



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 28, 2021

CASE No.: ZON20-00782	PROJECT	NAME: Stalwart Housing
------------------------------	---------	-------------------------------

Owner's Name:	Stalwart Acquisitions, LLC.
Applicant's Name:	Kaelee Wilson, Berry Riddell LLC.
Location of Request:	Within the 1000 block of East University Drive (south side) and the 300 block of North Miller Street (east side). Located west of Stapley Drive on the south side of University Drive.
Parcel No(s):	138-20-014F, 138-20-015D, 138-20-021A, 138-20-001, 138-20-019, 138-20-014G, 138-20-014E, 138-20-015C, and 138-20-014C
Request:	Site Plan Review. The request will allow for a multiple residence development.
Existing Zoning District:	Multiple Residence Two (RM-2) and Multiple Residence Four (RM-4)
Council District:	4
Site Size:	2.4± acres
Proposed Use(s):	Apartment Buildings
Existing Use(s):	Single-family residences and offices
P&Z Hearing Date(s):	April 28, 2021 / 4:00 p.m.
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 5, 1949**, the City Council annexed approximately 2,420± acres, including the subject site, into the City of Mesa and subsequently zoned the property Multiple Residence 4 (RM-4) (Ordinance No. 228).

On **April 7, 2021**, the Board of Adjustment approved a Development Incentive Permit (DIP) to allow for modifications to certain development standards in the support of the redevelopment of the site for a multiple residence project.

PROJECT DESCRIPTION

Background:

The applicant is requesting Site Plan Review to allow for the development of a multiple residence apartment complex in the RM-4 and RM-2 zoning districts. Per Table 11-5-2 of the Mesa Zoning Ordinance (MZO), the proposed multiple residence use is permitted in the RM-4 and RM-2 zoning districts. The site plan shows a two- and three-story, 53-unit apartment building in the RM-4 portion of the site, and a leasing office and club house within the RM-2 zoned portion.

The subject site consists of nine separate parcels. The parcels contain single-residential homes and vacant office buildings. The applicant is proposing to combine the parcels and demolish the existing structures in order to redevelop the site.

As part of the redevelopment process, the applicant requested a Development Incentive Permit (DIP) that was approved by the Board of Adjustment on April 7, 2021. Per Section 11-72-1 of the MZO, the purpose of a DIP is to provide incentives for the development of smaller tracts of land that would have difficulty meeting current development standards. Through the DIP, the applicant requested a reduction to the required building and landscape setbacks along University Drive, a reduction to the required foundation base area along the sides of buildings adjacent to parking stalls, a reduction to the throat depth between the parking areas and entry drives into the site, a reduction to the landscape setback along the southern property line, a reduction to the required separation distance between buildings and parking canopies, and a reduction to required building separation. The requested deviations from the MZO ensures the proposed development will comply with required parking and open space requirements, as well as support the Central Main Street Area Plan by allowing the building to be located closer to the street, creating a more urban and pedestrian-oriented development.

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 focus of the Neighborhood Character Area is to provide a safe place for people to live where they can feel secure and enjoy their surrounding community. The Suburban Sub-type may contain duplexes, multiple residence projects, and commercial uses along arterial frontages and at major street intersections. The proposed multi-residence use conforms to the intent of the character area and its sub-type.

The site is also located within the Central Main Street Plan in the Evolution Corridor Character Type. Per Chapter IV, Section 3 of the Plan, the intent of the Evolution Corridor is to decrease the existing auto-oriented, strip-commercial development over time with streetscape and building improvements that enhance the public realm and encourage pedestrian activity. The submitted site plan shows the buildings located close to both University Drive and Miller Street with multiple pedestrian connections to the public sidewalk. The proposed site design creates a more interesting streetscape and shaded pedestrian areas that contribute to a strong public realm thus conforming with the intent of the Evolution Corridor.

Zoning District Designations:

The subject property consists of nine parcels, two of which are zoned RM-2 and seven that are zoned RM-4. The applicant will be combining the lots but will maintain the RM-2 and RM-4 zoning on the site. Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), the proposed multiple residence use is a permitted in the Multiple Residence (RM) zoning districts.

