

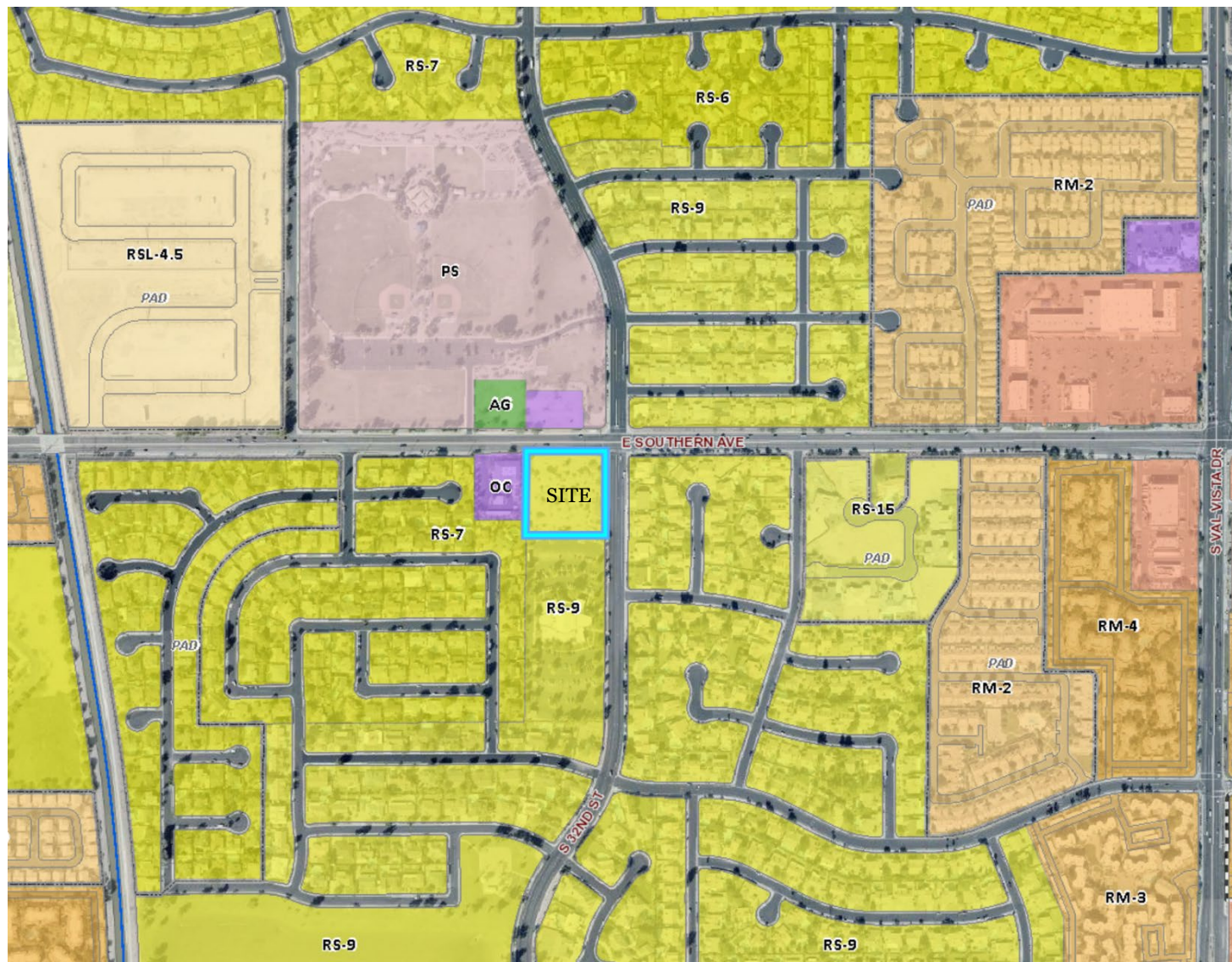


# ZON21-00940

## COUNTRYSIDE MODERN

City Council Meeting  
July 11, 2022

Nana Appiah, Development Services Director  
Lesley Davis, Senior Planner



## Request (SWC 32<sup>nd</sup> St & Southern Ave)

- Rezone from Single Residence (RS-9) to Multiple Residence (RM-3-PAD)

