



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

May 15, 2023

CASE No.: **ZON22-01097**

PROJECT NAME: **Pi**

Owner's Name:	Dolly Varden LLC
Applicant's Name:	Tim Boyle, Atmosphere Architects
Location of Request:	Within the 4100 block of East Main Street. Located east of Val Vista Drive on the north side of Main Street.
Parcel No(s):	140-19-010
Request:	Rezone from Limited Commercial (LC) to Multiple Resident-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	4± acres
Proposed Use(s):	Multiple Residences
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 12, 2023 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 4-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **September 18, 1972**, the City Council approved the annexation of 997± acres of land, including the project site. The southern 200 feet of the project site was zoned Limited Commercial (C-2) (equivalent to Limited Commercial [LC]) and the remainder of the site was zoned General Multiple Residence-4 (R-4) (equivalent to Multiple Residence-4 [RM-4]) (Ordinance No. 767).

On **January 2, 1985**, City Council rezoned the project site from LC and RM-4 to LC and approved a site plan to allow the development of a mini-storage facility. (Case No Z84-179; Case No. SPR84-024; Ordinance No. 1897).

PROJECT DESCRIPTION

The applicant is requesting to rezone the project site from Limited Commercial (LC) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and requesting approval of an Initial Site Plan to allow the development of an 80-unit multiple residence development (Proposed Project).

The project site is undeveloped and located approximately one-quarter mile west of Greenfield Road on the north side of Main Street.

The Proposed Project consists of 16 two- and three-bedroom buildings with a total of 80 units. The request for a Planned Area Development (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 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. These areas will contain a variety of housing types including multiple residences. RM-4 is listed as a secondary zoning district within the Suburban Sub-type character area and multiple residence is listed as a primary land use. A majority of the character area has been established with primary zoning as required by Chapter 7 of the General Plan.

Per the adopted form and guidelines for the Suburban Sub-type, 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). Density is generally between two and 12 dwelling units per acre, but higher densities may occur along arterial streets. The proposed units are two- and three-story in height and the Proposed Project has a net density of 21.9 dwelling units per acre, which complies with the requested RM-4 zoning district.

The site is also located in a Transit Corridor Character Area. This character type overlays the other character area and is used to transition the built environment in this area into a more transit- and pedestrian-oriented development form. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. Currently, there is a Valley Metro bus route along Main Street with a bus stop located at the east corner of the project site and additional bus stops along Main Street within approximately an eighth of a mile. To implement compliance with the Transit Corridor character type's focus and purpose, the General Plan permits a RM-4 District with an Urban (U) designator as a primary zoning district.

The General Plan also stipulates areas with proposed transit corridors are not subject to the requirements of Transit Corridor character type until such time a final decision is made to implement the transit improvements for a given area (General Plan, page 7-35). At this time, the implementation of a transit system east of Gilbert Road has not been finalized. Consequently, the proposed rezoning request does not include a U-designator. However, the Proposed Project includes buildings located close to Main Street with unit entries facing Main Street and sidewalks connecting to Main Street, framing the public realm.

The General Plan also establishes key elements for maintaining and creating a variety of strong neighborhoods. 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. The Proposed Project is consistent with the goals and standards of the Neighborhood character area with a Suburban sub-type and provides a unique design that contributes to the existing mix of multiple residential dwelling units in the immediate vicinity.

Overall, the request conforms to the goals of the Mesa 2040 General Plan.

Zoning District Designations:

The Proposed Project includes a request to rezone the site from LC to RM-4 with a PAD Overlay. Per Section 11-5-2 of the MZO, the RM-4 zoning district allows for a wide range of housing types including multiple residence use with a maximum density of 30 dwelling units per net acre. The Proposed Project is 21.9 dwelling units per acre, which complies with RM-4 district density requirements.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The Proposed Project includes a request for a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO. 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 standard and the applicant’s proposed PAD standard.

Table 1: Development Standards

Development Standard	Required RM-4	Proposed RM-4	Staff Recommendation
<u>Minimum Yards –</u> <i>MZO Section 11-5-5(A)</i> - Front and Street Facing Side (6-lane, Arterial Steet – E. Main Street) - Interior Sides and Rear (3 or more units on lot)	30 feet Multiple Story: 15 feet per story (45 feet total)	14 feet, 9 1/2 inches Multiple Story: 5 feet per story (15 feet total)	As proposed

