



ZON20-00283

ZEN ON RECKER TOWNHOMES

Nana Appiah, Planning Director

October 19, 2020



Request

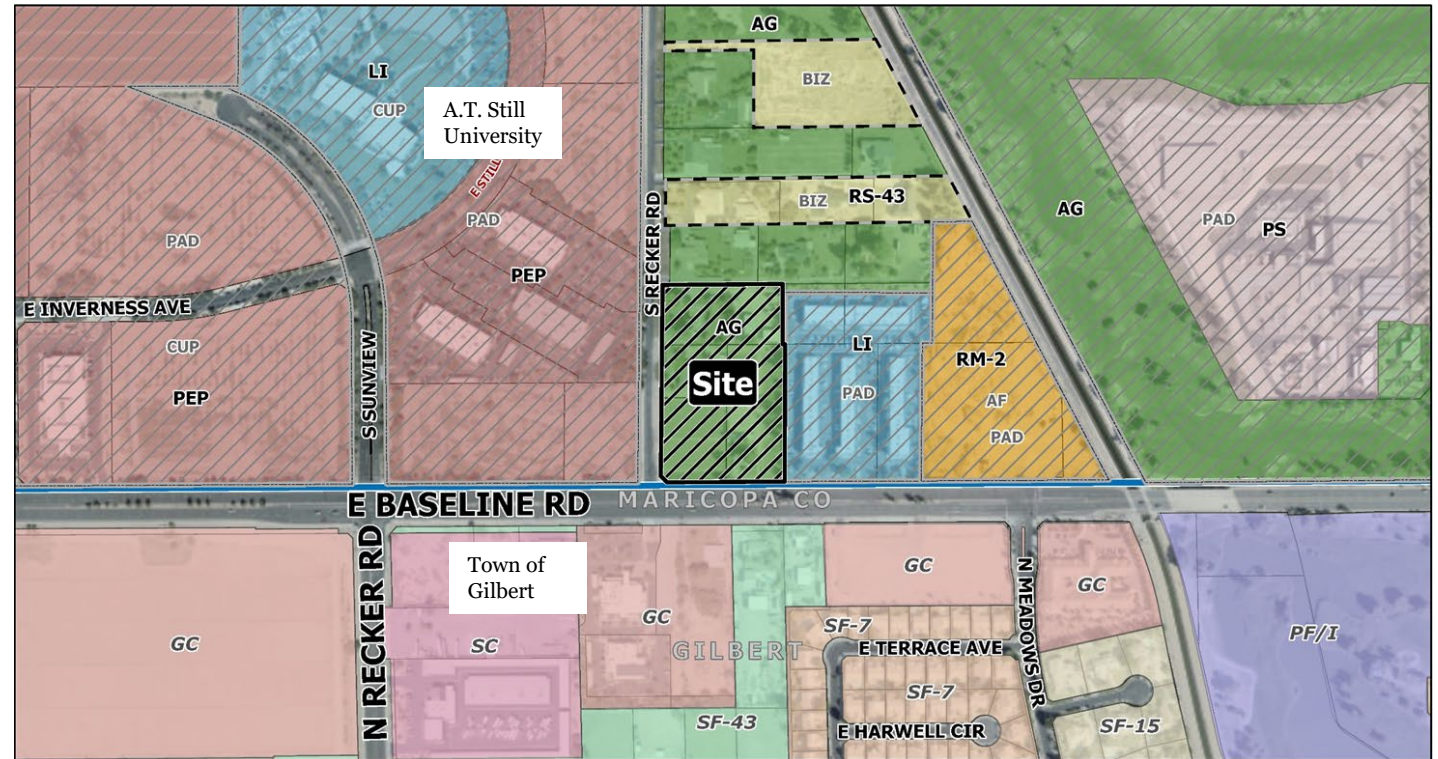
- Rezone from AG to Residential Medium (RM-2-PAD)
- Site Plan Review

