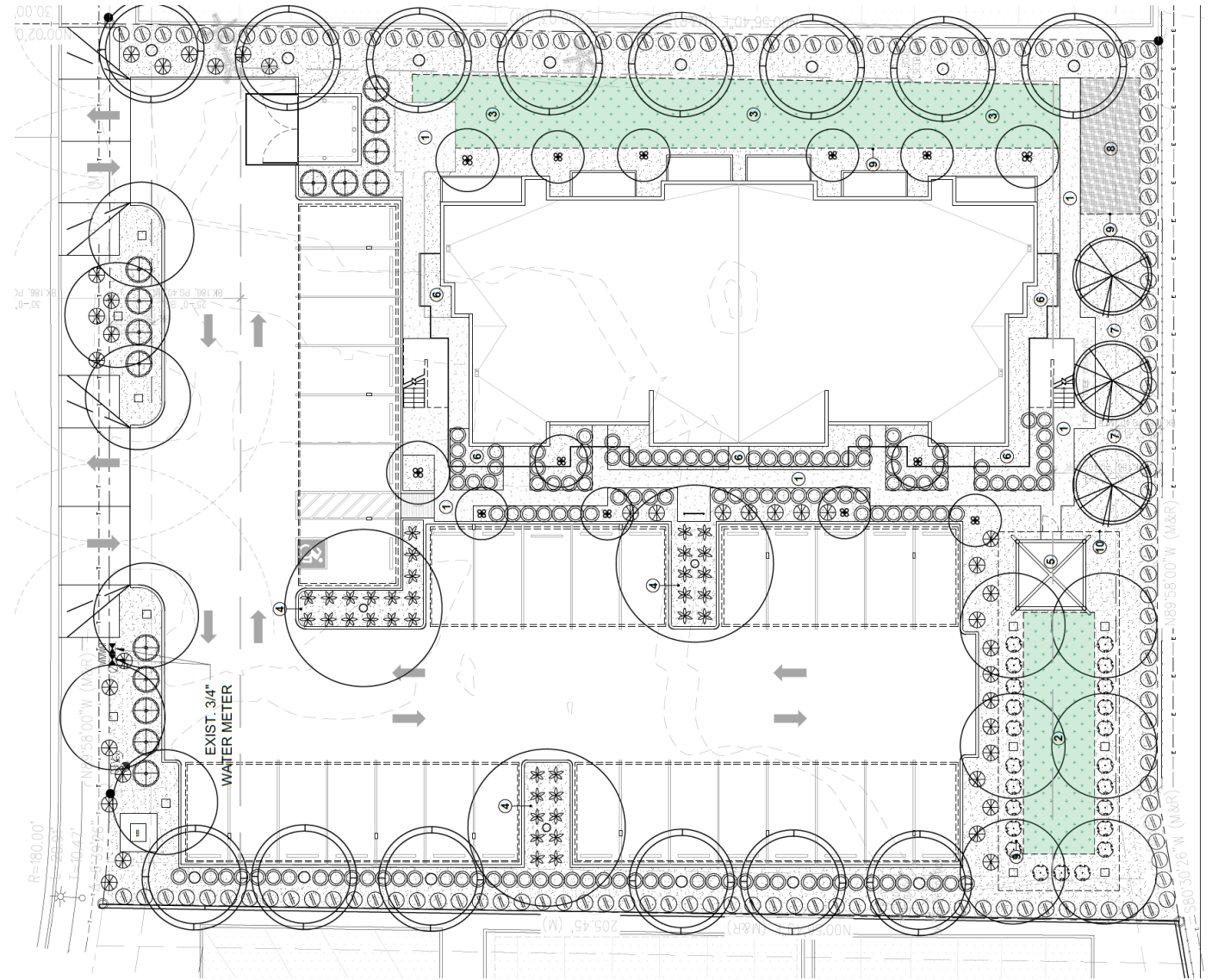
# PAD Request

| Development Standard  | Required  | Proposed   |
|---|---|--|
| Required Parking  | 2.1 spaces per unit (76 spaces)                           | <b>72 spaces</b>   |
| Bicycle Parking   | 1 space per 20 required on-site vehicle spaces (7 spaces) | <b>3 spaces</b>  |
| Minimum Residential Garage Dimensions   | 20-feet-wide by 22-feet-long                              | <b>20 feet 8 inches wide by 20 feet long</b>                       |
| Minimum Setback of Cross Drive Aisles   | 50 feet   | <b>3 feet</b>  |
| Building setbacks<br><i>Front (E. Albany Street)</i><br><i>Street Side (N. 56<sup>th</sup> Street)</i><br><i>Street Side (N. 57<sup>th</sup> Street)</i><br><i>Rear (South Property Line)</i> | 25 feet<br>25 feet<br>25 feet<br>30 feet                  | <b>8 feet<br/>0 feet<br/>14 Feet 9 inches<br/>13 feet 3 inches</b> |

# PAD Request

| Development Standard   | Required   | Proposed   |
|--|--|--|
| Minimum yards<br><i>Interior Side Yard (east)</i><br><i>Rear Yard (south)</i>                                  | 30 feet<br>30 feet   | 16 feet<br>20 feet   |
| Minimum Landscape Yard Width (ft)<br><i>Front (E. Holmes Ave)</i><br><i>Interior Side (west property line)</i> | 25 feet<br>15 feet   | 10 feet<br>4 feet  |
| Private Open Space Dimensions  | 10 feet  | 8 feet for width; 6 feet for depth   |
| Private Open Space   | Required for studio and 1-bedroom units  | Private open space not required for all units  |
| Parking Spaces Required  | 2.1 spaces per dwelling unit   | 1.29 spaces per dwelling unit  |
| Minimum Lot Area Per Dwelling Unit   | 1,452 square feet  | 1,400 square feet  |
| Location of Parking Areas  | 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 |

# Landscape Plan





# Design Review

- June 14, 2022, Work Session
- Staff will work with applicant to implement changes



## Citizen Participation

- Letter mailed to property owners within 1,000' and HOAs and registered neighborhoods within 1-mile
- 2 meetings held
  - September 7, 2021
  - September 9, 2021
- One concern about the proximity to the adjacent mobile home subdivision's amenity space



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in Chapter 22 for a Planned Area Development Overlay

## Staff Recommendation

Approval with Conditions





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