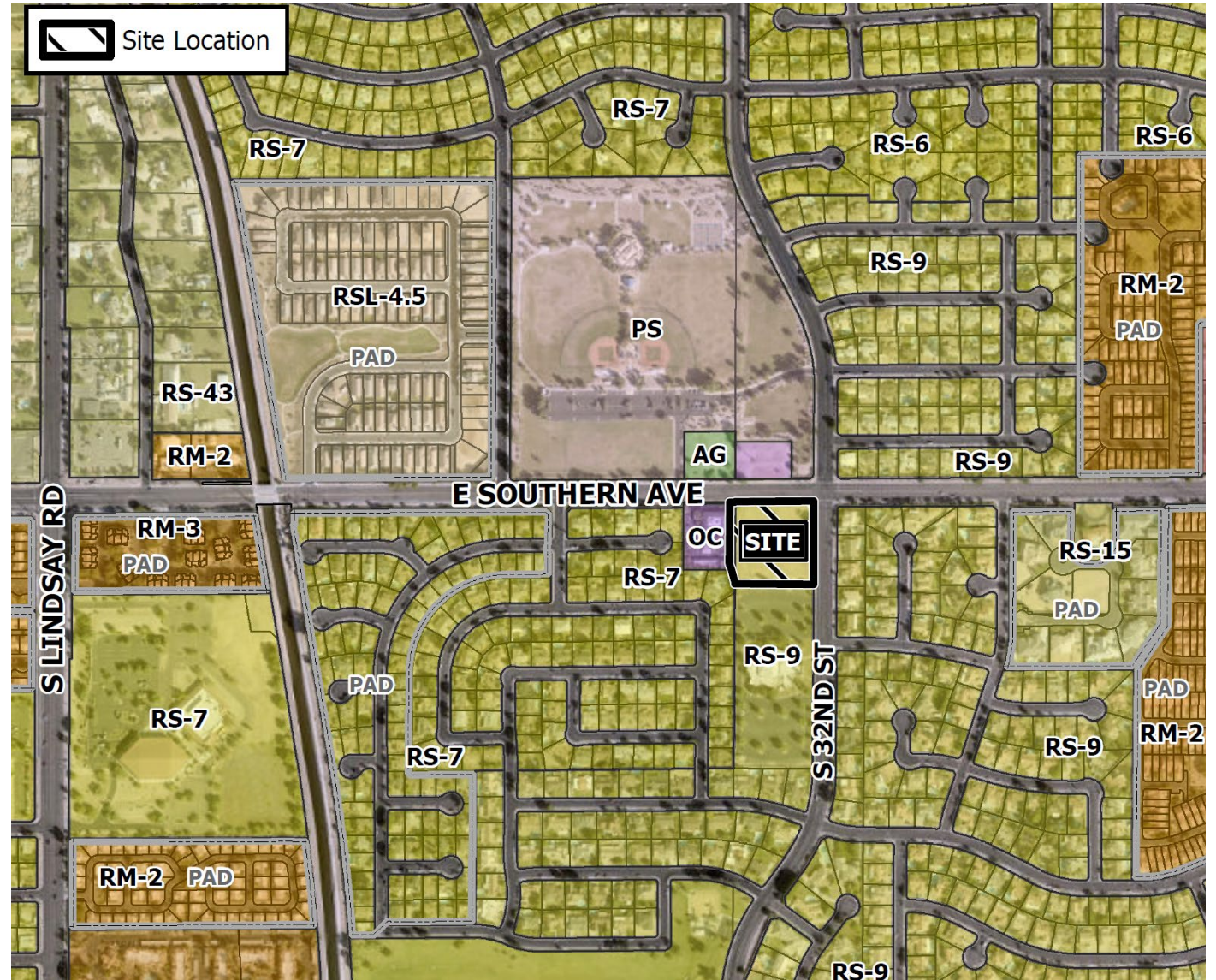
## Purpose

- Multiple Residence Development
  - 36 Units



# Location

- East of Lindsay Road
- South side of Southern Avenue
- West side of 32<sup>nd</sup> Street





