



# PLANNING & ZONING BOARD

September 28, 2022



**ZON22-00583**



## Request

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- Site Plan Review
- Alternative Compliance

## Purpose

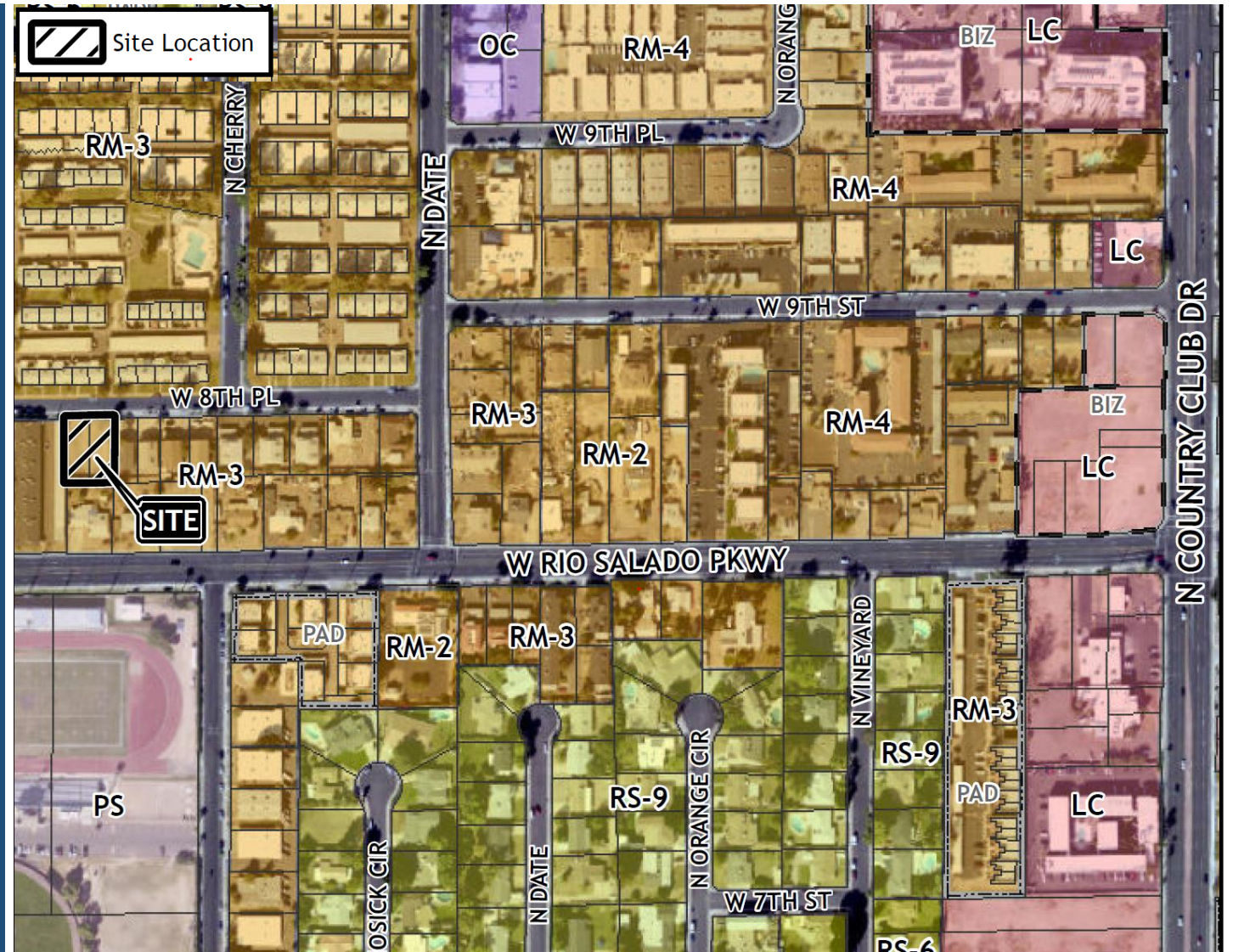
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- Allow for the development of multiple residence (3-dwelling units)



# Location

- West of Country Club Drive
- North of Rio Salado Parkway
- 727 West 8<sup>th</sup> Place (south side)







