

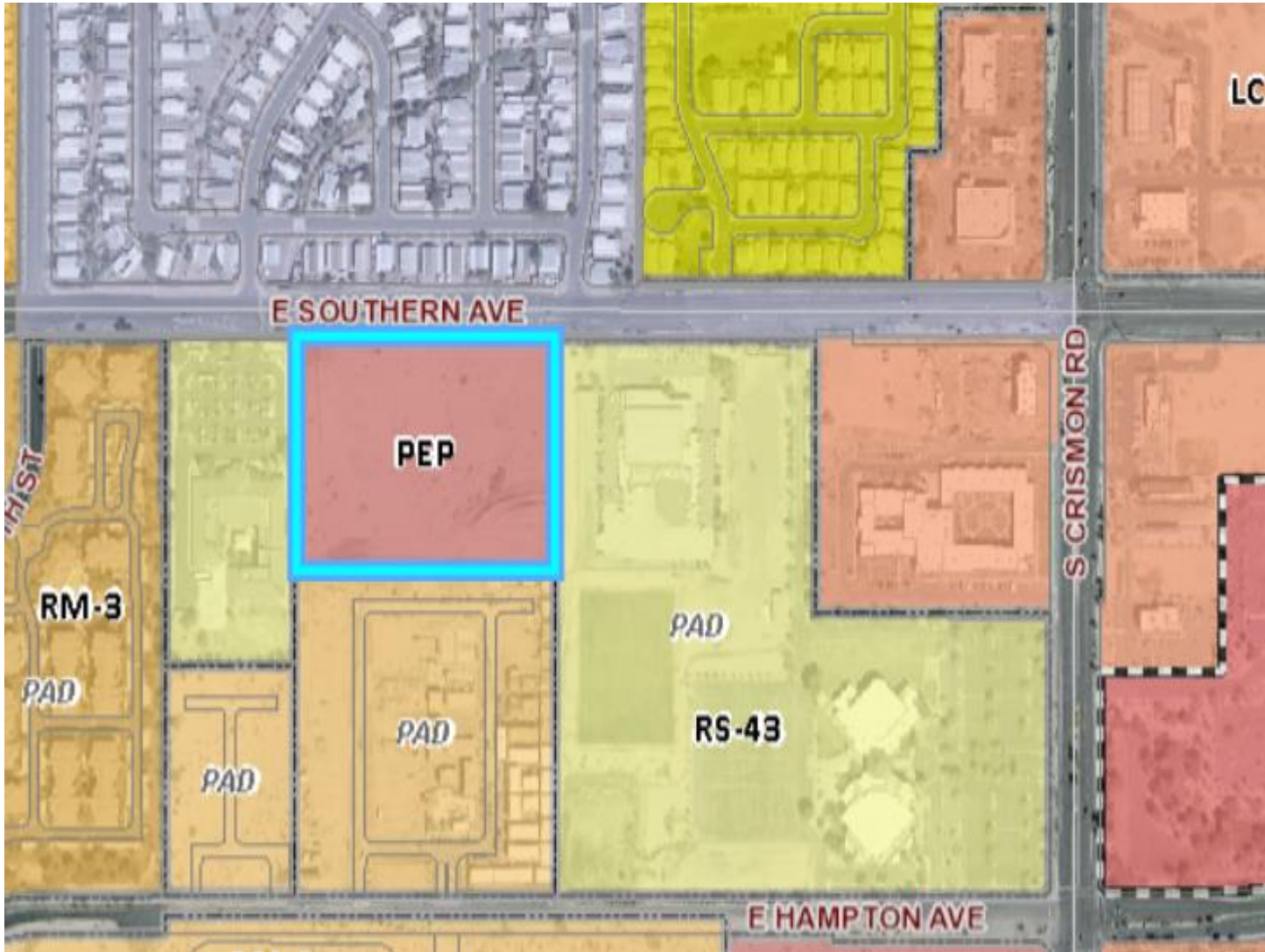


# PLANNING & ZONING BOARD

April 28, 2021



**ZON20-00786**



## Request

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- Rezone from PEP to RM-5-PAD; and Site Plan Review

## Purpose

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- Allow for a multiple residence development

