

United Realty MTA

Cherry Tri-Plex

Project Narrative – Development Incentive Permit (DIP)

United Realty MTA is planning to develop two parcels southwest of West Rio Salado Parkway and Country Club Drive at 727 West 8th Place with APN numbers 135-17-009Q and 135-17-009R. Both parcels are zoned RM-3.

Compliance with Section 11-72-1(A) of the MZO

- A. 2. The total area of the parcel is 1/4 of an acre which is less than 5 net acres. It is made up of two parcels which will be combined.
- B. The parcel is served by all utilities.
- C. 1. The total developable land area with a 1,200 foot radius is less than 25% vacant. (see attached aerial map)
2. All surrounding lots within a 1,200 foot radius were developed more than 15 years ago. The surrounding residences range from the 1950s to 1998.

Compliance with Section 11-72-3 of the MZO

- A. The proposed residential tri-plex is within a residential neighborhood. The properties to the north and west are Colonial Manor multi-family residences. The property to the east is a part of the Save the Family Foundation that is mutli-family. The property to the south is a single family home in an RM-3 zone.
- B. The proposed residential tri-plex is within an immediate neighborhood that is multi-family in nature and is more dense than the proposed development.
- C. The architectural elements, construction, and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards. See attached drawings.

Neighbors

All adjacent neighboring properties are zoned RM-3. The neighbor directly to the south is a single-family home in a RM-3 zoned parcel.

Tri-Plex Planned

Each of the 3-units planned have 1,275sf of interior space in two stories with an additional ground-floor patio and a second-floor balcony. The total interior area of the 3-unit building is 3,823sf on a net 11,120sf lot once the two parcels are combined. Seven parking spaces are provided with four spaces covered by a carport.

Lot Coverage and Open Space

RM-3 zoning permits a 70% maximum lot coverage and 50% building coverage. This project provides a 69% lot coverage and 22.8% building coverage.

There is 225sf of common open space and a minimum of 383sf of private open space per unit. 190sf of the private open space at each unit is covered. The total open space for the project is 1,557sf.

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DIP Requests (11-72-2 of the MZO)

We are requesting the following deviations from the RM-3 zoning through the DIP process:

- 1 Requirement:
Per Table 11-5-5 of the MZO, the required side and rear building setbacks for a two-story, multiple residence project with three or more units on the lot is **30 feet**.
Request:
Revise east side setback to **10 feet**.
Explanation:
The first floor as shown is approximately 11'-8" from the east property line.
The second floor as shown is approximately 22'-8" from the east property line.
We are requesting the revision to allow enough area on the combined parcels to allow for three units.
- 2 Requirement:
Per Table 11-5-5 of the MZO, the required front building setback is **20 feet**.
Request:
Revise north front setback to **8 feet**.

Explanation:
The building on the property to the west of this project has a setback from 8th Place of approximately 5'. We are requesting the revision to allow enough area on the combined parcels to allow for three units.
- 3 Requirement:
Per Section 11-33-3(B)(1)(a)(i) of the MZO, a **20 foot wide** landscape yard is required adjacent to the south property lines.
Request:
Revise south landscape yard to **0 feet**.
Explanation:
The landscape south yard requirement is not possible with the parking requirements. The parking will be a buffer between the house to the south and the new tri-plex.
- 4 Requirement:
Per Table 11-5-5 of the MZO, a **20 foot** separation is required between the main building and the detached covered parking canopy.
Request:
Revise 20 foot separation requirement to **2 feet**.
Explanation:
We are requesting the revision to allow for covered parking on the site.

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- 5 Requirement:
Per Section 11-33-5(A)(1) of the MZO, a **15 foot wide** foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall with public entrances.
Request:
Revise foundation base at entries to **13 feet**.
Explanation:
The foundation base at the unit entries on the west side is designed to be 13 feet. The foundation base on the north front yard is approximately 22 feet to the face of the curb.
- 6 Requirement:
Per Section 11-33-5(B) of the MZO, a minimum **10 foot wide** foundation base shall be provided, measured from face of building to face of curb along the entire of the exterior wall without a public entrance adjacent to parking stalls.
Request:
Revise foundation base at parking to **0 feet**.
Explanation:
We are requesting the revision to allow for the required parking on the site.
- 7 Requirement:
Per Section 11-33-3(B)(2)(a) of the MZO, a 15-foot wide landscape yard is required along the west property line.
Request:
Move this required yard to the unit entries and revise to 13 feet as in no.5 above.
Explanation:
The west property line has an existing 6-foot tall masonry wall separating the properties. Directly to the west of the masonry wall are carports for the multi-family units for that neighbor. We would prefer to keep the landscape buffer between our driveway and unit entries rather than what would seem to be an unnecessary buffer between the neighboring property carport and our drive.

Neighborhood Meeting

A virtual neighborhood meeting was held on August 8, 2022 at 2pm. 361 letters were mailed to neighbors and neighborhood associations. After 15 minutes on the virtual meeting, no neighbors or neighborhood representatives chose to participate and the call was concluded.

Previous to the meeting two calls were received concerning the proposed project.