# General Plan

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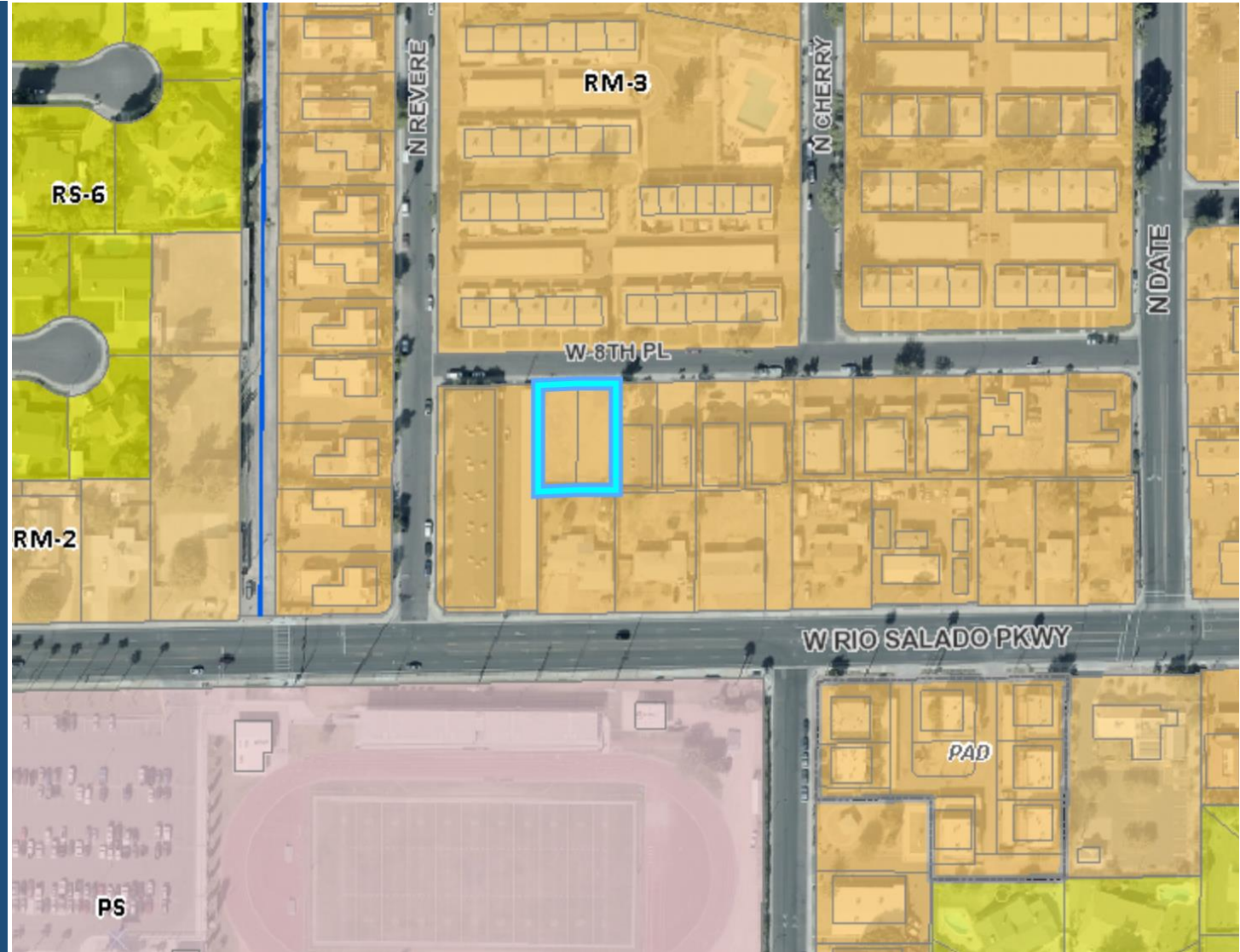
## Neighborhood

- Provide safe places for people to live, feel secure and enjoy their surrounding.
- May contain a wide range of housing options.

# Zoning

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- Multiple Residence-3 (RM-3)
- Multiple residence uses with a maximum density of 20 dwelling units per acre
- Proposing 3-dwelling units with density of 12 dwelling units per acre.



