



# PLANNING & ZONING BOARD

August 24, 2022



**ZON21-00966**



## Request

---

- Rezone from LC to RM-3-PAD
- Site Plan Review

## Purpose

---

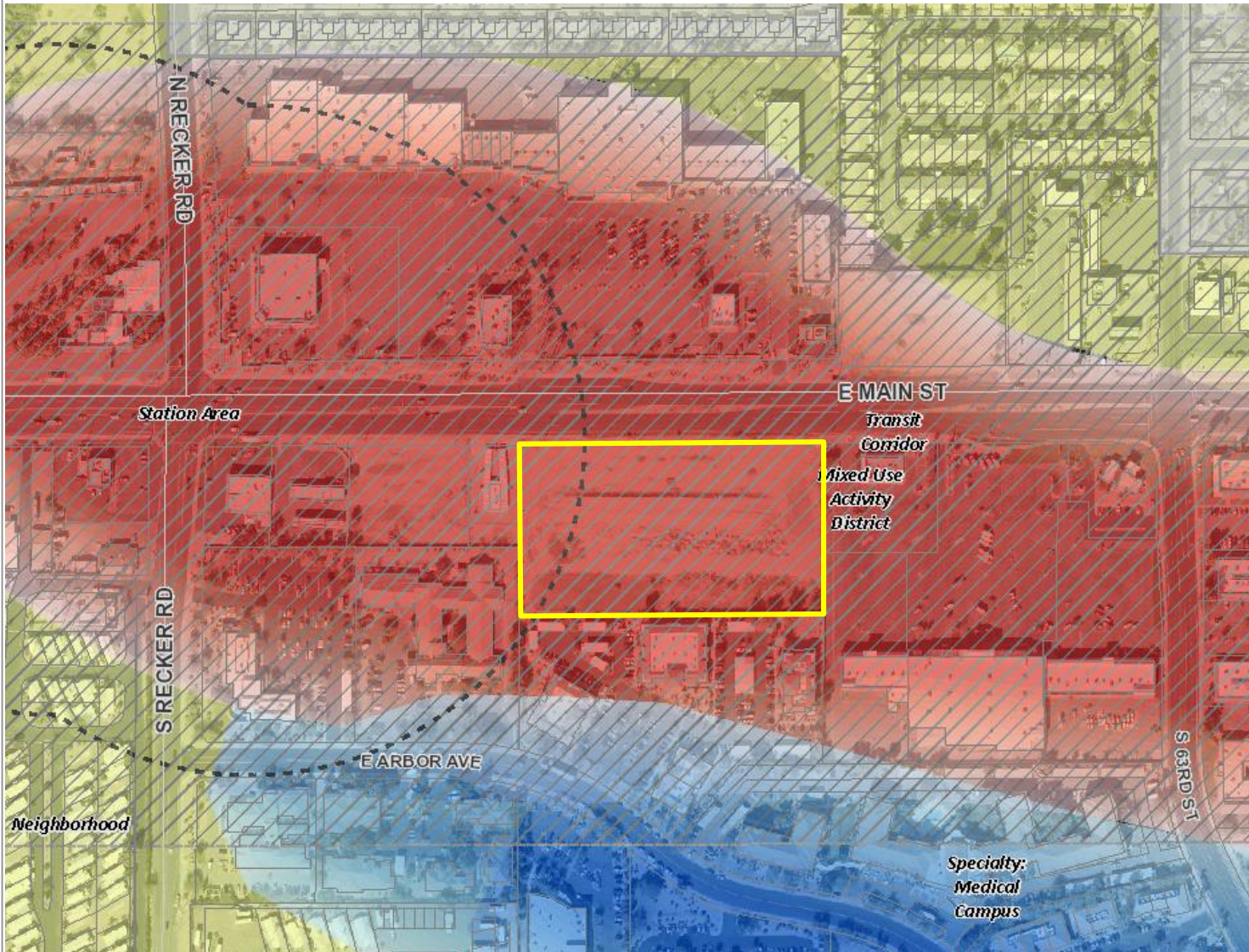
- Allow for the development of a multiple residence project