# Site Photos



Looking north from Southern Avenue



Looking south from Southern Avenue toward site



# Site Photos

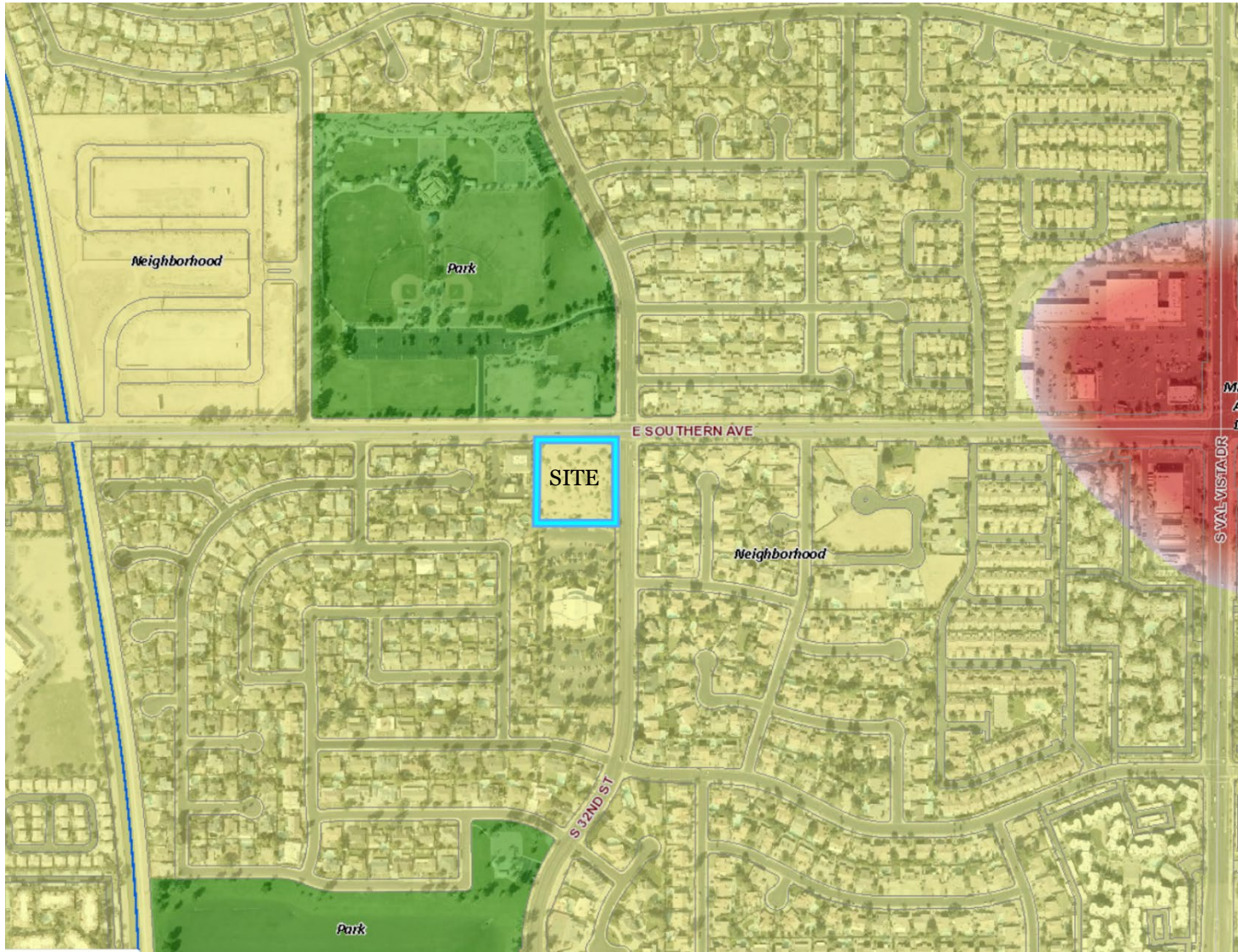


Looking east from 32<sup>nd</sup> Street



Looking west from 32<sup>nd</sup> Street toward site



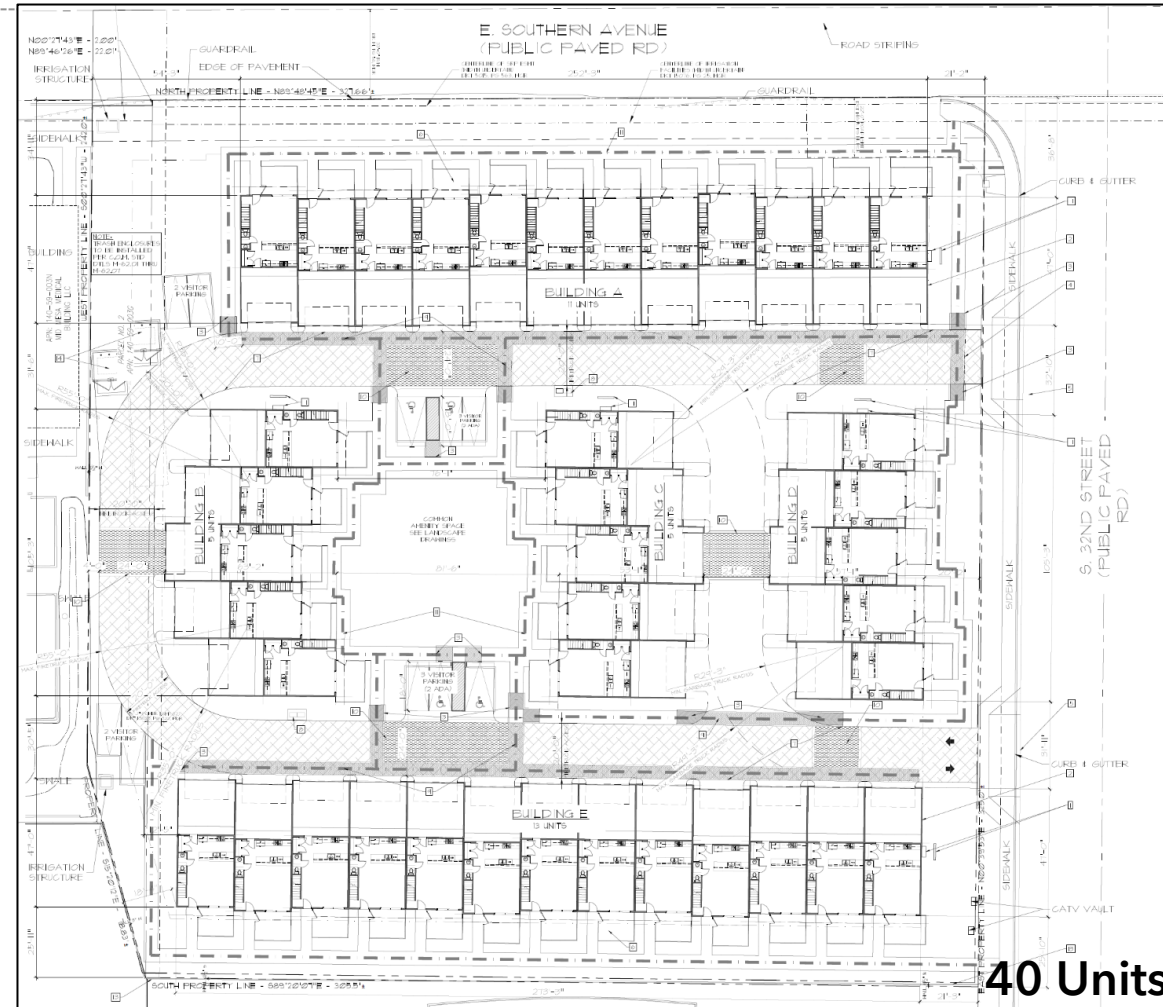


## General Plan Designation

### Neighborhood – Suburban

- Provide a safe place for people to live
- Includes a variety of housing types, including multi-residence
- Allow multiple residence along arterial road frontages and major intersections