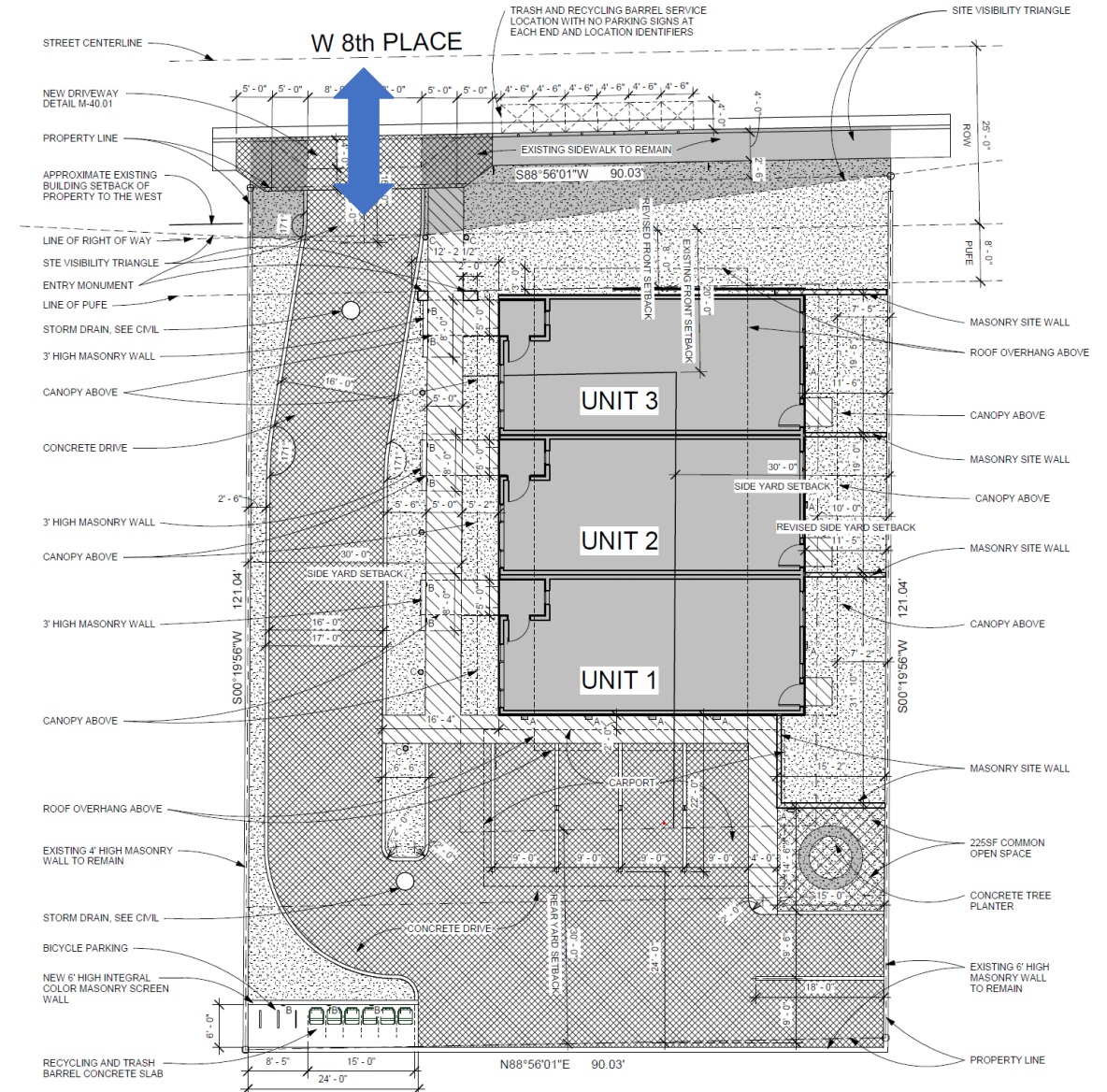


# Site Photo



Looking south from West 8<sup>th</sup> Place

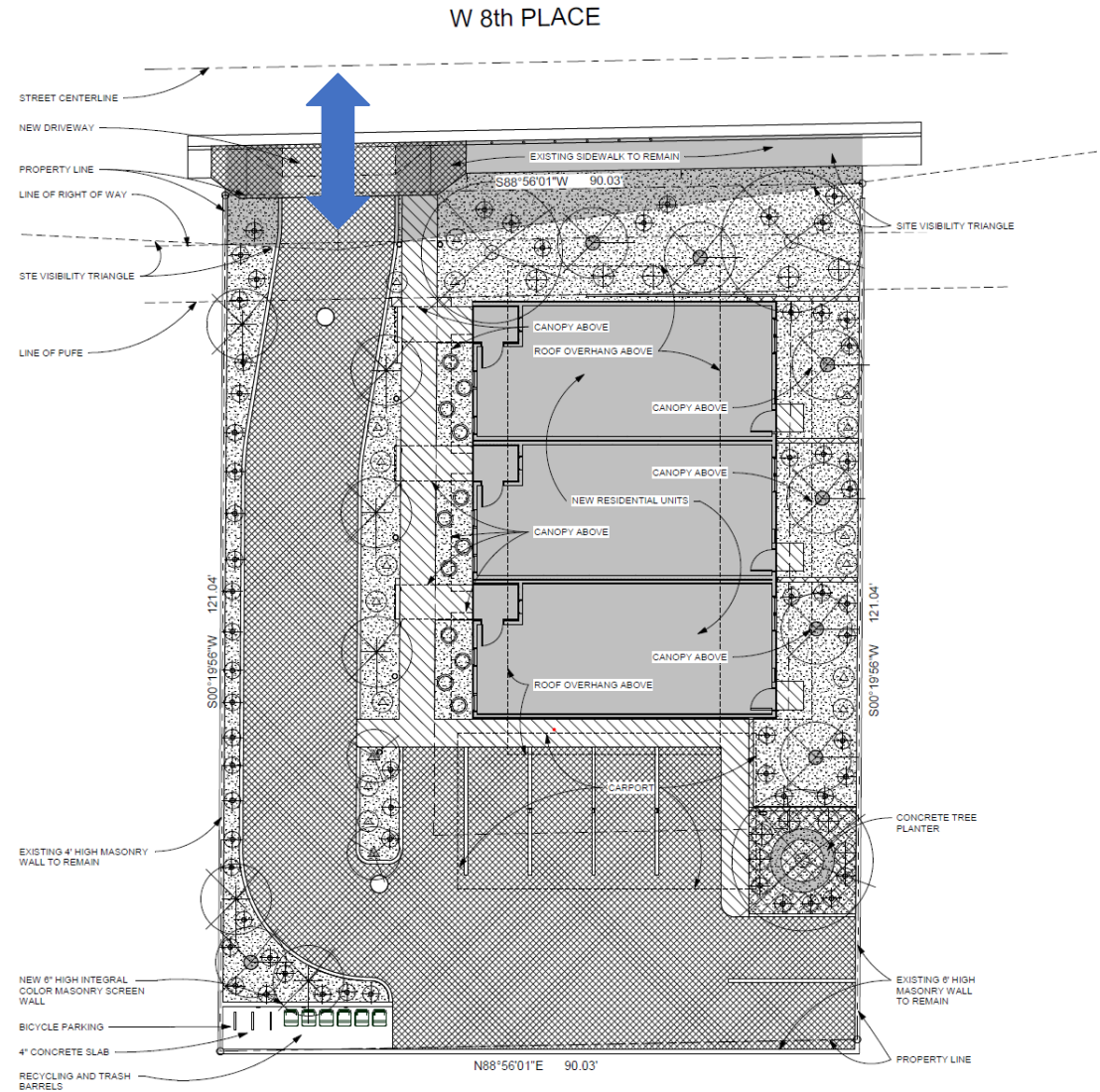
- On September 7, 2022, Board of Adjustment approved a DIP for reduced building setbacks.
- Access from 8<sup>th</sup> Place
- 3 dwelling, two-story dwelling units
- 7 parking spaces, including 4 covered spaces





# Landscape Plan

- On September 7, 2022, Board of Adjustment approved a DIP for reduced landscape yards and plant material
- Perimeter trees and shrubs along the 8<sup>th</sup> place and east property line
- Additional trees and shrubs interior to the site