# Location

- East of Recker Road
- South side of Main Street





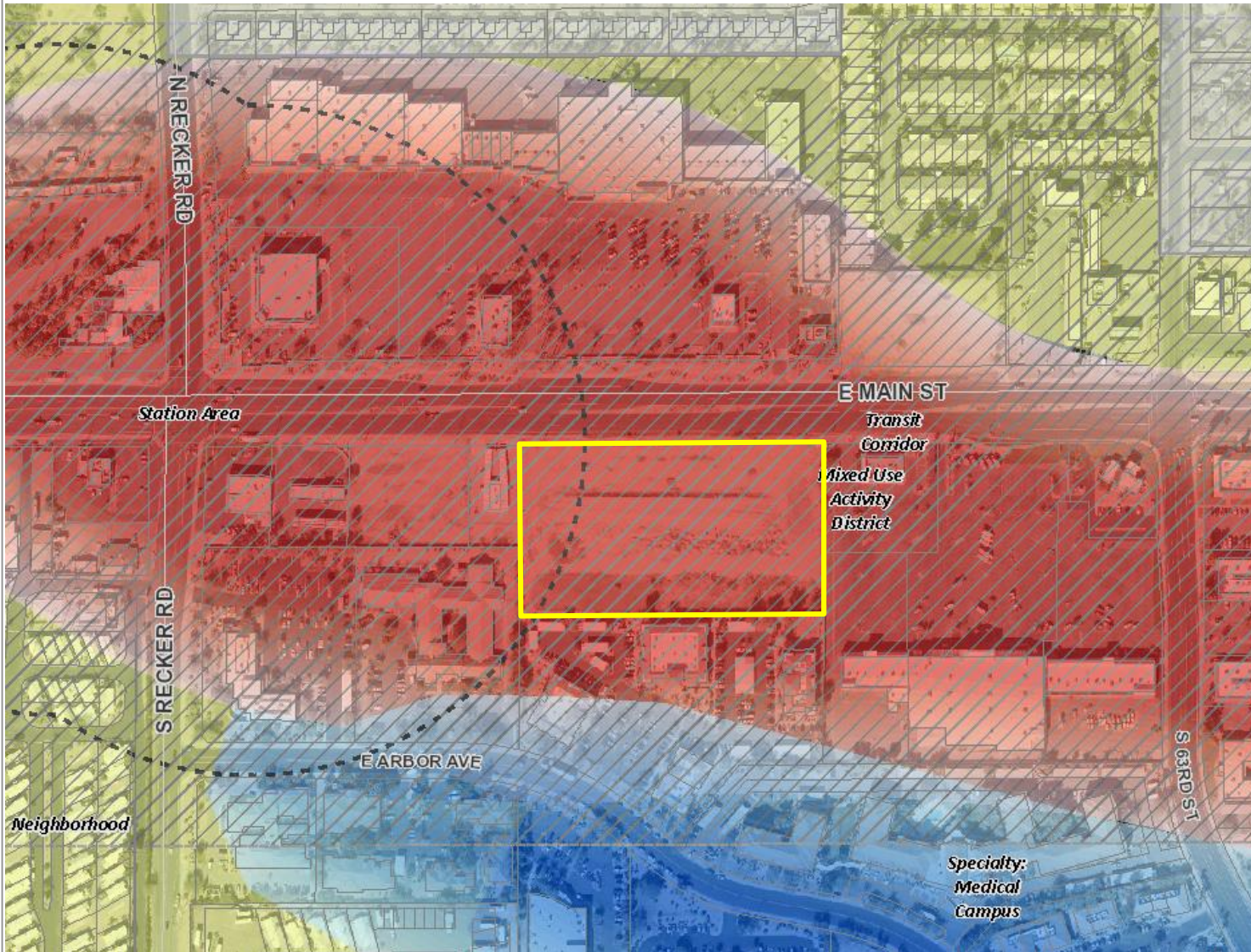


# General Plan

## Mixed Use Activity District

- Create strong and viable centers of commercial activity
- May include residential component secondary to primary uses
- Greater than 70% of area established with primary commercial zoning and uses