- South of Southern Avenue
- West of Crismon Road





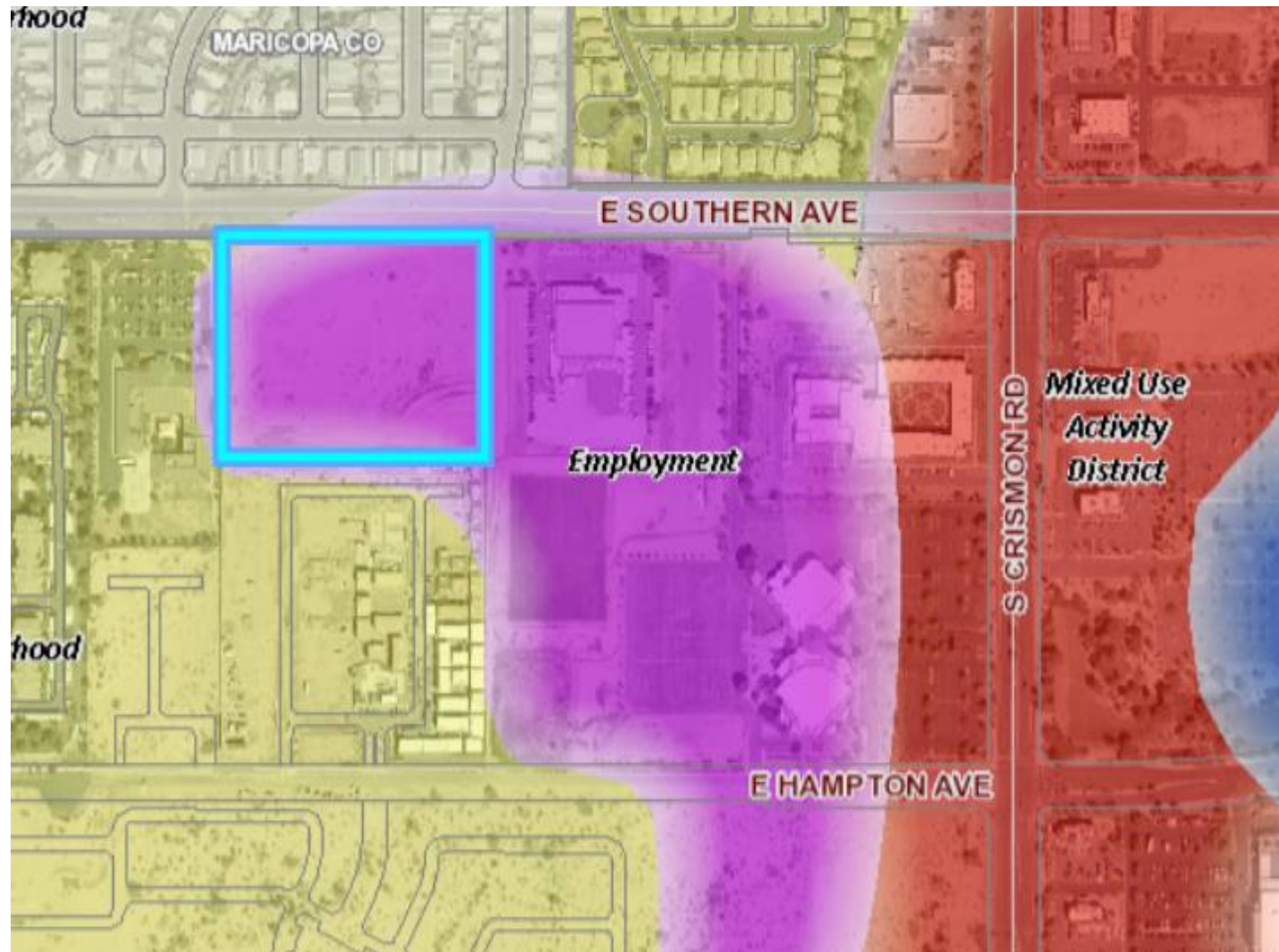
# Site Photos



Looking north towards the site



Looking south towards the site



# General Plan

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## Employment

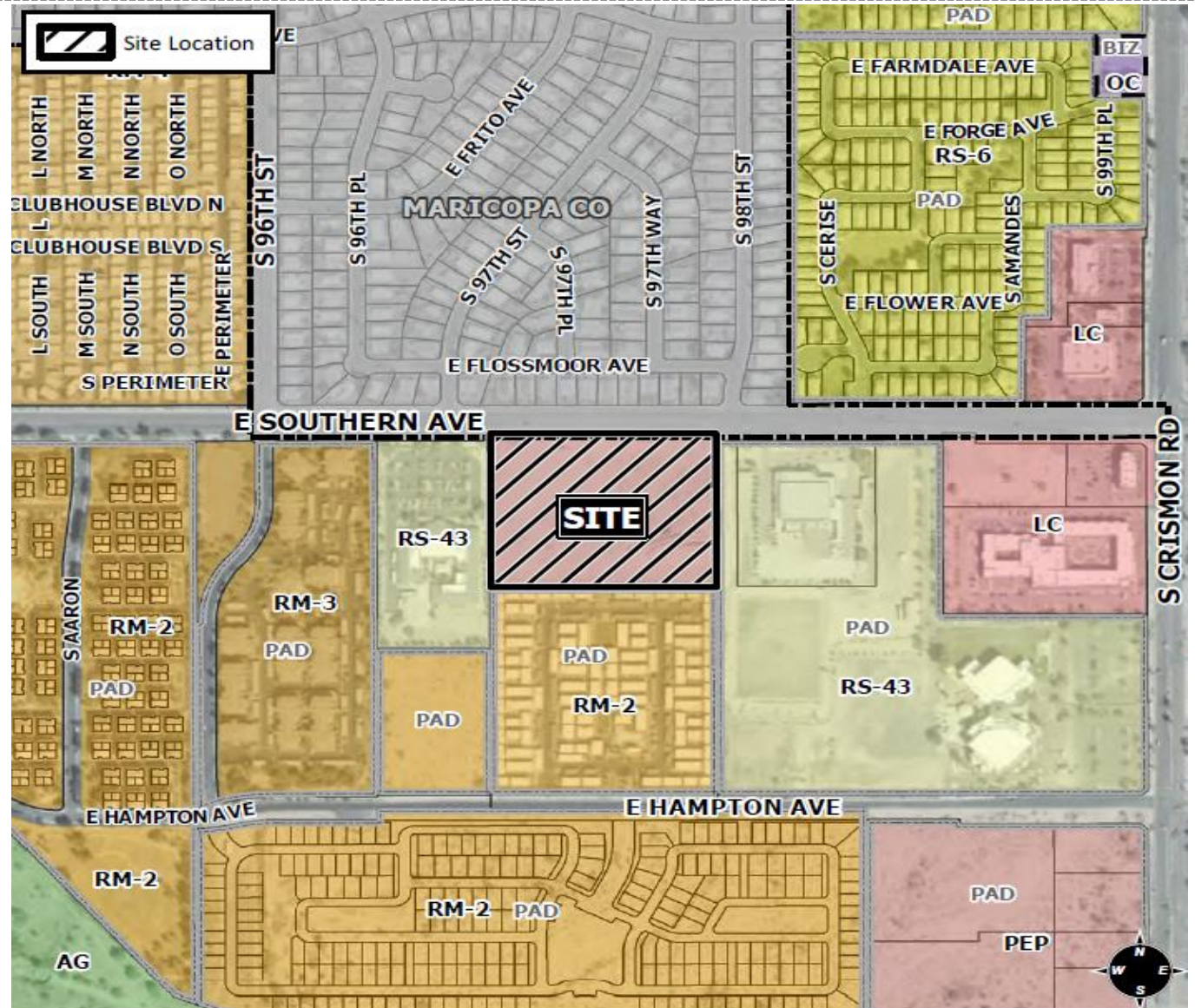
- Primarily for employment opportunities
- Request from 2020
- Chapter 16 allows review through zoning



# Zoning - Proposed

## RM-5-PAD

- Provide a variety of housing types
- Multiple residence permitted



# PAD Request

Development Standard	Required RM-5	Proposed RM-5-PAD	Staff Recommendation
Minimum Side Setback	(building/landscape) 35'/15'	(building/landscape) 10'/8'	As proposed
Minimum Rear Setback	15'/15'	10'/8'	As proposed
Minimum Canopy Separation	24' island b/w parking	No island	As proposed
Minimum Parking - Ratio - Covered Parking	2.1 spaces/unit 250 spaces	1.38 spaces/unit 220 spaces	As proposed
Private Open Space - Studio & 1-bedroom - 2-bedroom - Dimensions - Access	60 SF 100 SF 8 ft x 6 ft Private	60 SF avg. 60 SF avg. 3.5 ft x 12 ft Public	As proposed