# Alternative Compliance

## 11-5-5(B) of the MZO

Street-facing façade articulation

Individual exterior unit entrances minimum horizontal area

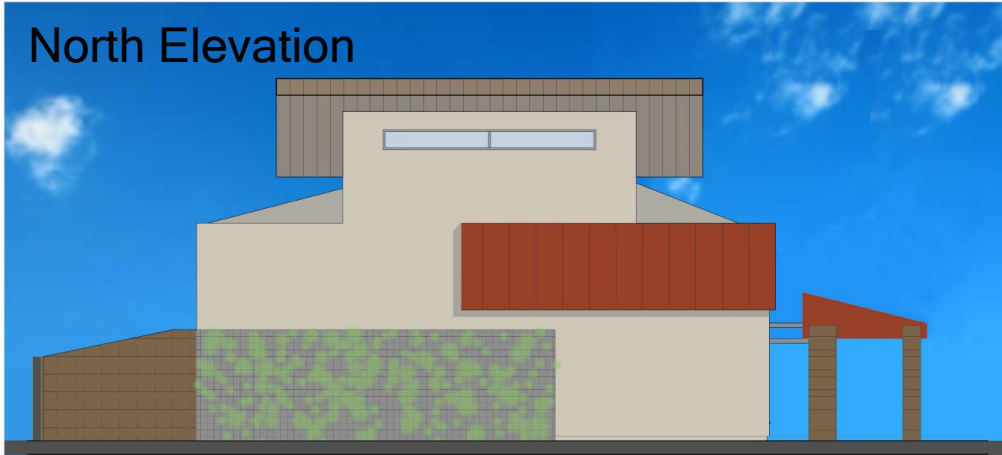
Primary building material

Amount of primary building material on exterior walls



# Building Elevations

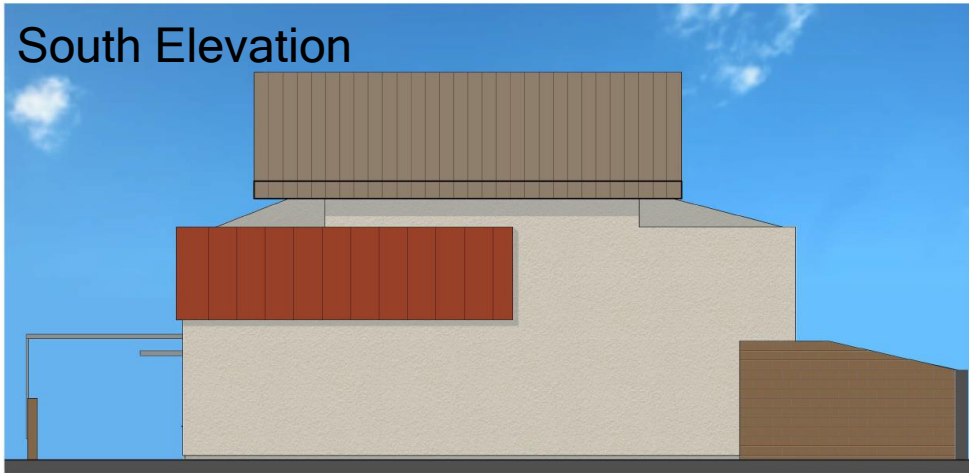
North Elevation



