



PLANNING & ZONING BOARD

September 28, 2022



ZON21-01271



Request

- Rezone from LC & RS-6 to RM-4-PAD
- Site Plan Review

Purpose

- Allow for the development of a multiple residence project

Location

- West of Country Club Dr
- South of University Dr





General Plan

Neighborhood

- Safe places for people to live
- Multiple residence along arterial frontages

West Main Street Area Plan

Zoning

- Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD)
- Permitted in the RM-4 district



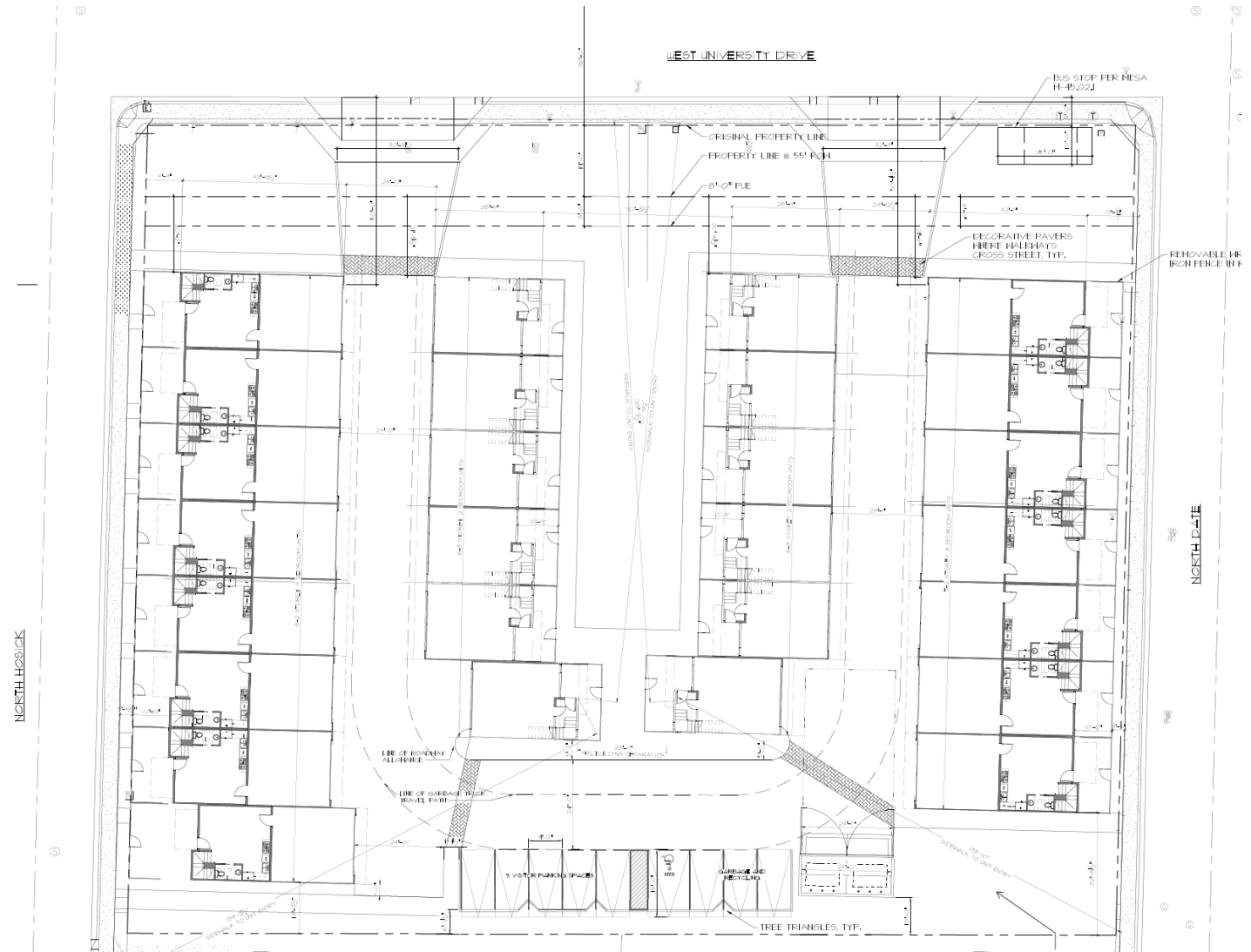
Site Photo



Looking south towards the site

Site Plan

- 28 Units, 2-story & 3-story
- Centralized amenity areas
- 9 visitor parking spaces
- Access from University Drive
- Units facing Hosick & Date



PAD Request

Development Standard	Required	Proposed	Staff Recommendation
<u>Minimum Yards -</u> Date Hosick South property line	20 feet 20 feet 15 feet per story (30 feet total)	13 feet 9 feet 13 feet	As proposed
<u>Landscape Yards -</u> Date Hosick Rear Yards	20 feet 20 feet 20 feet	0 feet 0 feet Minimum 6 feet as shown on the site plan	As proposed