# Site Plan – P&Z Review (1/26/22)

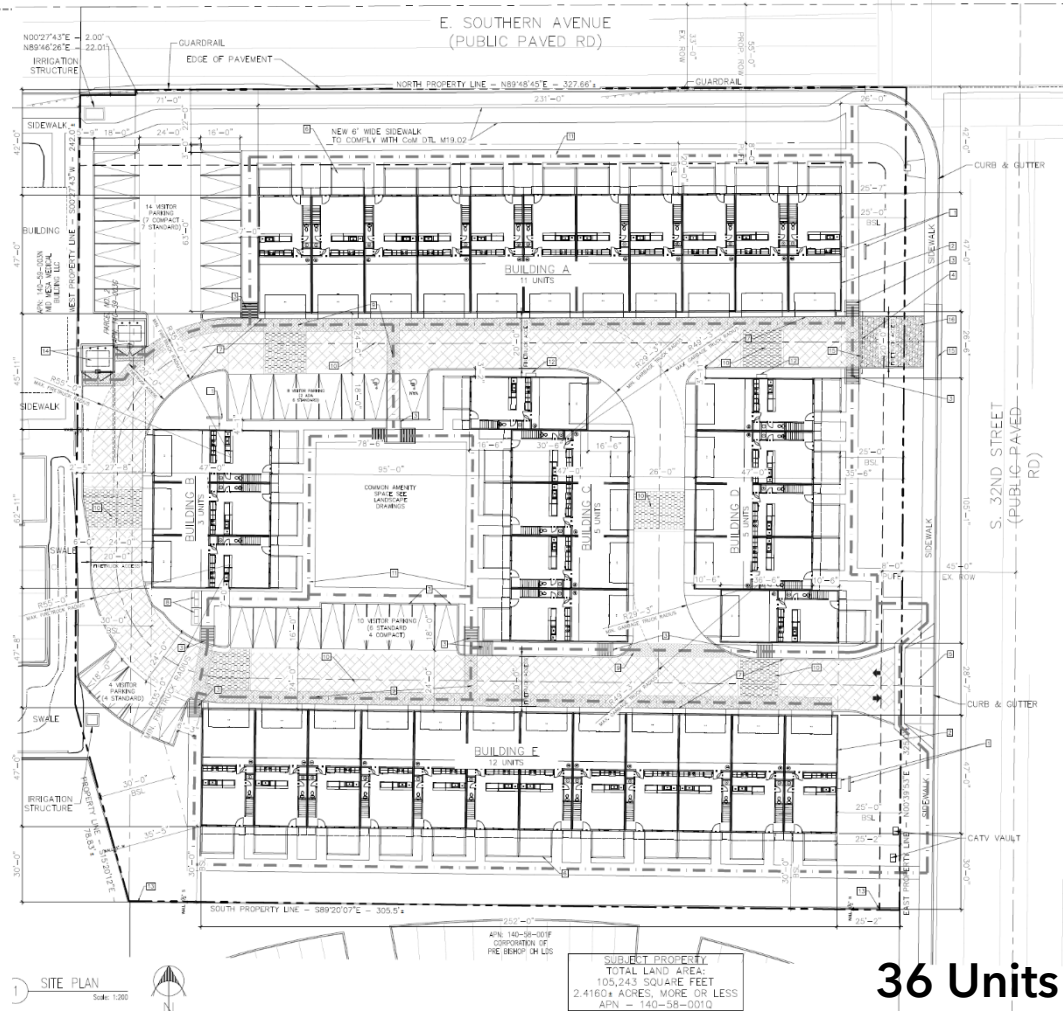


# Site Plan – P&Z Review (1/26/22)

- Five 2-story buildings (40 total units)
- Reduced setbacks
- Amenities
  - Dog park
  - Pool area and playground with shade & seating
- 84 parking spaces required (40 units @ 2.1 spaces per unit)
  - 90 parking spaces provided;
    - 80 enclosed, 10 not enclosed
  - 6 additional parking spaces provided over code minimum



# Site Plan – Revised (4/25/22)



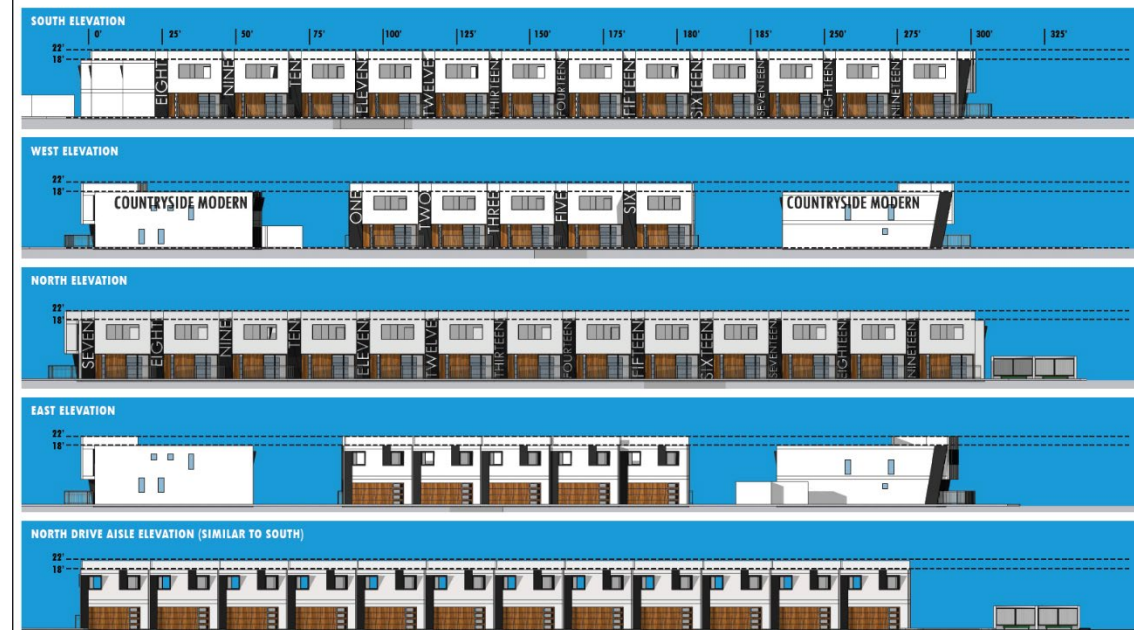
# Site Plan – Revised (4/25/22)

- Five 2-story buildings (36 total units)
  - Reduced by 4 units
- Increased building setbacks on all 4 sides of site
- Amenities
  - Pool area and playground with shade & seating
- 76 parking spaces required (36 units @ 2.1 spaces per unit)
  - 108 parking spaces provided; 72 enclosed, 36 not enclosed
  - 32 additional parking spaces provided over code minimum



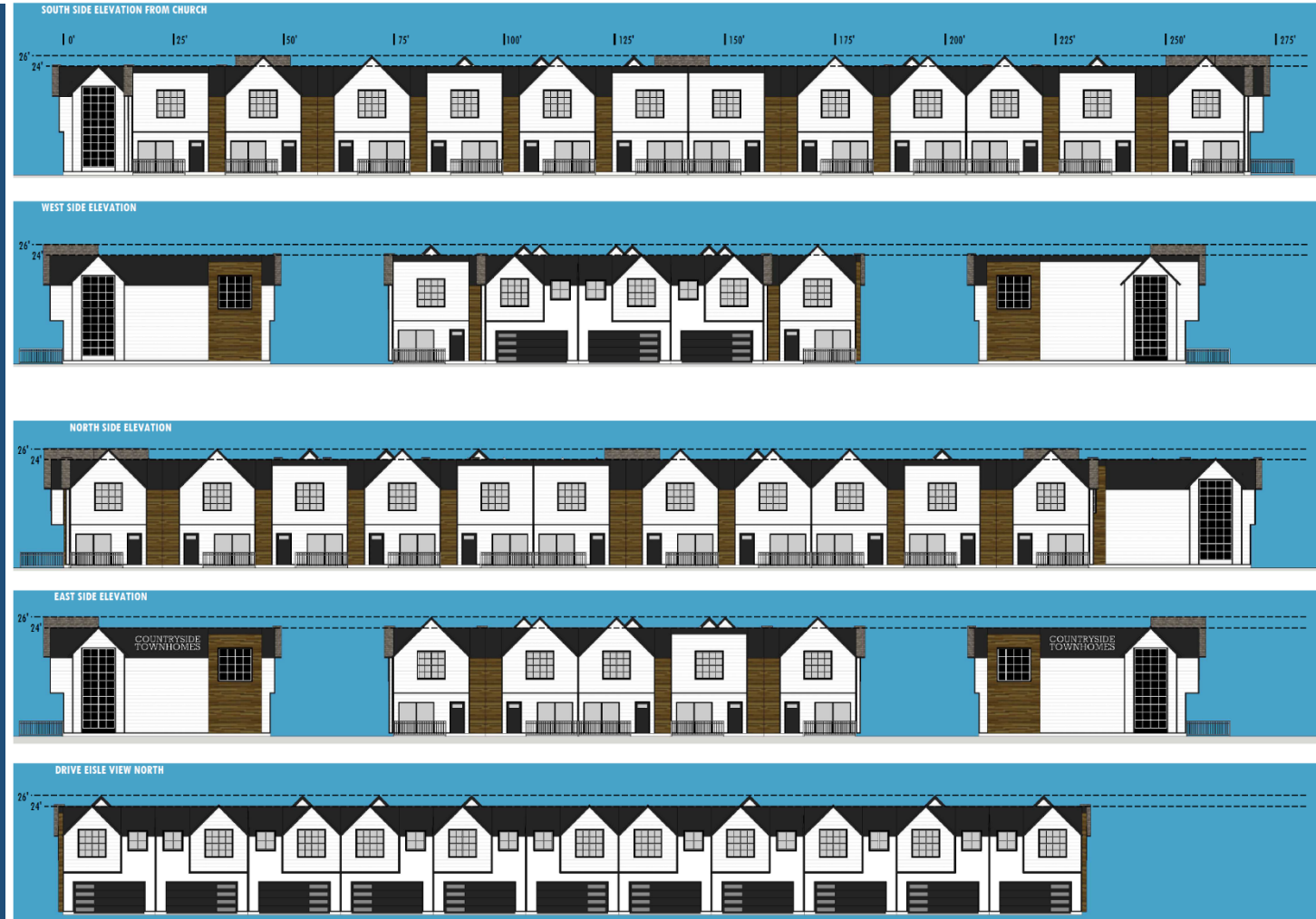
# Design Review (1/11/22)