# General Plan

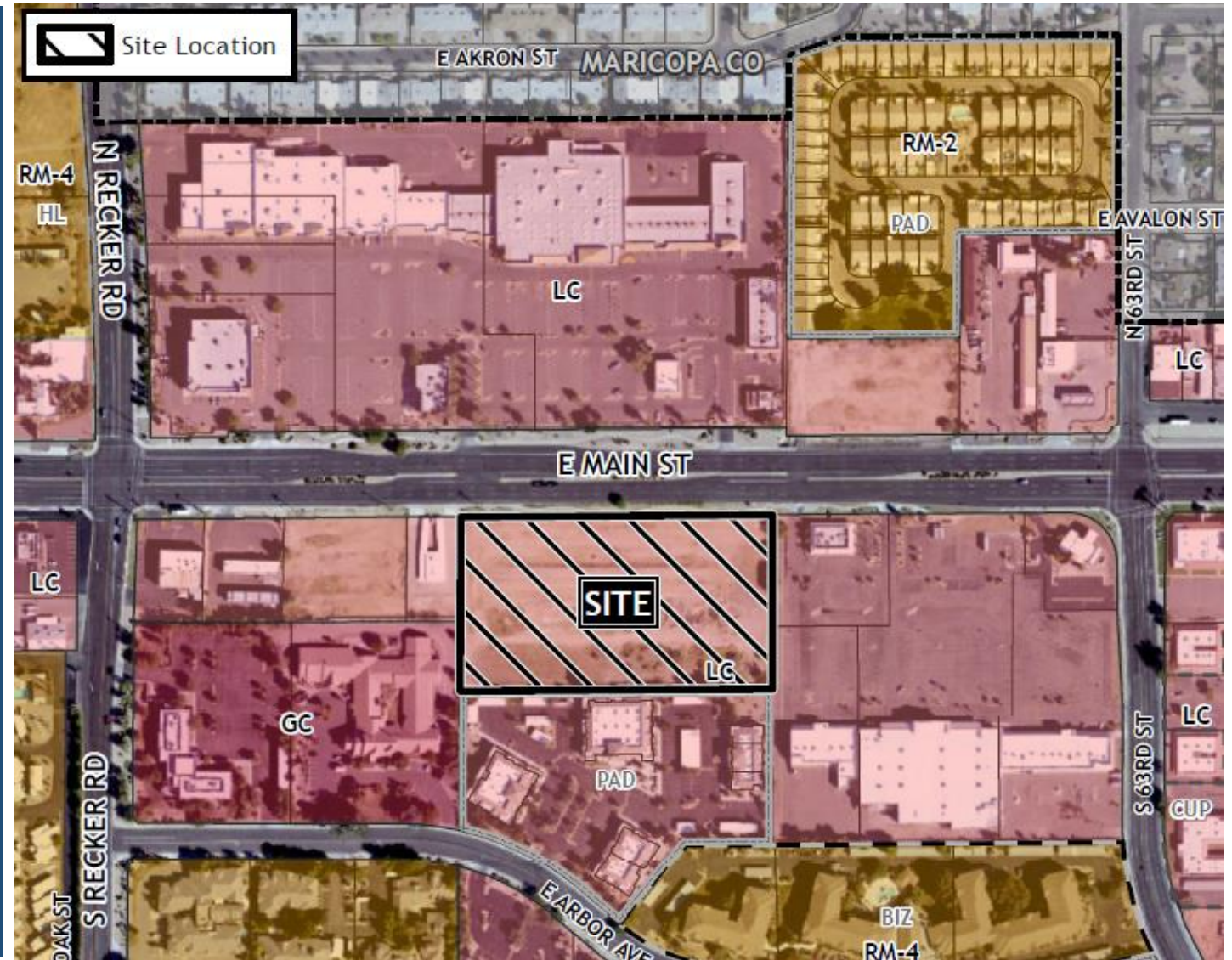
## Transit Corridor

- Overlay other character types
- Create a mixed-use, transit and pedestrian oriented, urban form
- Permits RM-3 with an Urban (U) designator is a primary zoning district



# Zoning

- Multiple Residence 3 with a U designation and a Planned Area Development overly (RM-3U-PAD)
- 18.7± dwelling units/acre
- Permitted in the RM-3U-PAD District