Purpose

- Allow development of 76-unit townhomes

General Location

- Northeast corner of Recker Road and Baseline Road





General Plan Designation

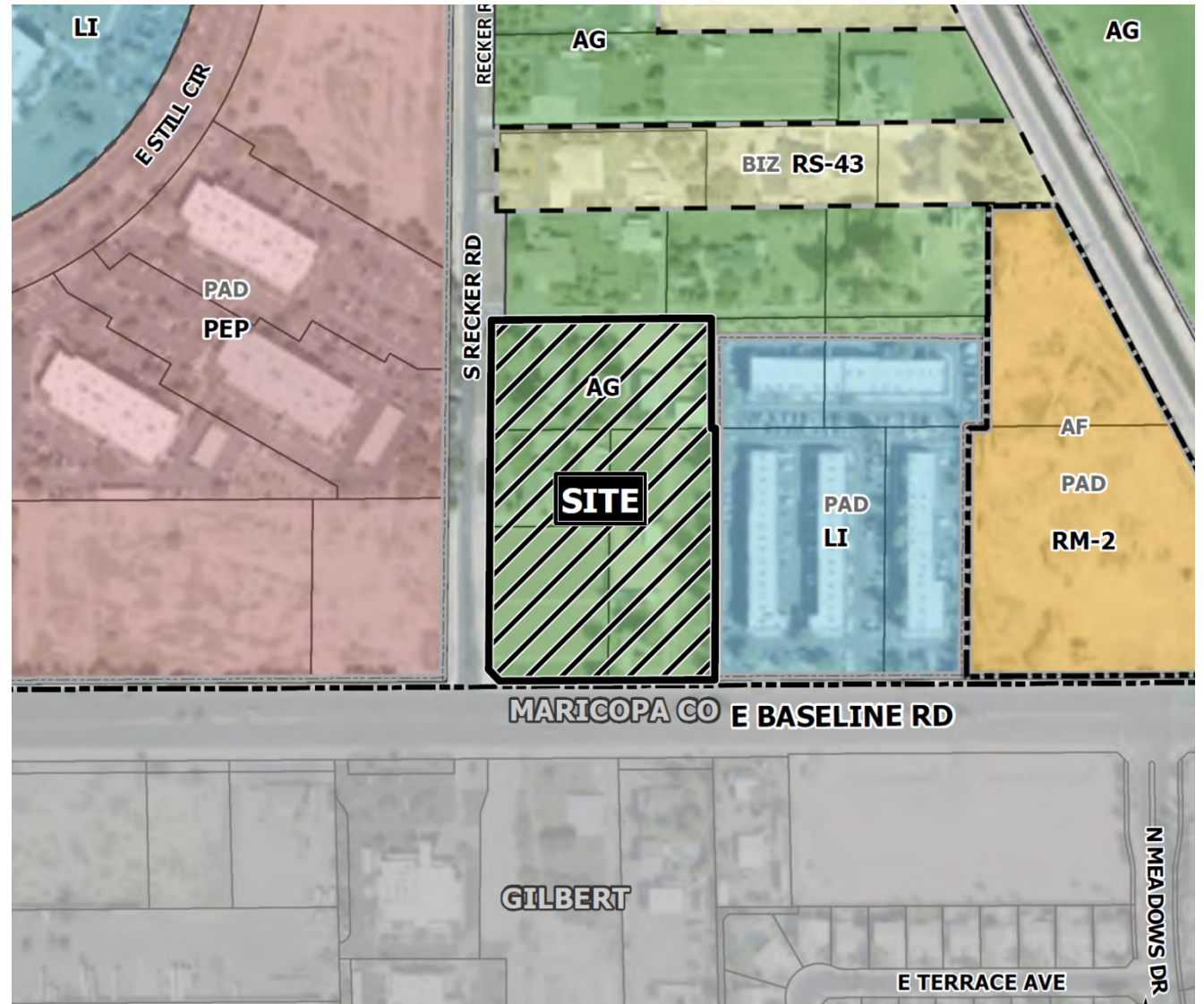
Neighborhood-Suburban Goals:

- Provide for a diversity of housing types
- Allow higher density residential along arterial streets and intersections

Zoning

Existing: AG

Proposed: RM-2 with a
PAD Overlay



Site Plan

- 76 townhomes
- Access on Recker Road
- Amenities
 - Swimming pool
 - Ramada
 - Fireplace
 - Barbeque area
 - Amenity building



Mesa and Gilbert Jurisdictions (traffic)

Baseline Rd is under the jurisdiction of Town of Gilbert

Traffic signals on Baseline Rd under the jurisdiction of Town of Gilbert



Elevations



Looking northeast along Recker Road

Elevations



Looking east from main entrance (interior site view)