1-Amanda with Colonial Manor in Mesa asked whether there would be a zoning change and questioned whether the units would be for rent. Response was no zoning change and units would be for rent. Amanda supports the new project.

2-Elaine Fabre on Heritage Street is concerned about additional traffic in the neighborhood. Ms. Fabre does not support the new project.



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Jesus Christ of Latter...

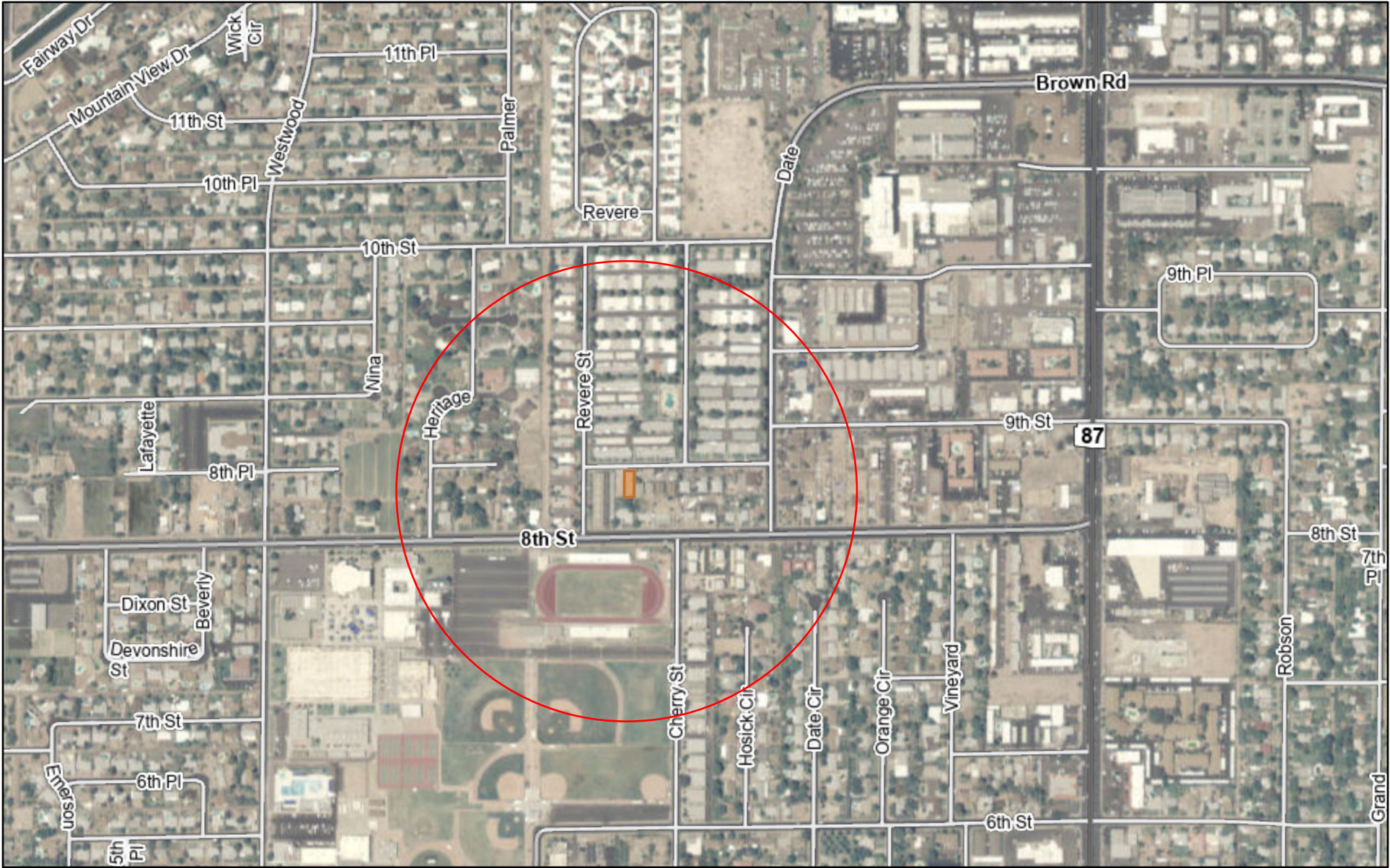
Westwood High School

Mesa Student Servi...

VCA Mesa
Animal Hospital

CURRENT NEIGHBORHOOD

Historical Aerial Photography



6/20/2022, 9:41:06 AM

Parcel

County

Local

Arterial

Highway

State\US\Other Highway

2007

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1:9,028

0.2 mi

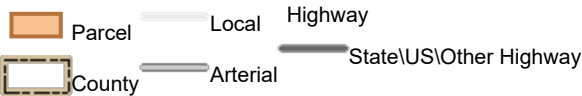
0.4 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Office of Enterprise Technology/GIS
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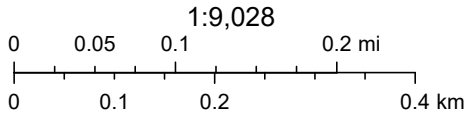
Historical Aerial Photography



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1996-1997



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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