



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 22, 2023

CASE No.: ZON21-01072	PROJECT NAME: Villas on Baseline
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Owner's Name:	DGI Utah LLC
Applicant's Name:	David Bohn, BFH Group, LLC
Location of Request:	Within the 1800 block of East Baseline Road (north side). Located north of Baseline Road and west of Gilbert Road.
Parcel No(s):	139-09-003D
Request:	Rezone from Agricultural (AG) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a townhouse development.
Existing Zoning District:	AG
Council District:	4
Site Size:	2± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
Hearing Date(s):	March 22, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **May 19, 1973**, Mesa City Council approved the annexation of 4,119.78± acres of land, including the subject property, into the City of Mesa and established Agricultural (AG) on 16.9± acres which included the proposed site (Annexation 114, Ordinance No. 812).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone of the 2± acre property from Agriculture (AG) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review of an

Initial Site Plan to allow for a multiple residence project. The subject site is located on the north side of Baseline Road and west of Gilbert Road.

The Proposed Project consists of seven two-story buildings and common open space containing a picket ball court, ramada and BBQs. A total of 29 townhome units are proposed with a gross density of approximately 14 dwelling units per acre. The requested PAD overlay is to allow modifications to certain development standards set forth in the Mesa Zoning Ordinance (MZO).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character area designation on the property is Neighborhood with a Suburban Sub-type. 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. Additionally, these areas will contain a variety of housing types including multiple residence.

RM-4 is a secondary zoning district within the Suburban Sub-type and multiple residence is a primary land use. Per Chapter 7 of the General Plan, secondary zoning districts may be utilized in the Neighborhood Character Area if the majority, defined as 55% or greater, of the character area has been established with primary zoning. The Neighborhood-Suburban Sub-type in this area extends from roughly Harris Drive to Val Vista Drive, south of the US 60 Freeway to Baseline Road. More than 55% of the character area has been established with primary zoning and land uses.

Per the Suburban Sub-type form and guidelines (Pg. 7-14), the predominant building height should be one- and two-stories, with three- and four-story buildings located only where higher density is appropriate (on the edges of a neighborhood next to arterial streets). The Proposed Project contains two- story buildings consistent with these guidelines.

Per Chapter 4 of the General Plan (page 4-6), a key element for a strong neighborhood is the presence of diversified housing. Diverse neighborhoods can be achieved by encouraging a variety of dwelling types within each area of the community consistent with the character area standards. As discussed above, the proposal is consistent with the goals and standards of the character area and offers a diversity of dwelling type in an area with predominately single residential housing.

In summary staff finds that the Proposed Project conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

The request is to rezone the subject property from AG to RM-4-PAD. Per Section 11-5-1 of the MZO, multiple residence districts provide areas for a variety of housing types of densities up to 43 dwelling units per acre. Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing.

AD Overlay Modification – MZO Article 3, Chapter 22:The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development

standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site.

Table 1 below shows the MZO required standards and the applicant’s proposed PAD standards.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Foundation Base along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(2)(b)</i> -Exterior walls without a public entrance	5 feet adjacent to drive aisles	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle	As Proposed
<u>Minimum Yards</u> – <i>MZO Table 11-5-5</i> - Interior Side and Rear: 3 or more units on a lot (east and west property lines) (north property line)	15 feet per story (30 feet total) 15 feet per story (30 feet total)	10 feet 15 feet	As Proposed
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Table 11-5-5</i> -Two story buildings	30 feet	20 feet	As Proposed
<u>Standards for Required Open Space</u> – <i>MZO Section 11-5-5(A)(3)(e)(i)(1)</i> -Private open space located at ground level	Shall have no dimensions less than 10 feet	Shall have no dimensions less than 7 feet	As Proposed

Foundation Base along Exterior Walls:

Per Section 11-33-5(A)(2)(b) of the MZO, the required foundation base along exterior walls without a public entrance is five feet when adjacent to a drive aisle.

The applicant is requesting to reduce the foundation base along the garage fronts to three feet and four feet along all other walls adjacent to drive-aisles.

Minimum Yards:

Per Table 11-5-5 of the MZO, for developments with more than three units on a lot, the interior and rear yards must be 15 feet wide per every story of the building. The required interior and side yards for the Proposed Project are 30 feet due to the proposed two-story buildings.

