



PLANNING & ZONING BOARD

April 28, 2021



ZON21-00050



Request

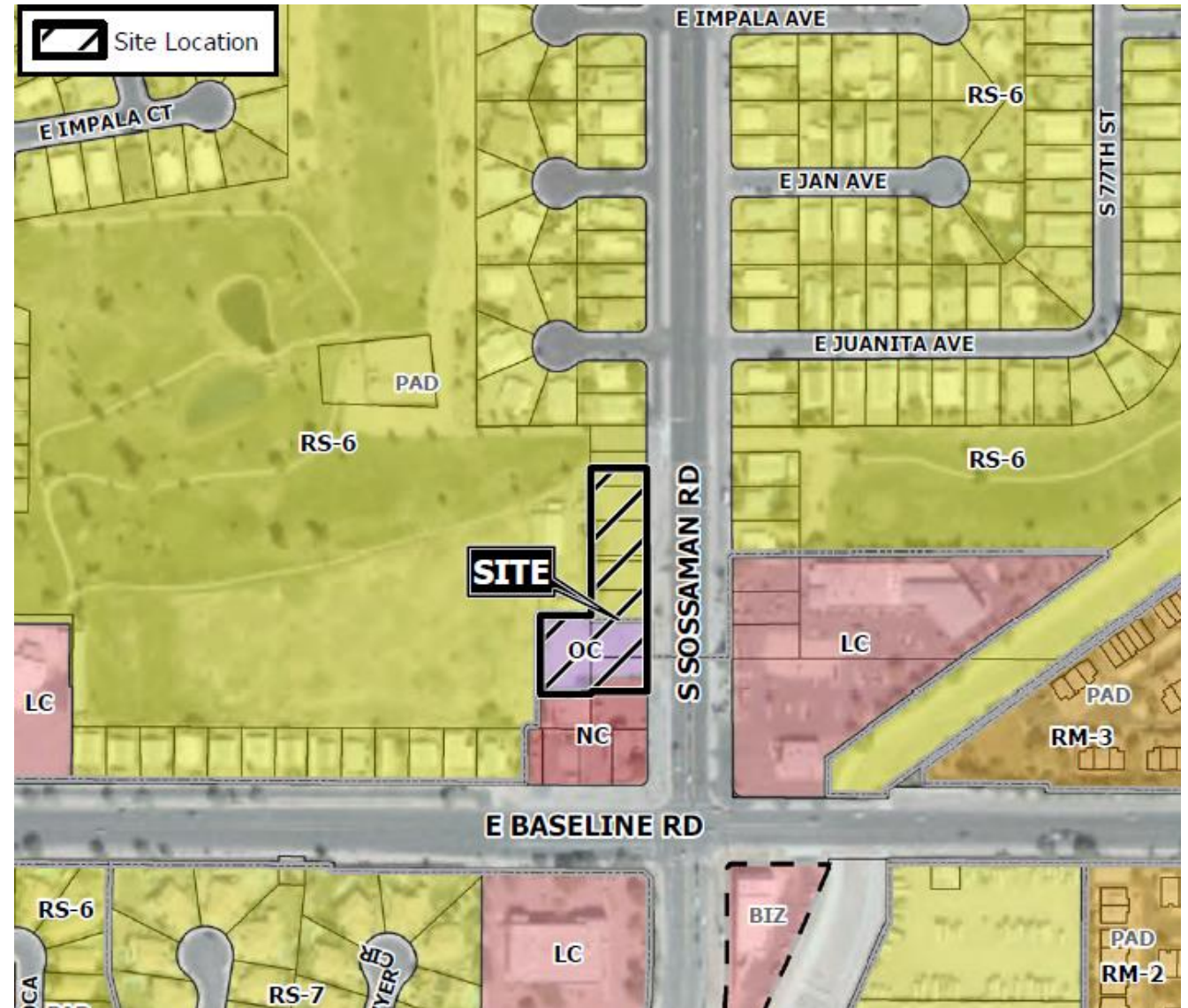
- Rezone from RS-6-PAD, NC & OC to RM-4-PAD; Site Plan Review; and Preliminary Plat

Purpose

- Allow for multiple residence development

Location

- West of Sossaman Road
- North of Baseline Road
- Golf Course to west
- Circle K to south