Development Standard	Required RM-4	Proposed RM-4	Staff Recommendation
<u>Required Landscape Yards</u> – MZO Section 11-5-5(A) - Front and Street Facing Side (6-lane Arterial Steet – Main Street)	30 feet	14 feet, 9 1/2-inches	As proposed
<u>Minimum Separation Between Buildings on Same Lot</u> – MZO Section 11-5-5(A) - Two-Story - Three-Story	30 feet 35 feet	13 feet, 8 1/4-inches 13 feet, 8 1/4-inches	As proposed
<u>Additional Standards for Private Open Space</u> – MZO Section 11-5-5(A)(3)(e) - Dimensions, ground level - Area and Dimensions, above-ground	No dimension less than 10 feet Minimum 60 square feet and shall not be less than 8 feet wide or less than 6 feet deep	Two-Story Buildings: No dimension less than 15 feet, 1 inch wide by 9 feet, 2 inches deep Three-Story Buildings: No dimension less than 4 feet, 9 inches wide by 6 feet, 7 inches deep Three-Story Buildings: Minimum 53 square feet and shall not be less than 7 feet, 7 1/2-inches wide or less than 6 feet, 11 1/2-inches deep (applies only to the 2nd and 3rd floor balconies)	As proposed

Development Standard	Required RM-4	Proposed RM-4	Staff Recommendation
<u>Interior Parking Lot Landscaping – MZO</u> <i>Section 11-33-4(B)</i> - Landscape Islands	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces. Landscape islands shall be a minimum of 8 feet wide and 15 feet in length for single row	Parking lot landscape islands are not required to be installed at each end of a row of stalls for parking spaces located in between buildings. Landscape islands shall be a minimum of 8 feet wide and 2 feet in length for single row (applies only to the first set of parking stalls located on the east and west sides of the property as shown on the site plan)	As proposed
<u>Foundation Base Width</u> – <i>MZO Section 11-33-5</i> - Exterior walls without a public entrance (adjacent to parking stalls) - Exterior walls adjacent to drive aisles	10 feet wide 5 feet wide	0 feet wide for the walls adjacent to parking stalls located in between buildings Minimum 4 feet wide	As proposed

Minimum Yards:

Per Section 11-5-5(A) of the MZO, the required building setbacks along the front yard adjacent to a six-lane arterial street (Main Street) is 30 feet. The applicant is requesting a 14-foot, 9-½ inch setback along Main Street.

The required interior side and rear yards for developments with more than three units on a lot are 15 feet per story. The required yards along the east, north, and west property lines for the Proposed Project are 45 feet.

The applicant is requesting a 15-foot building setback along the east, north, and west property lines.

Required Landscape Yard:

Per Section 11-5-5 of the MZO, front or street facing yard must be landscaped according to the standards of Chapter 33: Landscaping. Therefore, the required landscape yard would be the same width as the required building setback. According to Table 11-5-5, a front street facing yard must be 30 feet deep.

The applicant is requesting a reduction to 14 feet, 9-½ inches along Main Street.

Minimum Building Separation Between Buildings on the Same Lot:

Per Section 11-5-5 of the MZO, two-story buildings located on the same lot shall maintain a minimum 30-foot separation and three-story buildings located on the same lot shall maintain a minimum 35-foot separation.

The applicant is requesting a minimum 13-foot, 8 1/4-inch separation for all buildings located on the same lot.

Standards for Required Open Space – Addition Standards for Private 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 a reduced depth of ground floor private open space of 9 feet, 2 inches for the two-story buildings and 4 feet, 9 inches wide by 6 feet, 7 inches deep for three-story buildings.

Per Section 11-5-5(A)(3)(e)(i)(2) of the MZO, above-ground private open space shall be a minimum of 60 square feet in area and shall not be less than 8 feet wide or 6 feet deep.

The applicant is requesting a reduction to the above-ground private open space area to 53 square feet and a reduction in the dimensions to 7 feet, 7 1/2-inches wide by 6 feet, 11 1/2-inches deep for the three-story building's second and third story balconies.

Interior Parking Lot Landscaping:

Per Section 11-33-4(B)(2) of the MZO, parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum eight contiguous parking spaces.

The applicant is requesting to delete the required landscape islands at each end of a row of stalls for parking spaces located in between buildings.

Per Section 11-33-4(B)(2) of the MZO, landscape islands shall be a minimum of eight-feet-wide and 15 feet in length for single row parking.

The applicant is requesting landscape islands be a minimum of eight feet wide and 2 feet in length for single row parking, which would only apply to the first set of parking stalls located on the east and west sides of the property.

Foundation Base Width:

Per Section 11-33-5(A)(2)(a) of the MZO, a minimum 10-foot-wide foundation base is required along the entire length of the exterior wall adjacent to parking stalls.