- Recommended minor changes to building and landscape design:
  - Reduce length of building along Southern Avenue
  - Ensure use of quality materials



## Revised Elevations (5/31/22)

- In response to neighborhood concern:
  - Design is too modern and incompatible with neighborhood





# Revised Renderings (5/31/22)



# Revised Renderings (5/31/22)

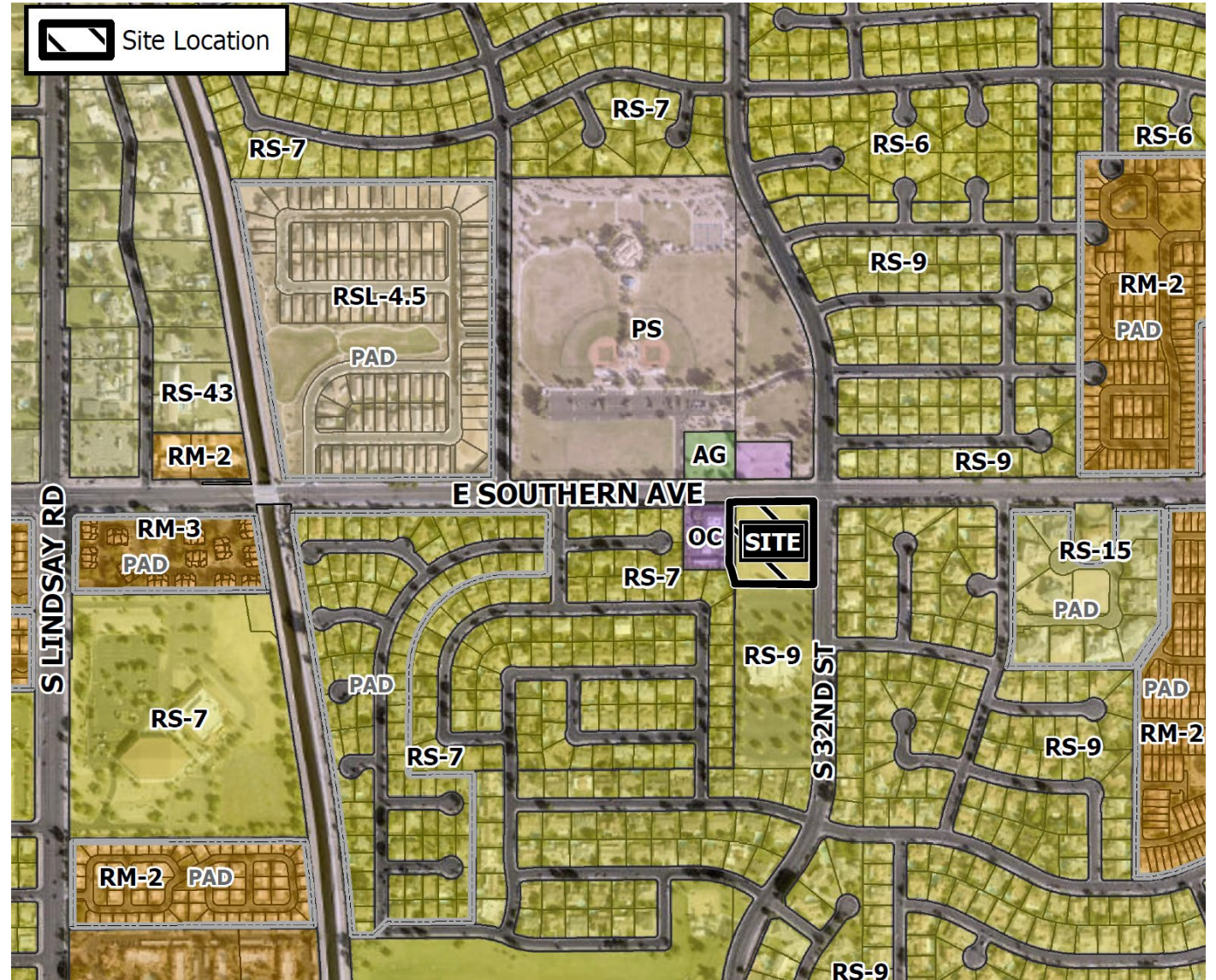




# Citizen Participation

## Applicant Information:

- Mailed letters to property owners within 500 feet of the site
- 1<sup>st</sup> Neighborhood Meeting (July 2021 via Zoom)
- Neighborhood opposition during P&Z Hearing





# Citizen Participation

Six (6) meetings after P&Z

Concerns related to:

- Parking, density, setbacks, building design
- Applicant Response:
  - Added 18 parking spaces
  - Eliminated 4 units
  - Increased setbacks
  - Good Neighbor Policy
    - Facilitate relations between the Community & neighbors
    - Commitment to record the Policy's stipulations in CC&R's
    - Identify parking restrictions
    - Notification process for renters for parking restrictions, prohibition on exterior storage and signal reception devices





# Summary

## Findings

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

## Planning and Zoning Board Recommendation

Approval with Conditions (6-0)

## Staff Recommendation

Approval with Conditions



# QUESTIONS



# PAD Request

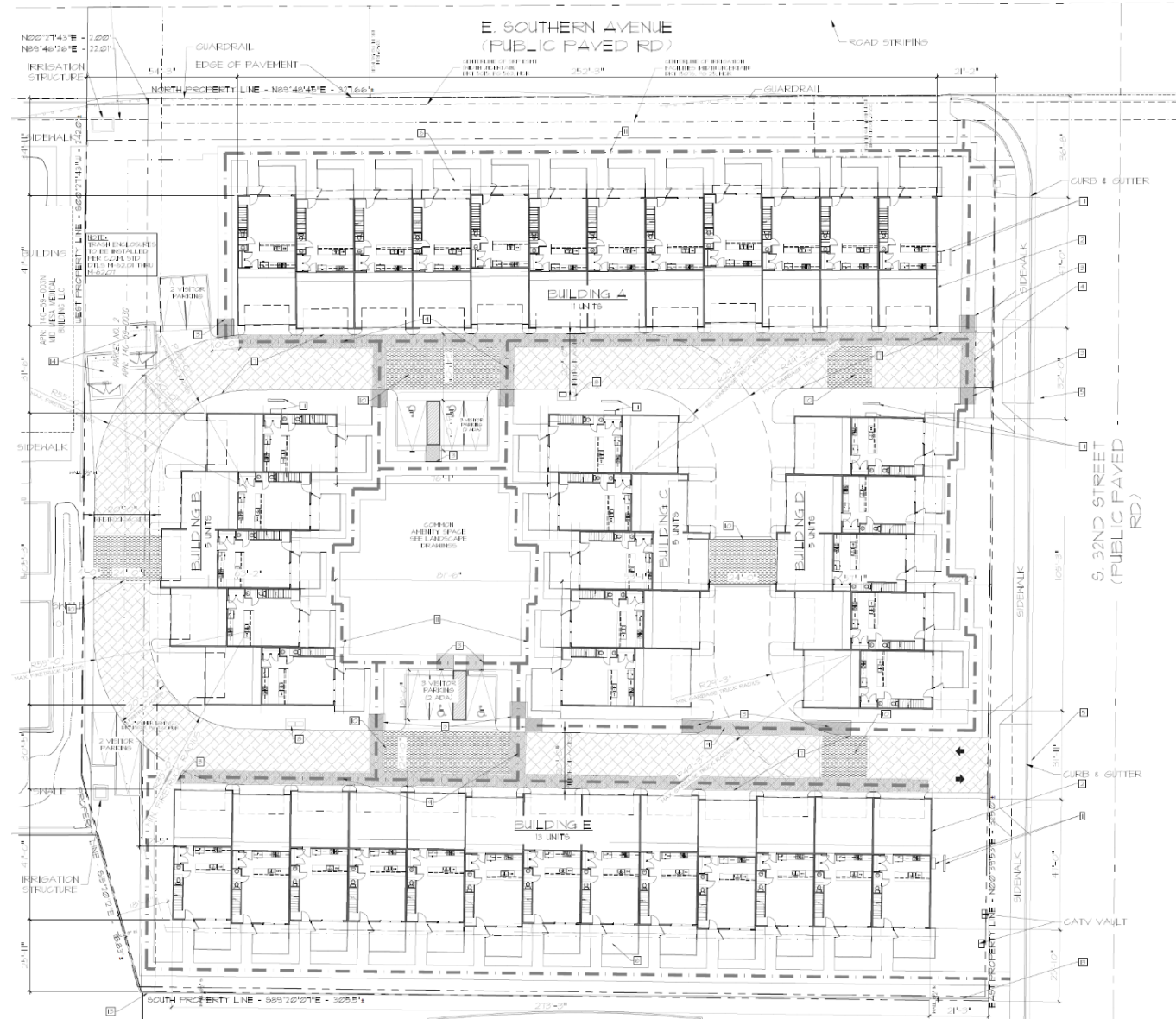
Development Standard	Required	P&Z Proposed	Revised Proposal
Minimum Residential Garage Dimensions	20-feet-wide by 22-feet-long	20 feet 8 inches wide by 20 feet long	20 feet 8 inches wide by 20 feet long No change
Minimum Setback of Cross Drive Aisles	50 feet	21 feet	25 feet
Building Setbacks			
<u>Front (Southern Avenue)</u>	20 feet	10 feet	20 feet for buildings, 0 feet for parking area only
<u>Street facing side (32<sup>nd</sup> Street)</u>	25 feet	10 feet	25 feet
<u>Interior Side (west)</u>	15 feet per story (30 feet total)	18 feet 4 inches total for Building E, 28 feet total for Building B	30 feet
<u>Rear (south)</u>	15 feet per story (30 feet total)	24 feet 4 inches total	30 feet