# Site Photo

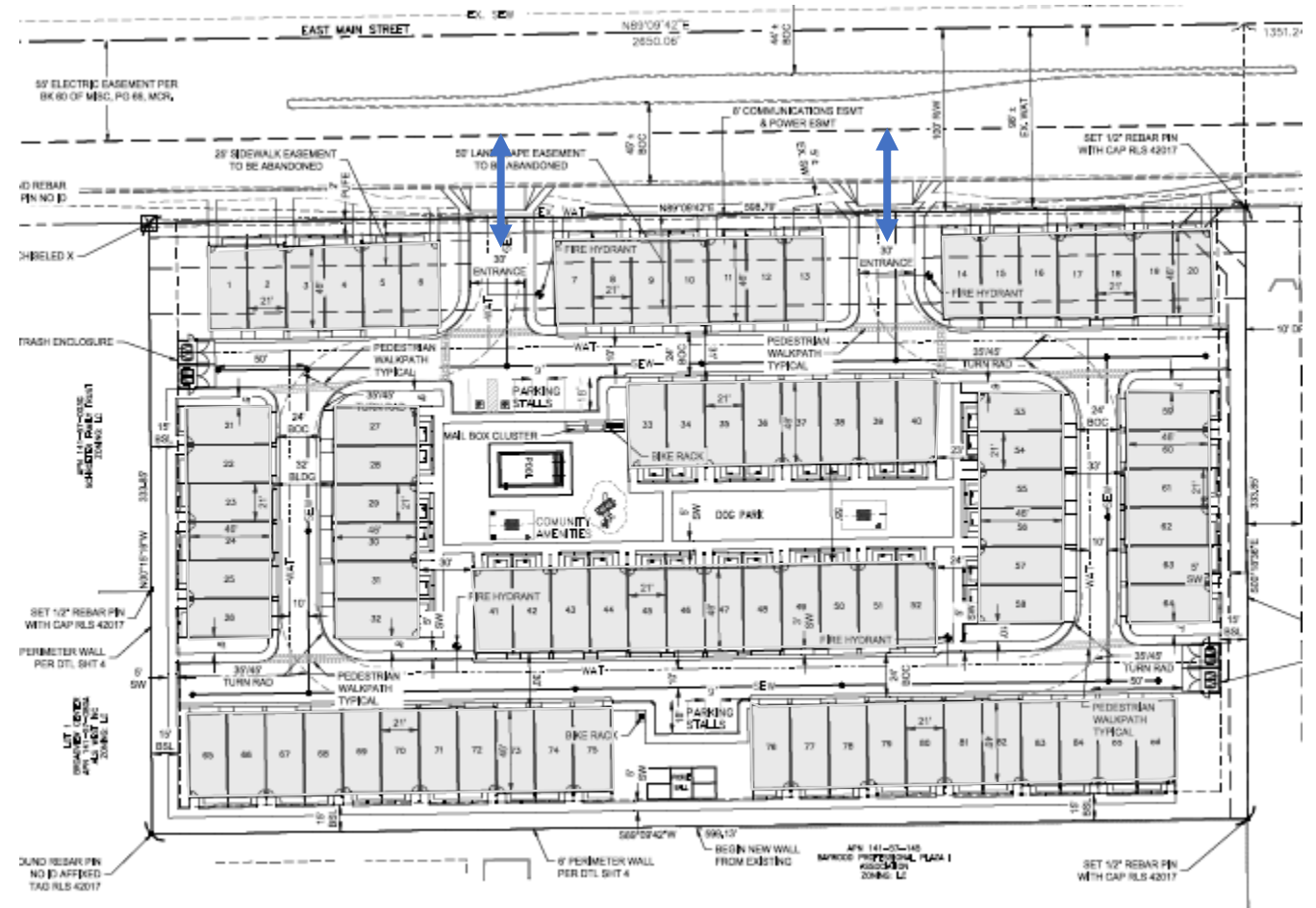


Looking south toward the site from Main Street



# Site Plan

- 86 Units with two car garages and private patios
- Amenity areas
- 13 visitor parking spaces
- Access from Main Street



# PAD Request

Development Standard	Required	Proposed	Staff Recommendation
Standards for Required Open Space	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 five feet.	As proposed
Attached Garages	In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three (3) feet from the upper story facade.	In multi-story buildings that include livable floor area, garage doors located below upper-story living space may be on plane with the upper story façade.	As proposed



# PAD Request cont'd

Development Standard	Required	Proposed	Staff Recommendation
Foundation Base - Exterior Walls adjacent to drive aisles	Minimum five-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles.	At garage fronts only, a minimum two foot wide foundation base shall be provided, measured from face of garage front to face of curb along the entire exterior length of the garage front adjacent to drive aisles.	As proposed

# Landscape Plan

- Perimeter landscape yards along all property lines
- Foundation base provided adjacent to drive aisle
- Amenity areas







## Design Review Board

---

Reviewed August 9, 2022

### Minor Recommendations:

- Incorporate more of the 3<sup>rd</sup> material
- Provide more identifiable entry element
- Provide an additional crosswalk





# SCHOOL ANALYSIS

Information received October 2021

Proposed Development (38 Units)	Name of School	Estimated Capacity	Current Enrollment	Adequate Capacity
Elementary	Madison Elementary	980	384	Yes
Middle School	Fremont Middle School	1,956	1,001	Yes
High School	Skyline High School	3,444	2,285	Yes

# Summary

## Findings

- Request complies with the 2040 Mesa General Plan
- Complies with review criteria in Chapter 22 for a PAD overlay
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

Approval with Conditions





# PLANNING & ZONING BOARD

August 24, 2022