East Elevation



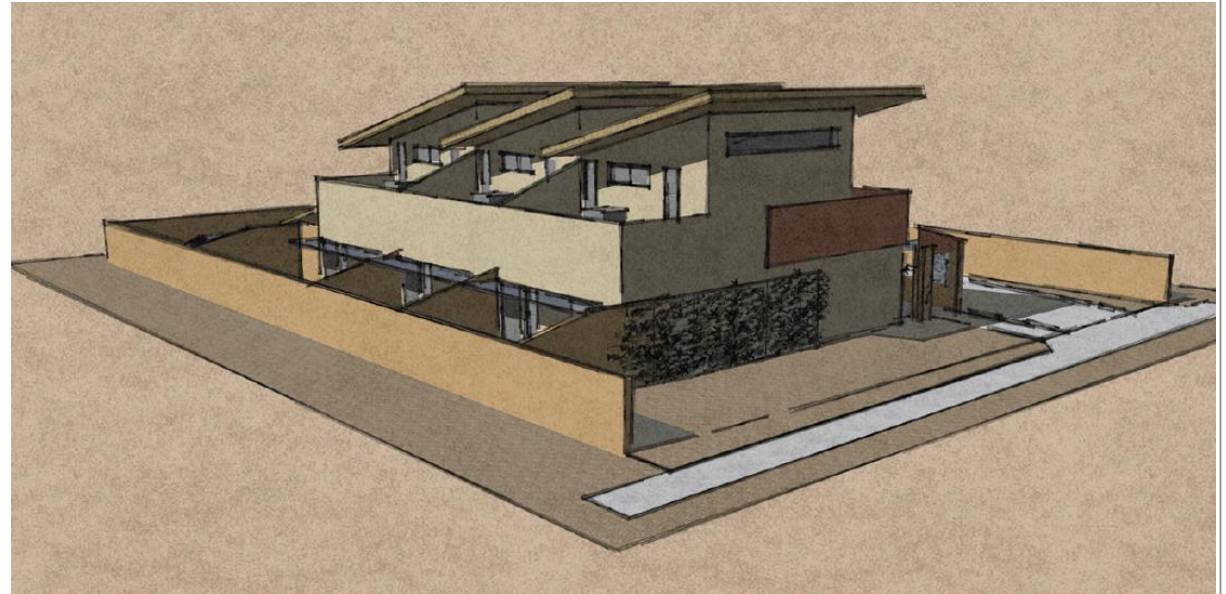
South Elevation



West Elevation

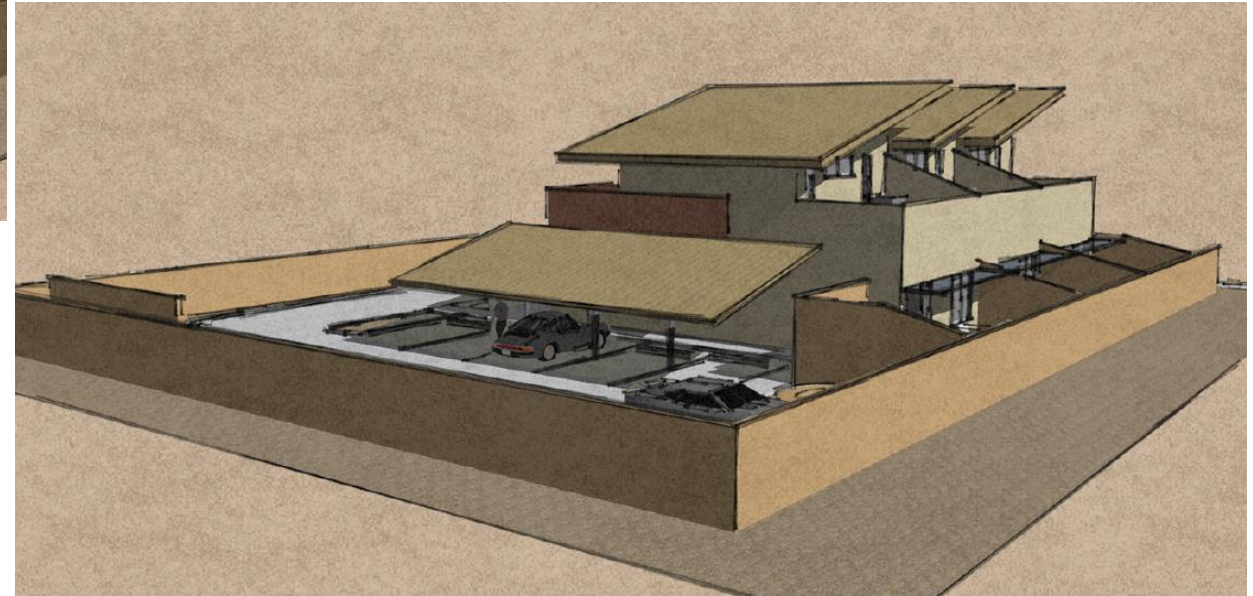


# Renderings

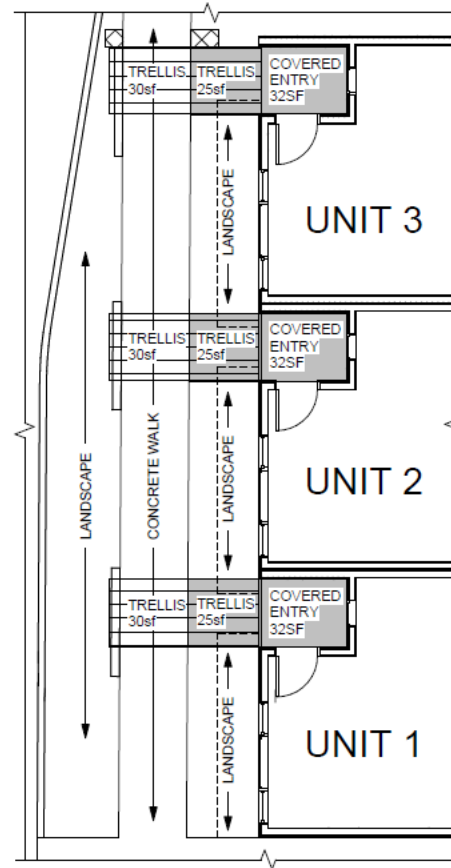




# Renderings



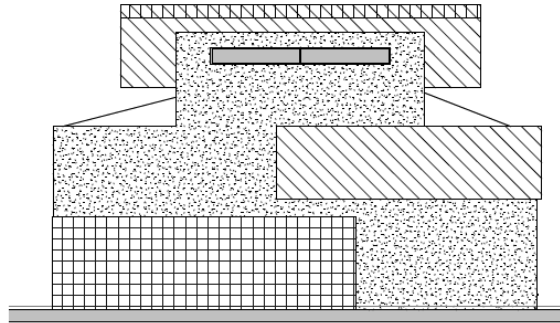
# Unit Entrances



⑥ SITE PLAN AT ENTRIES  
1/8" = 1'-0"

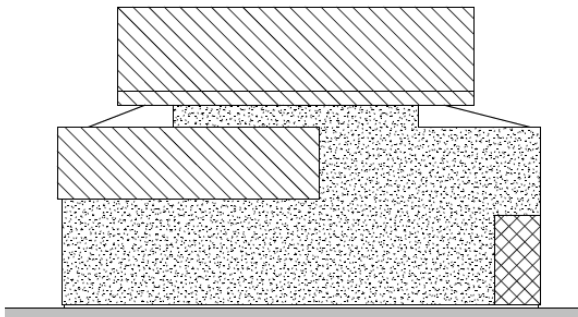


# Building Elevations



**NORTH ELEVATION 1020sf**  
 STUCCO 488sf / 1020sf = 48%  
 METAL 283sf / 1020sf = 28%  
 GLAZING 24sf / 1020sf = 2%  
 TRELLIS 225sf / 1020sf = 22%

① **CALC NORTH ELEV**  
 1/8" = 1'-0"



**SOUTH ELEVATION 1020sf**  
 STUCCO 548sf / 1020sf = 54%  
 METAL 438sf / 1020sf = 43%  
 MASONRY 33sf / 1020sf = 3%

② **CALC SOUTH ELEV**  
 1/8" = 1'-0"