# PAD Request Continued

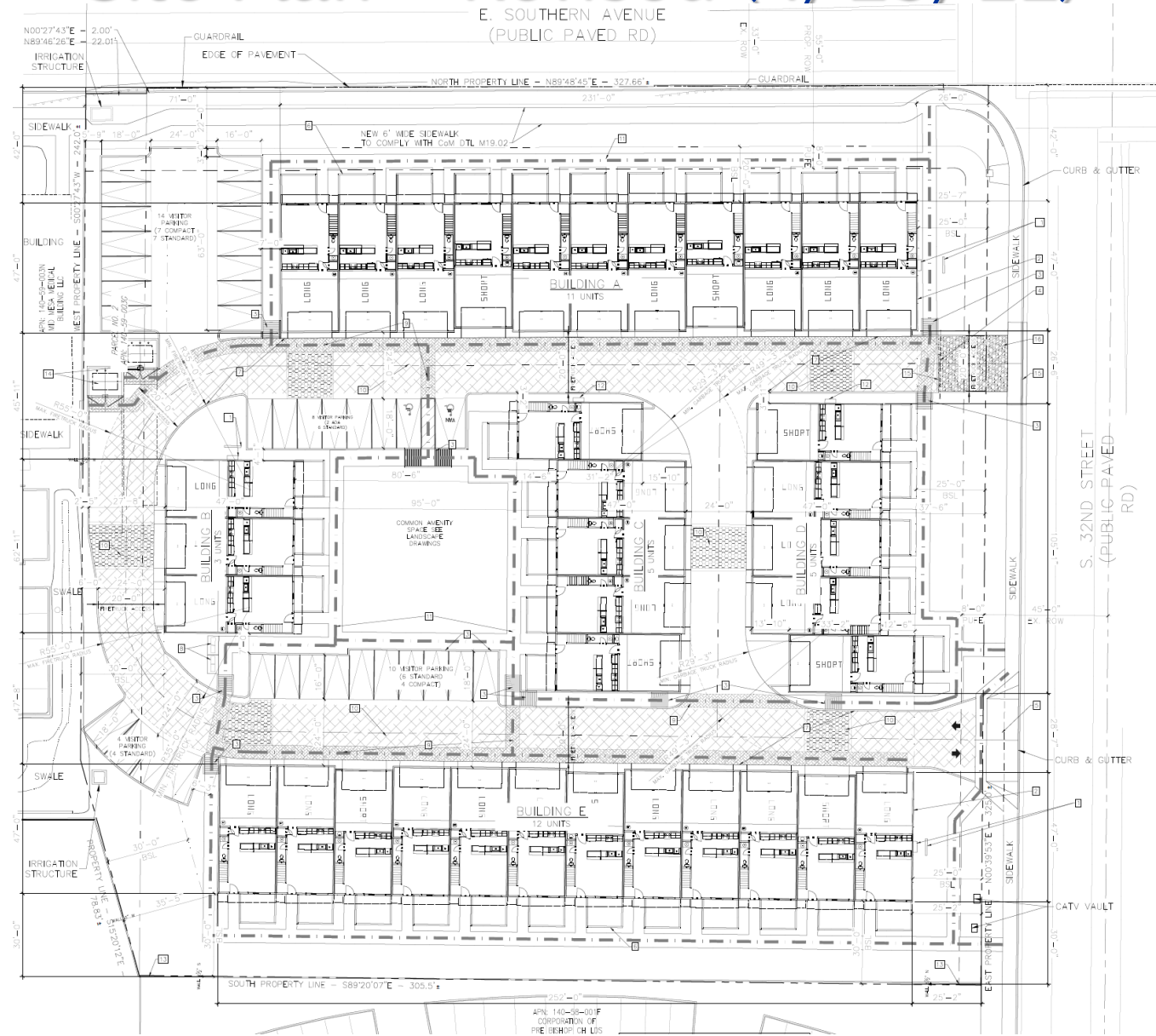
Development Standard	Required	P&Z Proposed	Revised Proposal
Minimum Building Separation	30 feet	24 feet	24 feet No change
Minimum Landscape Yard Width (feet) <i>Front (Southern Avenue)</i>	20 feet	10 feet	20 feet for buildings, 0 feet for parking area only
<i>Street Facing Side (32<sup>nd</sup> Street)</i>	25 feet	10 feet	25 feet
<i>Interior Property Lines - west &amp; south</i>	15 feet	West Property Line Only: 4 feet with 0 feet to trash enclosure South Property Line Only: 14 feet	West Property Line Only: 2 feet 5 inches to drive aisle with 0 feet at trash enclosure No reduction on South Property Line
Private Open Space Coverage	50%	30%	30% No change