Site Plan and General Site Development Standards:

The subject site is located on the south side of University Drive, just west of Stapley. The proposed site plan shows construction of a 53-unit, two- and three-story apartment building with a single-story clubhouse. Per the site plan, the three-story apartment building will be located immediately adjacent to University Drive and will then decrease in height to two-stories towards the interior of the site. The one-story club house will face onto Miller Street, on the west side of the site, and will be the only building within the RM-2 portion of the property. An amenity area, including a pool, outdoor ramadas, and turf game courts, is shown to the east of the club house and south of the three-story portions of the apartment building.

Vehicular access to the site is shown from both Miller Street and University Drive. Parking areas are shown along the south and east sides of the proposed development, with some of the parking located between the club house and second story portion of the apartment building. Per Table 11-32-3(A) of the MZO, 111 parking spaces are required for the proposed development. The site plan shows 111 parking spaces being provided in conformance with MZO requirements.

Development Incentive Permit (DIP)

As part of the development of the property, the applicant requested a DIP through the Board of Adjustment. Per Section 11-72-1 of the MZO, the purpose of a DIP is to provide incentives for the development of smaller tracts of land that would have difficulty meeting current development standards, having been bypassed by previous developments, and where land assembly either is not available, or is available only to a limited extent.

On April 7, 2021, the Board of Adjustment reviewed and approved the requested DIP (Case No. BOA20-00779) to allow the following modifications to the design standards from the MZO:

- 1) A reduction to the required building and landscape setback along University Drive from 20 feet (MZO §11-5-5) to 10 feet;
- 2) A reduction to the foundation base area required between parking areas and a building façade with a public entrance from 15 feet (MZO §11-33-5[A]) to a minimum of 8 feet with an average 10 feet;
- 3) A reduction to the setback between parking areas and entry drives into the site from 50 feet (MZO §11-32-4[A]) to 20 feet from Miller Street and 30 feet from University Drive;
- 4) A reduction to the landscape setback along the southern property line from 20 feet (MZO §11-33-3[B]) to 10 feet;
- 5) A reduction to the required separation distance between buildings and parking canopies from 20 feet (MZO §11-5-5) to 9 feet; and
- 6) A reduction to required building separation between a three-story and a one-story building from 35 feet (MZO §11-5-5) to 18 feet.

Overall, the proposed site plan meets the Design Standards from the Mesa Zoning Ordinance as modified through the approved DIP and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board is scheduled to review the subject request on April 13, 2021. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across University) RM-2 and OC Existing Multiple Residence and Office Buildings	North (Across University) OC and RM-4 Existing Offices and Undeveloped Land	Northeast (Across University) RM-4 Existing Offices
West (Across Miller Street) RM-2 and RS-9 Existing Church	Subject Property RM-2 and RM-4 Vacant Offices and Single Residence	East RM-4 Existing Multiple Residence
Southwest (Across Miller Street) RS-9 Existing Single Residence	South RS-9 Existing Single Residence	Southeast RS-9 Existing Single Residence

Compatibility with Surrounding Land Uses:

The subject property is adjacent to existing multiple residence and office development to the north and east, a church to the west and single-residence homes to the south. The proposed multiple residential use is compatible with the existing neighborhood. Furthermore, the applicants worked with neighbors when designing the site in order to provide a redevelopment that compliments the surrounding community and to reduce the possibility of overflow parking into the neighborhood.

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 registered neighborhoods and HOAs within one mile of the site inviting them to a virtual neighborhood meeting that was held on September 9, 2020. According to the applicant, neighborhood concerns included overflow parking into the neighborhood, height of the buildings, and building design. In response to these concerns the applicant reduced the number of units originally proposed to allow for more onsite parking and reduced the height of the buildings located closest to the single residence homes. The original design of the apartment buildings was also changed from a modern design to one more complimentary to the post war homes in the existing neighborhood.

Additionally, the applicant mailed the required notification letters to all property owners within 500 feet of the site. As of writing this report, staff has not been contacted by any resident or property owner to express support or opposition to the request.

School Impact Analysis:

Mesa Public Schools reviewed the request and has determined there is adequate capacity to serve the development.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the Central Main Street Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Board of Adjustment's approval for a Development Incentive Permit (Case No. BOA20-00779).
4. Compliance with all City development codes and regulations, except the modifications to the development standards approved by the Board of Adjustment in case no. BOA20-00779.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

Exhibit 4-Citizen Participation Report