



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

April 10, 2024

CASE No.: ZON21-00874	PROJECT NAME: The Cottages on Sossaman
------------------------------	---

Owner's Name:	CBJ LAND LLC
Applicant's Name:	Alex Hays, Withey Morris Baugh, PLC
Location of Request:	Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road.
Parcel No(s):	218-16-021B
Request:	Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-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:	2.8± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 10, 2024 / 4:00 p.m.
Staff Planner:	Sean Pesek, Senior Planner
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **May 21, 1976**, the City Council approved the annexation of 144± acres of land, including the project site, into the City of Mesa and subsequently zoned the property Limited Commercial (C-2) (equivalent to current Limited Commercial [LC]) (Ordinance No. 1005; Ordinance No. 1031).

On **July 20, 1978**, the City Council approved a modification to the previously approved Sunrise Properties Master Plan by changing the configurations and proposed uses of the existing parcels to allow commercial, professional offices and multiple residence uses (Case No. Z78-060; Ordinance No. 1162).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the 2.8± acre project site from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) to allow for the development of a 37-unit multiple residence project (Proposed Project). The applicant is requesting a PAD overlay to modify development standards to facilitate the development of the Proposed project.

The project site is located north of Main Street on the west side of Sossaman Road.

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-2 is listed as a primary zoning district within the Neighborhood character area and multiple residence is listed as a primary land use. Per the adopted form and guidelines for the Suburban Sub-type (Pg. 7-14), the predominant building height should be one and two stories with a net density between two (2) and 12 dwelling units per acre; higher density is supported on the edges of a neighborhood next to arterial streets. Per the submitted site plan, proposed buildings are two stories with a net density of 14.8 dwelling units per acre.

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 product type that further contributes to the predominantly single residential housing form in the immediate vicinity. Overall, the request 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 applicant has requested to rezone the project site to RM-2-PAD. Per Section 11-5-1 of the MZO, the purpose of the RM zoning district is to provide areas for a variety of housing types at densities of up to 43 units per gross acre. Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing. Multiple residence is a permitted use in the RM-2 zoning district.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest RM-2-PAD Multiple Residence</p>	<p>North LC Mini Storage</p>	<p>Northeast (Across Sossaman Road) Maricopa County Single Residence</p>
<p>West LC Large Commercial Development</p>	<p>Project Site LC Vacant</p>	<p>East (Across Sossaman Road) Maricopa County Single Residence</p>
<p>Southwest LC Large Commercial Development</p>	<p>South LC Large Commercial Development</p>	<p>Southeast (Across Sossaman Road) Maricopa County Single Residence</p>

Compatibility with Surrounding Land Uses:

The Proposed Project is adjacent to single residence uses to the east, across Sossaman Road. Property to the north is zoned LC and developed as a storage facility. Property to the south and west is also zoned LC and developed as a large shopping center with a mix of commercial uses. the proposed multiple residence development is compatible with the surrounding development and land uses.

PAD 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.

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

MZO Development Standards	Required	Proposed	Staff Recommendation
<p><u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)</p>	<p>15 feet per story (30 feet total)</p>	<p>6 feet total (North Property line) 24 feet total (West Property Line)</p>	<p>As proposed</p>
<p><u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building</p>	<p>30 feet</p>	<p>12 feet</p>	<p>As proposed</p>

<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls	As proposed
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-Single residence adjacent to non-single residence	15-foot landscape yard	6 feet (north) 10 feet (west) 8 feet (south)	As proposed
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	17 non-deciduous trees and 110 shrubs	5 non-deciduous trees and 64 shrubs	As proposed

Minimum Yards:

Per Table 11-5-5 of the MZO, a minimum 30-foot-wide yard (15 feet per story) is required along the north and west property lines. The applicant is requesting a minimum six foot building setback along the north property line and a minimum 24 foot building setback along the west property line.

Per the project narrative, this is appropriate given the additional overall open space area provided.