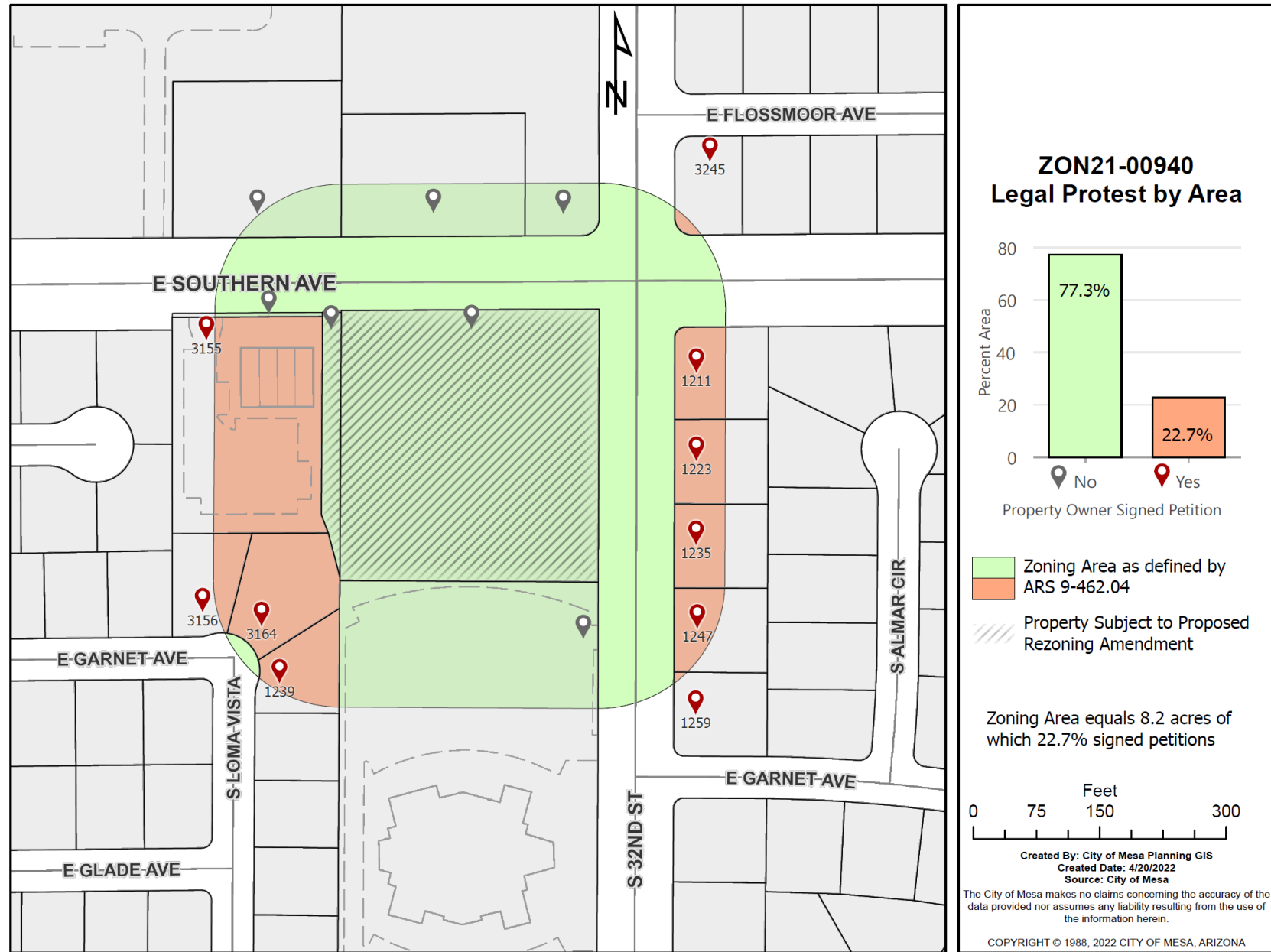


# Site Plan – P&Z Review (1/26/22)



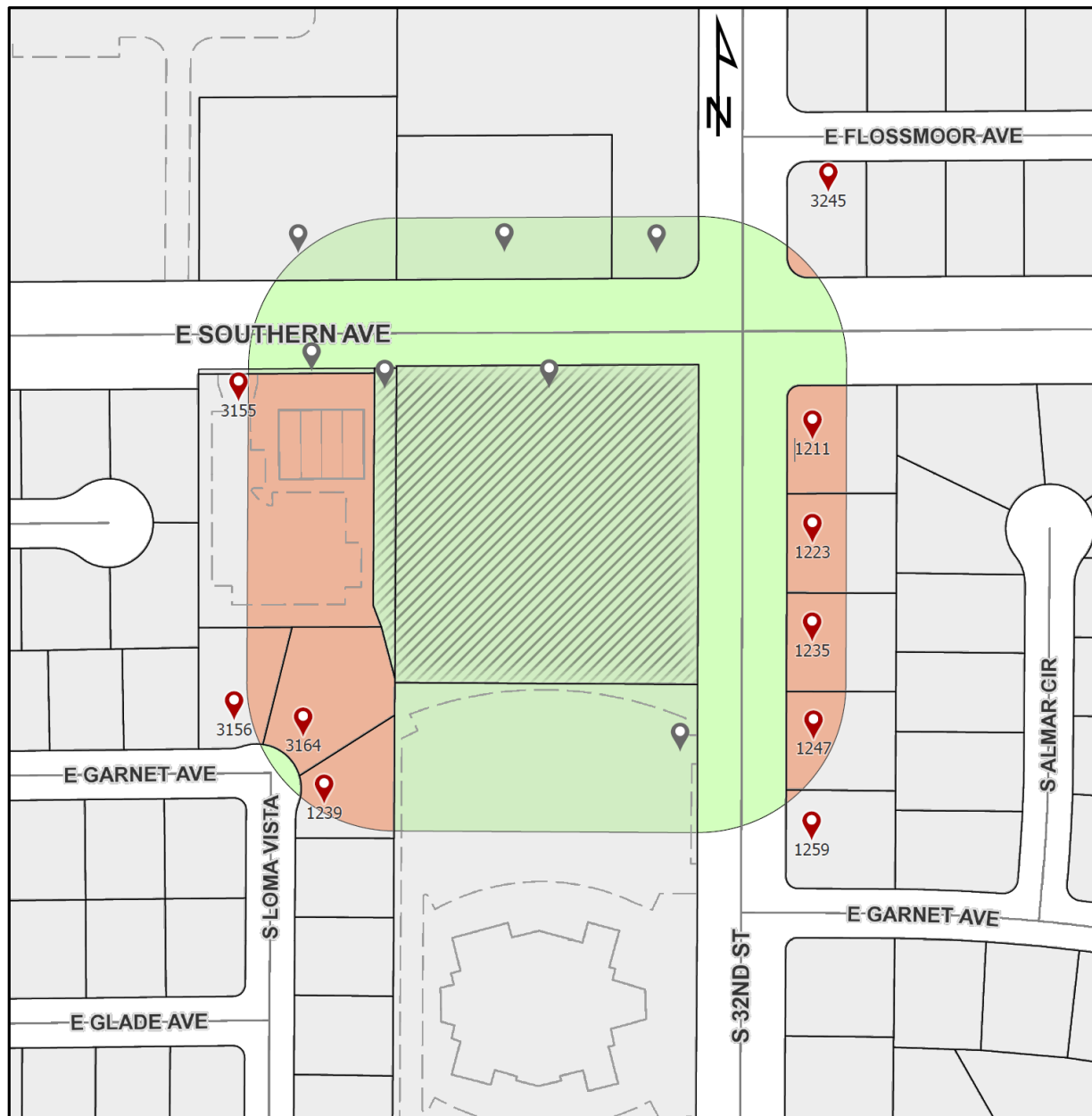
E. SOUTHERN AVENUE  
(PUBLIC PAVED RD)



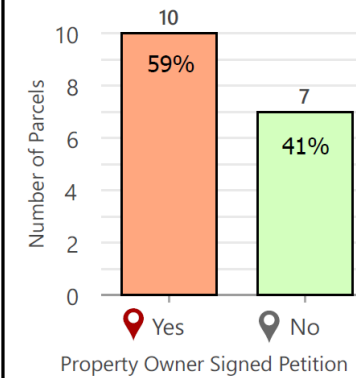


\*Twenty percent or more "Yes" signatures required for a legal protest





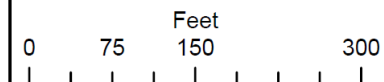
### ZON21-00940 Legal Protest by Number of Lots in Zoning Area



Zoning Area as defined by  
ARS 9-462.04

Property Subject to Proposed  
Rezoning Amendment

Zoning Area equals 17 lots of  
which 10 signed petitions



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