PAD Request cont'd

Development Standard	Required	Proposed	Staff Recommendation
<u>Minimum Building Separation</u> - Three-story building	35 feet	23 feet	As proposed
Required Private Open Space	Private open space shall be at least 50% covered	Private open space shall be at least 32% covered	As proposed
Setback of Cross Drive Aisles	50 feet	21 feet	As proposed
Interior Parking Lot Landscaping	Landscape islands shall be a minimum of 8 feet wide and 15 feet in length	Landscape islands shall be a minimum of 2 feet wide and 15 feet in length	As proposed

PAD Request cont'd

Development Standard	Required	Proposed	Staff Recommendation
<u>Building Entrance</u> - Individual unit entrances	Minimum depth of at least 5 feet and minimum horizontal area of 50 square feet	Minimum depth of 2 feet and minimum horizontal area of 30 square feet	As proposed
<u>Access, Circulation and Parking</u> - Attached Garages	In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story façade.	Two-Story Units: In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least 2 feet from the upper story façade.	As proposed
<i>Maximum Fence Height</i>	No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.	No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 4 feet	As proposed

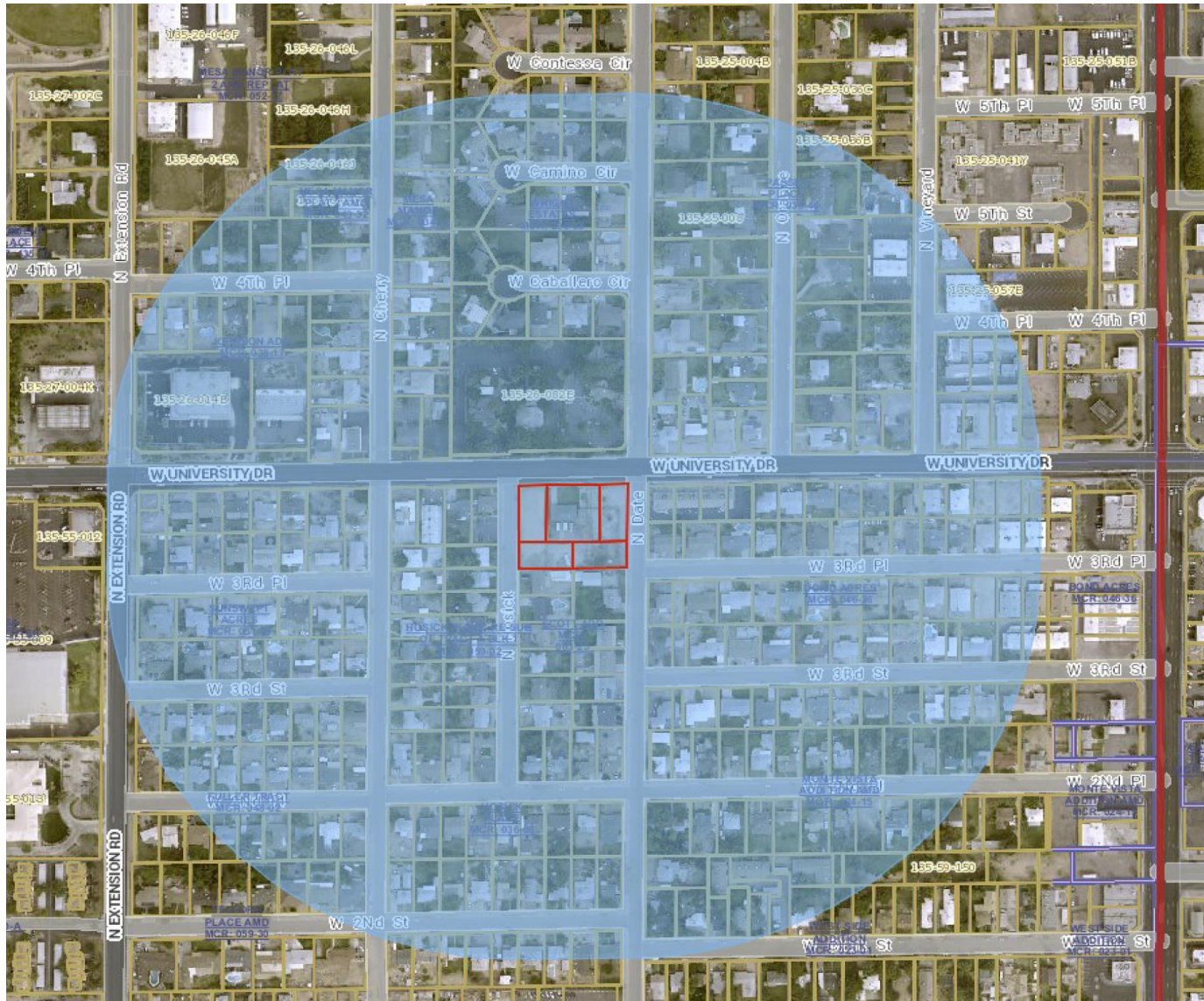


Design Review Board

Reviewed March 8, 2022

Expressed concerns with
design and use compatibility

Recommended minor
changes consistent with adj.
neighborhood



Citizen Participation

- Letters to property owners within 1,000'
- HOAs and registered neighborhoods
- Neighborhood ZOOM meeting held April 12, 2022
- Two comments of opposition received with DRB

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



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