For the parking stalls located between buildings, the applicant requests a zero-foot foundation base.

Per Section 11-33-5(A)(2)(b) of the MZO, a minimum five-foot-wide foundation base is required along the entire length of the exterior wall adjacent to drive aisles.

The applicant is requesting a minimum four-foot-wide foundation base along the ends of the buildings located adjacent to drive aisles.

PAD Justification:

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to allow modifications to certain development standards to promote innovative design and flexibility that creates a high-quality development for the site.

The submitted documents show the Proposed Project will be unique by incorporating private and common open space areas that exceed the City's minimum area requirements and a variety of community recreation facilities.

Per the submitted floor plans, 184 square feet of private open space is provided for the two-story units where 100 square is required. For the three-story units, 150 square feet of private open space is required where 120 square feet is required. In addition, approximately 22,909 square feet of common open space is proposed, which is 286± square feet per unit, exceeding the MZO required 150 square feet minimum amount of combined private and common open space per unit.

Regarding common recreation facilities, the applicant is proposing a community pool, pickleball court, and playground area.

Site Plan and General Site Development Standards:

Per the submitted site plan, the Proposed Project consists of 12, three-bedroom units, 68 two-bedroom units, a pool, playground, and pickleball court.

Access to the site is provided from Main Street via an entrance on the east and west sides of the property. Per Section 11-32-3 of the MZO, 168 parking spaces are required for the Proposed Project, of which 160 spaces must be covered. The proposed project provides 191 parking spaces. Each unit contains a double car garage, meeting the requirements for covered parking. In addition, 18 bonus tenant spaces are provided in front of nine units. Eleven guest parking spaces are also provided throughout the Proposed Project.

Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board reviewed the Proposed Project on February 14, 2023, and recommended the following changes:

- Revise the elevations to allow for a maximum of five garage doors adjacent to another before requiring a break in the building façade or a major architectural feature.
- Revise the three-story building's balcony façade to provide light into the second-story balcony.
- Revise the landscape plan palette to replace the Carolina Cherry, Purple Leaf Plum, Purple Orchid trees, and Black Bamboo with trees and plant material better suited for the Arizona climate.
- Revise the landscape plan to remove the turf along Main Street and replace it with xeriscape, including trees, shrubs, and accents.

In response to staff and the Design Review Board's comments, the applicant revised the site plan so there are no more than five garages in a row without a break in the building or architectural feature.

The applicant is working with staff to address other recommended modifications.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-4 Vacant	North RM-4 Existing Multiple Residences	Northeast RM-4 Existing Multiple Residences
West LC and RM-4 Single Residences and Duplexes	Project site LC Vacant	East RM-4 Existing Multiple Residences
Southwest (Across Main Street) LC Vacant	South (Across Main Street) LC Vacant	Southeast (Across Main Street) LC Existing Commercial

Compatibility with Surrounding Land Uses:

The adjacent properties to the east and north are zoned RM-4 with existing multiple residence developments. There are two properties along the project site's west property line. The southern property has split-zoning with the frontage to a depth of 200-feet zoned LC and the remainder of the property zoned RM-4. This property is developed with three single residences and duplex. The portion of the northern property adjacent to the west side of the project site is also zoned RM-4 and is developed with two duplexes and a storage facility. Across Main Street, the properties to the south, are vacant and zoned LC, while the property to the southeast is zoned LC and developed with a commercial use.

Overall, the requested rezoning and site plan for multiple residences is compatible with existing development in the surrounding area.

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 on November 29, 2022, to allow interested parties the opportunity to ask questions and provide opinions on the proposed project. Per the Citizen Participation Report, no neighbors participated in the virtual meeting.

In addition, the applicant mailed letters of notification and posted a sign on the project site 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.

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 Project (86 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Elementary	Entz	6	Yes
Middle School	Poston	10	Yes
High School	Mountain View	8	Yes

Staff Recommendation:

Staff finds that the Proposed Project for a rezone and Site Plan Review approval is consistent with the Mesa 2040 General Plan, the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO, the review criteria for approval of a site plan outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
3. 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
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Development Standard	Approved
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Development Standard	Approved
	the site plan)
<u>Foundation Base Width –</u> <i>MZO Section 11-33-5</i> - Exterior walls without a public entrance (adjacent to parking stalls) - Exterior walls adjacent to drive aisles	0 feet wide for the walls adjacent to parking stalls located in between buildings Minimum 4 feet wide

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Grading and Drainage Plan

3.4 Landscape Plan

3.5 Elevations

3.6 Floor Plans

3.7 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report