Minimum Separation Between Buildings on Same Lot:

Per Table 11-5-5 of the MZO, the minimum separation between two-story buildings is 30 feet. The applicant is requesting a minimum separation of 12 feet between two-story buildings.

Per the project narrative, this minor reduction will allow for the unique project configuration that has been provided, including the amenities and variety of open space areas on the plan.

Materials:

Per Section 11-5-5(B)(5) of the MZO, buildings must contain at least two kinds of primary exterior materials, with each of the required materials covering at least 25% of the exterior walls of the building. Plan A is a Spanish elevation with stucco comprising the majority of each building wall. All other plans include a variety of materials that comply with applicable design requirements.

Required Landscape Yards:

Per Section 11-33-3(B)(2) of the MZO, non-single residences uses/districts adjacent to non-single residence uses/districts must provide a minimum 15-foot landscape yard. The applicant is requesting a six-foot yard along the north property line; a 10-foot landscape yard along the west property line and an eight foot landscape yard along the south property line.

Per the submitted narrative, while landscape yard widths have been reduced, ample private and common open spaces areas have been maintained, including a pool, dog park, and covered BBQ pavilion.

Required Landscape Yard Plant Material:

Per Section 11-33-3(B)(2)(c) of the MZO, three trees and 20 shrubs must be planted per 100 linear feet along the north property line. This equates to 17 trees and 110 shrubs. The applicant is proposing only five trees and 64 shrubs within this yard.

Per the submitted narrative, the northern landscape yard will function as private open space for tenants; however, there is not enough space for trees to mature.

Justification:

Per the project narrative, the few minor development standards deviations are justified by the enhanced architectural design and the unique housing product not found in the area. Each cottage utilizes different colors and materials at each elevation - as well as varying rooflines to reduce monotony. Facades are also articulated and include window trim, overhang eaves, and covered front porches.

Overall, the proposed development complies with requirements of a PAD outlined in Section 11-22 of the MZO by providing equivalent or superior features that meet the intent of the base zone development standards.

Site Plan and General Site Development Standards:

The Proposed Project consists of 37 multiple residence buildings. Each unit contains two bedrooms, two bathrooms, a one-car carport with one adjacent uncovered parking space, ground floor rear patio, and a front porch.

Pedestrian access is provided from Sossaman Road with paths continuing throughout the development to each building and amenity area. Amenities include a centrally located swimming pool, shade structures, and a dog park in the northeast corner of the development.

Vehicular access is provided from Sossaman Road. Per Section 11-32-3 of the MZO, 78 parking spaces are required, of which 37 must be covered. The site plan shows 80 proposed spaces, including 37 covered spaces.

Overall, staff finds that the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Design Review:

Per Section 11-71-2 of the MZO, Design Review is required for multiple residence projects that exceed the maximum density of the RM-2 zoning district which is of 15 dwelling units per acre. The Proposed Project has a density of 14.8 dwelling units per acre, therefore, Design Review is not required, and the building elevations and landscape plan are reviewed with the site plan review application.

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, and registered neighborhoods, and Homeowners Associations within one mile of the site. A neighborhood meeting was held virtually on October 20, 2021, with no attendees. A second virtual meeting was held on November 30, 2021, with two attendees. Concerns were raised about property values, noise, increased traffic, and parking, which were addressed by the applicant and documented in the Citizen Participation Report.

Staff will provide the Board with any new information during the scheduled Study Session.

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 (37 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Elementary	Salk Elementary	4	Yes
Middle School	Fremont Junior High	5	Yes
High School	Red Mountain High School	16	Yes

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, complies with the criteria for a PAD overlay per Section 11-22-1 of the MZO, and meets the review criteria for Site Plan Review per Section 11-69-5 of the MZO.

Staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Dedicate the rights-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 overlay as shown in the following table:

MZO Development Standards	Approved
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	6 feet total (North Property line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	12 feet
<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(1)</i> -Non-Single residence adjacent to non-single residence	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	5 non-deciduous trees and 64 shrubs

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – PowerPoint Presentation