Elevations



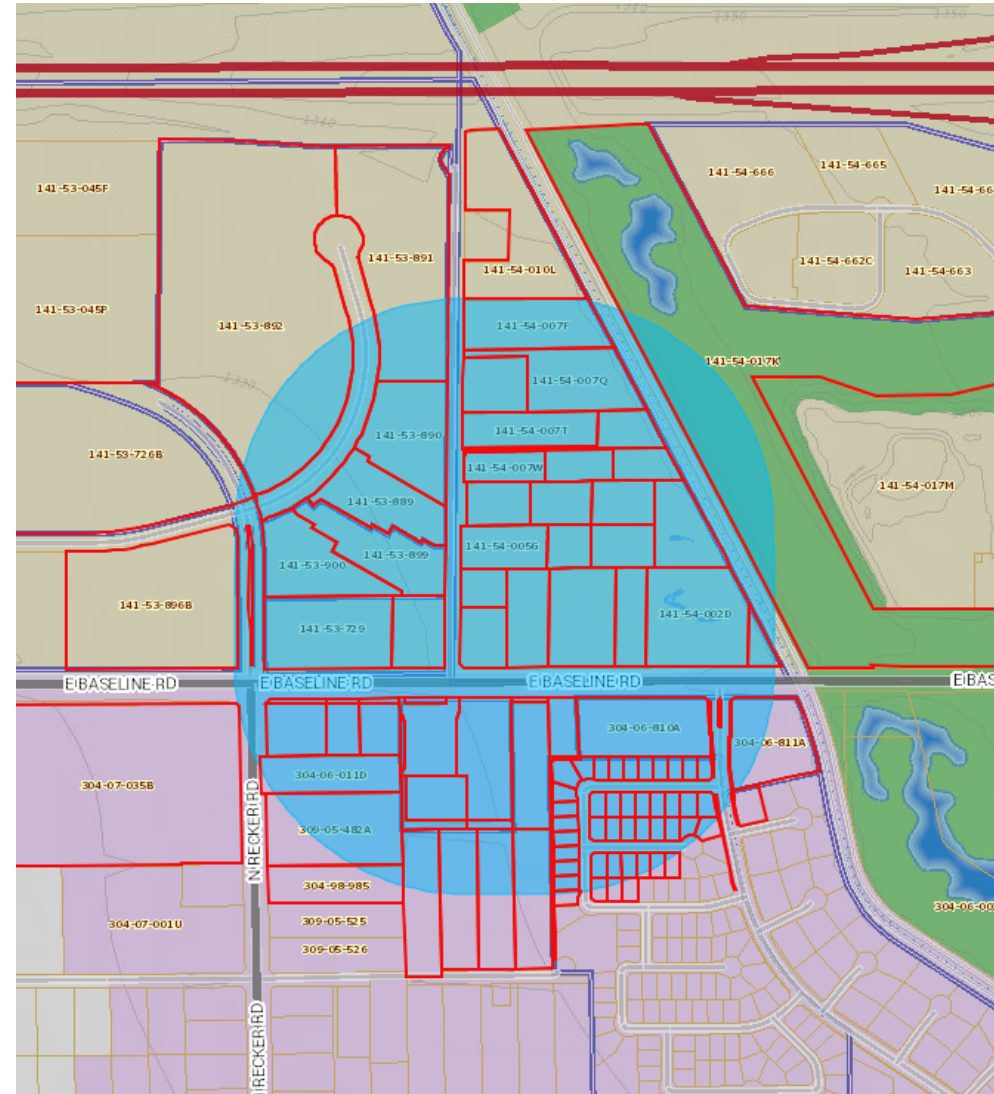
Looking east along Recker Road at main entrance

PAD Request

Development Standard	Required RM-2	Proposed RM-2	Staff Recommendation
Front setback – 6 lane arterial (Baseline Road)	Building/Landscape 30'/30'	Building/Landscape 20'/20'	As proposed
Street side setback- Collector Road (Recker Road)	Building/Landscape 25'/25'	Building/Landscape 20'/20'	As proposed
Interior side setback (east property line)	Building/Landscape 30'(2 story)/20'	Building/Landscape 20'/20'	As proposed
Minimum building separation	30'	14'11"	As proposed
Recessed garage doors from upper story living facade	3'	0'	As proposed

Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- 2 Neighborhood meetings
- Concerns:
 - traffic, property values, loss of neighborhood atmosphere & site layout



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the Mesa Zoning Ordinance
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the Mesa Zoning Ord.

Planning and Zoning Board Recommendation

- Approval with Conditions (Vote: 3-2)

Staff Recommendation

- Approval with Conditions