# Site Plan

- 250 units
- Four 3-story buildings, amenity courtyard
- Access from Southern Avenue
- Parking between buildings

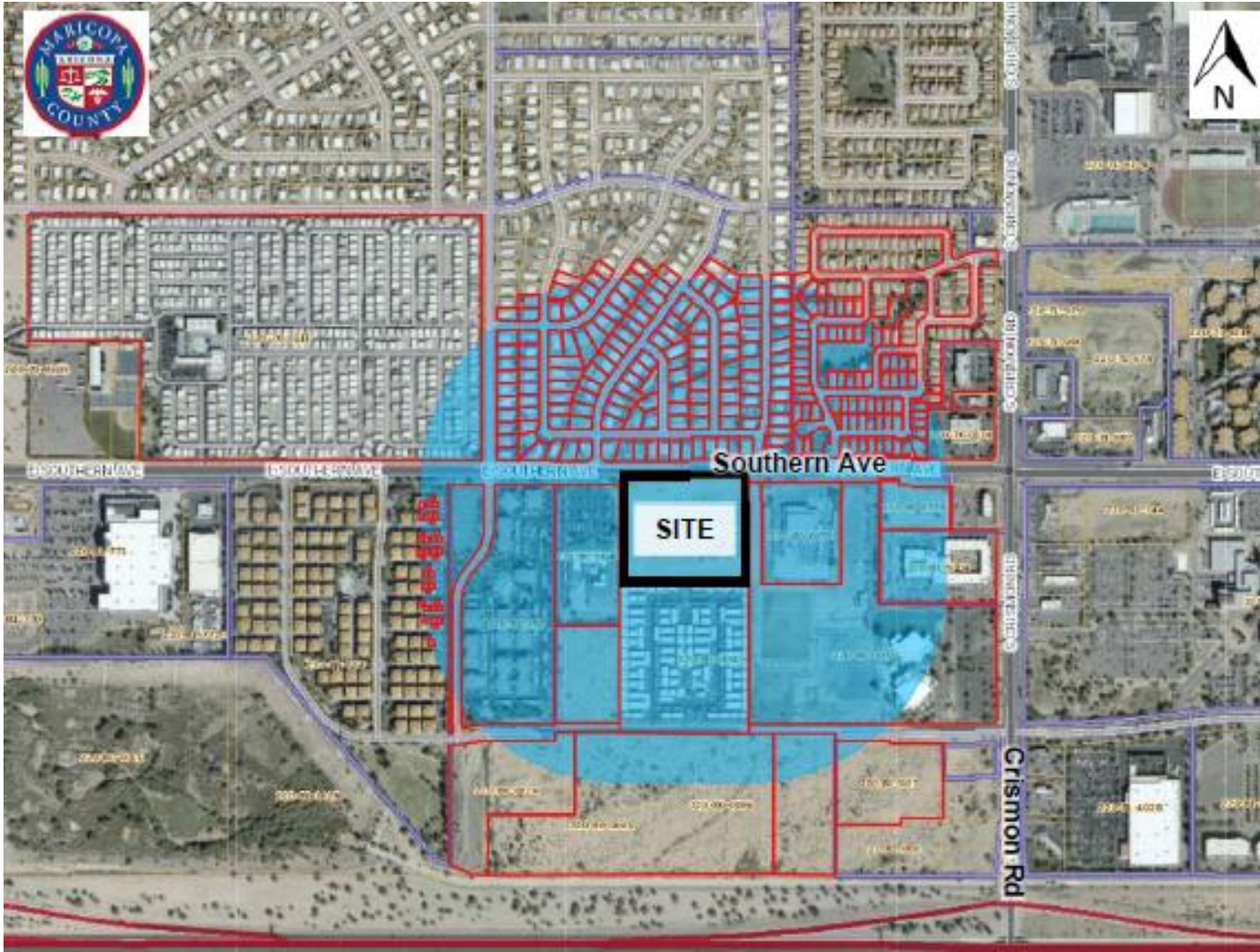


# Design Review

- May 11, 2021







## Citizen Participation

- Property owners within 1,000'
- 1 virtual meeting, 0 attendees



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 for a PAD overlay
- ✓ Criteria in Chapter 69 for Site Plan Review

## Staff Recommendation

Approval with Conditions



# PLANNING & ZONING BOARD

April 28, 2021