



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 28, 2022

CASE No.: **ZON22-00583**

PROJECT NAME: **Cherry Tri-Plex**

Owner's Name:	Thomas and Sarah Ahdoot
Applicant's Name:	Victoria Snively, United Realty MTA
Location of Request:	Within the 700 block of West 8th Place (south side). Located west of Country Club Drive and north of Rio Salado Parkway.
Parcel No(s):	135-17-009Q and 135-17-009R
Request:	Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Multiple Residence-3 (RM-3)
Council District:	3
Site Size:	.25± acres
Proposed Use(s):	Multiple Residences
Existing Use(s):	Vacant
P&Z Hearing Date(s):	September 28, 2022 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	

HISTORY

On **December 16, 1974**, the City Council approved the annexation of 2,419± acres of land, including the subject site and subsequently zoned the property Multiple Residence-3 (RM-3) District (Ordinance No. 228).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review of an Initial Site Plan to allow for the development of a three-unit, multiple residence development with a density of 12 dwelling units per acre in the Multiple Residence-3 (RM-3) District. Per Section 11-5-2 and Table 11-5-5 of the Mesa Zoning

Ordinance (MZO), a multiple residence use with a maximum of 20 dwelling units per acre is permitted in the RM-3 District. Per Section 11-69-2 in the MZO, a multiple residence development with more than two dwelling units per lot requires a Site Plan Review process. However, because the applicant had to obtain approval of a Development Incentive Permit (DIP) through Mesa's Board of Adjustment, the Site Plan Review request could not be reviewed administratively. Per Section 11-69-4(D) in the MZO, an Initial Site Plan associated with a DIP is subject to recommendation by the Planning and Zoning Board and review and approval by City Council.

Currently, the subject parcels are vacant, and the applicant will record a lot combination with Maricopa County prior to issuance of building permits. The resulting developable area of the combined lot is limited, and the applicant requested and obtained approval of modifications to the required development standards through a DIP application, which was approved by the Board of Adjustment on September 7, 2022.

In conjunction with the Initial Site Plan Review request, the applicant is also requesting Alternative Compliance to certain design standards in Section 11-5-5(B) of the MZO. Per Section 11-5-5(B)(*6) of the MZO, applicants may propose alternative designs to the Building and Form Standards in Section 11-5-5(B) of the MZO by providing comparable standards in a creative way.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options. The proposed multiple residential use conforms to the Neighborhood character area of the General Plan by providing an additional housing option in an established neighborhood.

Zoning:

The subject property is zoned RM-3. Per Table 11-5-5 in the MZO, a multiple residence use with a maximum density of 20 dwelling units per acre is permitted in the RM-3 District. The proposed three-unit, multiple residence development with a density of 12 dwelling units per acre conforms to the purpose and intent of the RM-3 District.

Site Plan and General Site Development Standards:

The subject site is located west of Country Club Drive and north of Rio Salado Parkway on the south side of West 8th Place and consists of two (2) adjacent parcels totaling 0.25± acres. The proposed site plan shows a 3,823± square foot building with three, two-story, 1,275± square foot, two-bedroom units. Each unit has direct access to a minimum 19-foot wide by 11-foot, five-inches in depth (216± square feet), partially covered, outdoor fenced area on the east side of the building, while the second-floor bedroom includes a minimum 19-foot wide by 10-foot in depth (190± square feet), partially covered balcony along the west elevation. In addition, a 14-foot, six-inches long by 15-foot-wide common open space area is provide to the southeast of the proposed building, and trees, shrubs and ground cover are provided in the perimeter landscape areas along to the north, east and west property lines.

Per Sections 11-32-3 and 11-32-3(D)(2) of the MZO, the proposed use requires seven on-site parking spaces and one covered parking space per dwelling unit, respectively. The submitted site plan shows four covered and three uncovered parking spaces to the south of the building.

Alternative Compliance MZO Section 11-5-5(B):

Requests for Alternative Compliance may be accepted for any application to which Site Planning and Design Standards apply. The applicant is requesting Alternative Compliance for the following MZO building design standards:

- Section 11-5-5(B)(2)(a)(i): Façade Articulation. All street-facing facades have at least one (1) horizontal or vertical projection or recess of at least four (4) feet in depth, or two (2) projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one (1) story in height and may be grouped rather than evenly spaced in 25-foot modules so long as the total amount of articulation meets or exceeds that which would be required if no grouping occurred. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.
- Section 11-5-5(B)(3)(b): Projection or Recess. Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.
- Section 11-5-5(B)(5)(a): Required primary exterior building materials shall be brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco, and glazing. A minimum of seventy-five percent (75%) of all exterior building walls shall be covered with required primary building materials or other materials approved by the Planning Director or designee. Metal shall not be used as a primary exterior building material.
- Section 11-5-5(B)(5)(b): Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.

Per the applicant's narrative, the proposed elevations meet the Alternative Compliance review criteria of Section 11-5-5(B)(6)(b)(ii) and (iv) of the MZO, because the project fits within the confines of a tight site with rear parking and a required 16-foot-wide driveway, and allows for three units with entries that engage the common walkway from the street and the dimensionality of each elevation works in unison with the other elevations on the project. In conclusion, the proposed elevations are aesthetically more complementary to the site, better fit into the context of the area, improve the overall architectural appeal of the area and/or meet or exceed the design objectives as described in the City's General Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across West 8 th Place) RM-3 Existing Attached Single-Residences	North (Across West 8 th Place) RM-3 Existing Attached Single-Residences	Northeast (Across West 8 th Place) RM-3 Existing Attached Single-Residences
West RM-3 Existing Multiple-Residences	Subject Property RM-3 Vacant	East RM-3 Existing Multiple-Residences
Southwest RM-3 Existing Multiple-Residences	South RM-3 Existing Single-Residence	Southeast RM-3 Existing Single-Residence

Compatibility with Surrounding Land Uses:

The subject property is located with an established residential neighborhood. There are existing attached single-residences to the north across 8th Avenue, multiple-residence developments to the east and west, and single-residences to the south. The proposed in-fill development will improve a vacant property and contribute to the vitality of an existing neighborhood.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included inviting 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 to a virtual neighborhood meeting to allow interested parties the opportunity to ask questions and provide opinions on the proposed project.

In addition, the applicant mailed letters of notification and posted a sign on the subject property in compliance with the Planning and Zoning Board notice of public hearing requirements of Section 11-67-5(1) of the MZO.

As of the writing of this report, staff has not received any comments about this proposal. Staff will provide the Board with any new information during the scheduled Study Session on September 28, 2022.

School Impact Analysis:

The Mesa Public School District reviewed the request for its potential impact on the existing schools in the area. The school district provided the following analysis.

Table 2: School Impact Analysis

Proposed Development (3 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Elementary	Emerson Elementary	1	Yes
Middle School	Carson Middle School	1	Yes

High School	Westwood High School	1	Yes
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Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the General Plan, the Alternative Compliance criteria of Section 11-5-5(B)(6) and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations, except as modified by the approved Development Incentive Permit (Case No. BOA21-00584).
3. Recordation of a lot combination prior to the issuance of a building permit.

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

3.4 Elevations

3.5 Justification Statement

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report