The applicant is requesting to reduce the required yards to 10 feet along the eastern and western property lines and 15 feet along the northern property line. However, the applicant has proposed to plant the required landscape yards, consistent with the requirements for perimeter landscaping of MZO Section 11-33-3.

Minimum Building Separation Between Buildings on the Same Lot:

Per Table 11-5-5 of the MZO, two-story buildings located on the same lot shall maintain a minimum 30-foot separation. The applicant is requesting a minimum 20-foot building separation between all structures within the development, regardless of the number of stories.

Standards for Required Open Space:

Per Section 11-5-5(A)(3)(e)(i)(1) of the MZO, private open space located at the ground level shall have no dimension less than 10 feet. The applicant is requesting to reduce the minimum width of the open space to seven feet. The proposed patios will be 152 square feet which exceeds the minimum 100 square foot requirement for ground level private open space.

PAD Justification:

The submitted documents show the proposed development will be unique by incorporating private and common open space areas that exceed the City's minimum square foot requirements. Per the site plan, approximately 21,721 square feet of total open space is proposed, which amounts to 27% of the site, where 4,410 square feet is private open space for 152 square feet per unit which exceeds the requirement of 150 square feet per unit and 17,311 square feet of common open space.

In addition, the applicant is proposing trees with a larger box size along the western, northern, and eastern property lines to reduce visibility into adjacent office, retail, and residential properties.

Site Plan and General Site Development Standards:

The Proposed Project consists of seven, two-story multiple residence buildings with a total of 29 dwelling units. Each unit contains private open space (i.e., balcony and ground-floor patio) that meets the minimum square footage requirements set forth in the MZO. Amenities are located in the center of the site and include a pickle ball court, ramadas, and bbqs.

Primary access to the Proposed Project is from Baseline Road. A secondary access is provided via a shared access from the property to the west. Per Section 11-32-3 of the MZO, 61 spaces are required for the proposed development, of which 29 must be covered. The site plan shows 64 spaces, including 58 (covered) garage parking spaces and six surface parking spaces.

Design Review:

Per Section 11-71-2(A)(2) of the MZO, Design Review is not required for multiple residence projects that do not exceed 15 dwelling units per acre. The proposed landscape plan and building elevations were reviewed with the subject application and comply with applicable MZO standards.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-2-PAD Single Residence	North RM-2-PAD Single Residence	Northeast RM-2-PAD Single Residence
West NC Office	Subject Property AG Vacant	East LC Commercial
Southwest (Across Baseline Road) City of Gilbert Office	South (Across Baseline Road) City of Gilbert Commercial	Southeast (Across Baseline Road) City of Gilbert Commercial

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. North and northeast of the site is an attached, single residence neighborhood. West of the site are two office buildings. East and south of the site are group commercial centers. The proposed multi-residential development is compatible with the surrounding development and land uses.

School Analysis:

The City provided project details to the Mesa Public School District and request comment on its potential impact and available capacity. As of the writing of this report, staff has not received a reply from the School District. Staff will update the Board with any new information during the scheduled Study Session on March 22, 2023.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site. As of the date of this report, staff has not been contacted by any neighbors or other interested parties. Staff will provide the Board with any new information during the scheduled Study Session on March 22, 2023.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Planned Area Development outlined in Section 11-22-5 of the MZO.

Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
3. Prior to the issuance of a building permit, record with Maricopa County a cross-access easement with the adjacent property to the west.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<u>Foundation Base along Exterior Walls – MZO Section 11-33-5(A)(2)(b)</u> -Exterior walls without a public entrance	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (east and west property lines) (north property line)	10 feet 15 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	20 feet
<u>Standards for Required Open Space – MZO Section 11-5-5(A)(3)(e)(i)(1)</u> -Private open space located at ground level	Shall have no dimensions less than 7 feet
<u>Foundation Base along Exterior Walls – MZO Section 11-33-5(A)(2)(b)</u> -Exterior walls without a public entrance	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle

Exhibits:

- Exhibit 1-Vicinity Map
- Exhibit 2-Staff Report
- Exhibit 3-Application Information
 - 3.1 Site Plan
 - 3.2 Grading and Drainage Plans
 - 3.3 Landscape Plan
 - 3.4 Elevations
 - 3.5 Project Narrative
 - 3.6 Citizen Participation Plan
- Exhibit 4-Citizen Participation Report