## MATERIAL LEGEND

STUCCO



METAL



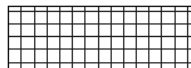
GLAZING



MASONRY



TRELLIS



DOORS



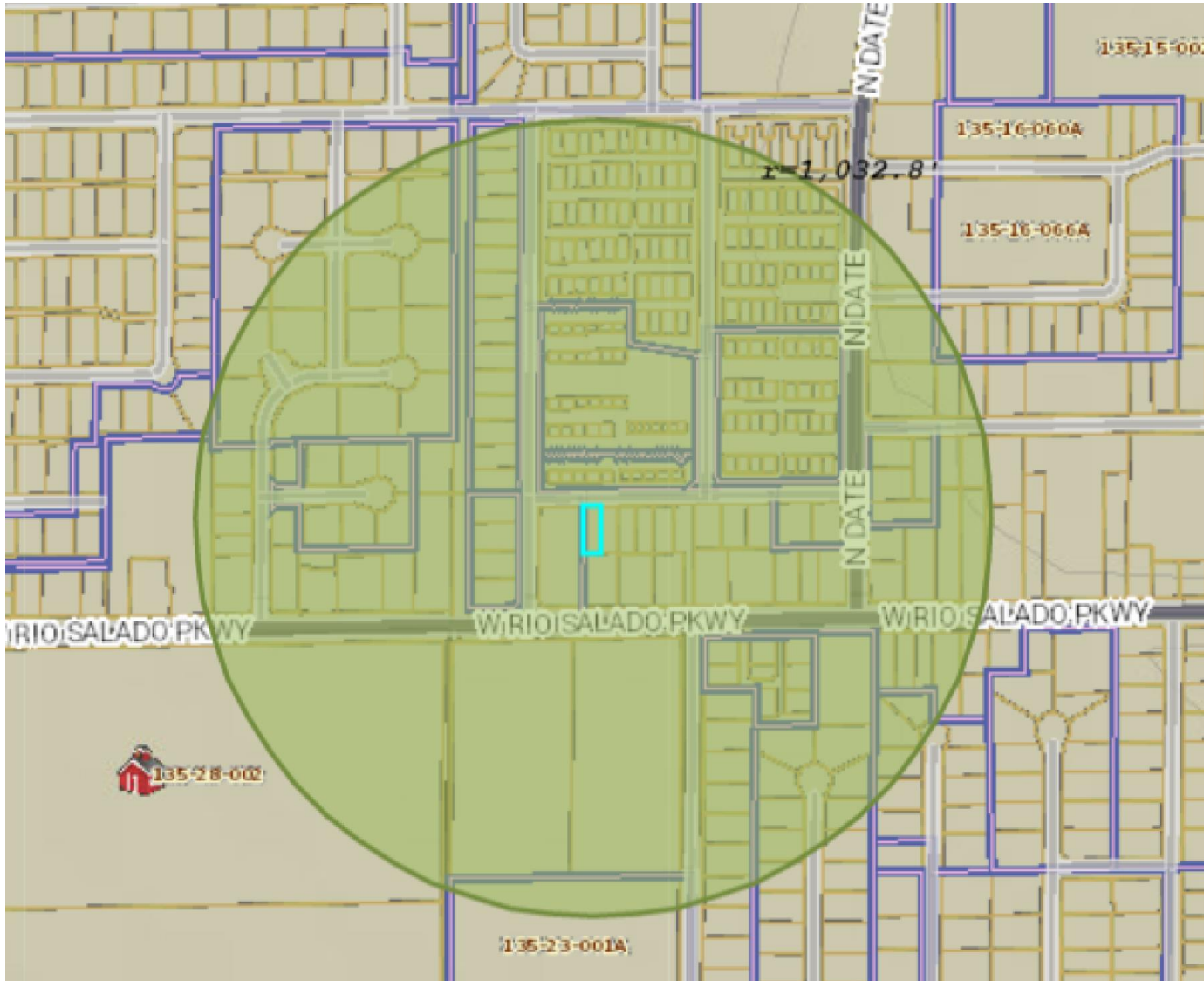
**WEST ELEVATION 1397sf**  
 STUCCO 580sf / 1397sf = 42%  
 METAL 509sf / 1397sf = 36%  
 GLAZING 308sf / 1397sf = 22%

③ **CALC WEST ELEV**  
 1/8" = 1'-0"



**EAST ELEVATION 1391sf**  
 STUCCO 1046sf / 1391sf = 75%  
 METAL 98sf / 1391sf = 7%  
 GLAZING 177sf / 1391sf = 13%  
 DOORS 70sf / 1391sf = 5%

④ **CALC EAST ELEV**  
 1/8" = 1'-0"



## Citizen Participation

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- Letters to property owners within 1,000'
- HOAs and registered neighborhoods
- Neighborhood virtual meeting held August 8, 2022
- 1 call in support
- 1 call in opposition



# SCHOOL ANALYSIS

Proposed Development (3 Units)	Name of School	Estimated Demand	Adequate Capacity
Elementary	Emerson Elementary	1	Yes
Middle School	Carson Middle School	1	Yes
High School	Westwood High School	1	Yes

# Summary

## Findings

- Request complies with the 2040 Mesa General Plan
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- Meets the alternative compliance review criteria of Section 11-5-5(B)(6) of the MZO.

## Staff Recommendation

Approval with Conditions



# PLANNING & ZONING BOARD

September 28, 2022