Site Photos



Looking southwest towards the site



General Plan

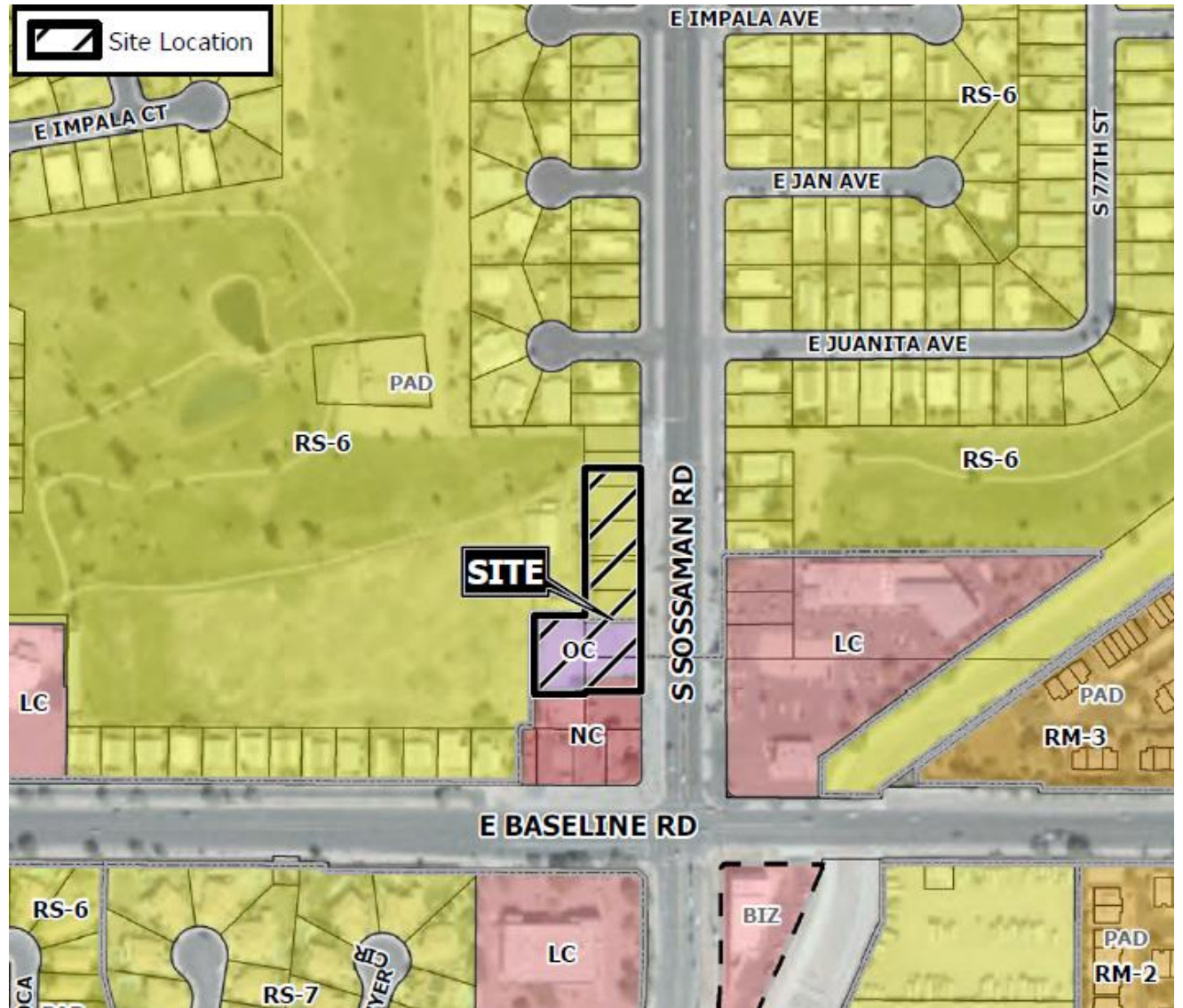
Neighborhood

- Safe places to live
- Variety of housing
- Supportive uses e.g. schools, parks, etc.

Zoning - Proposed

RM-2-PAD

- Multiple Residence permitted

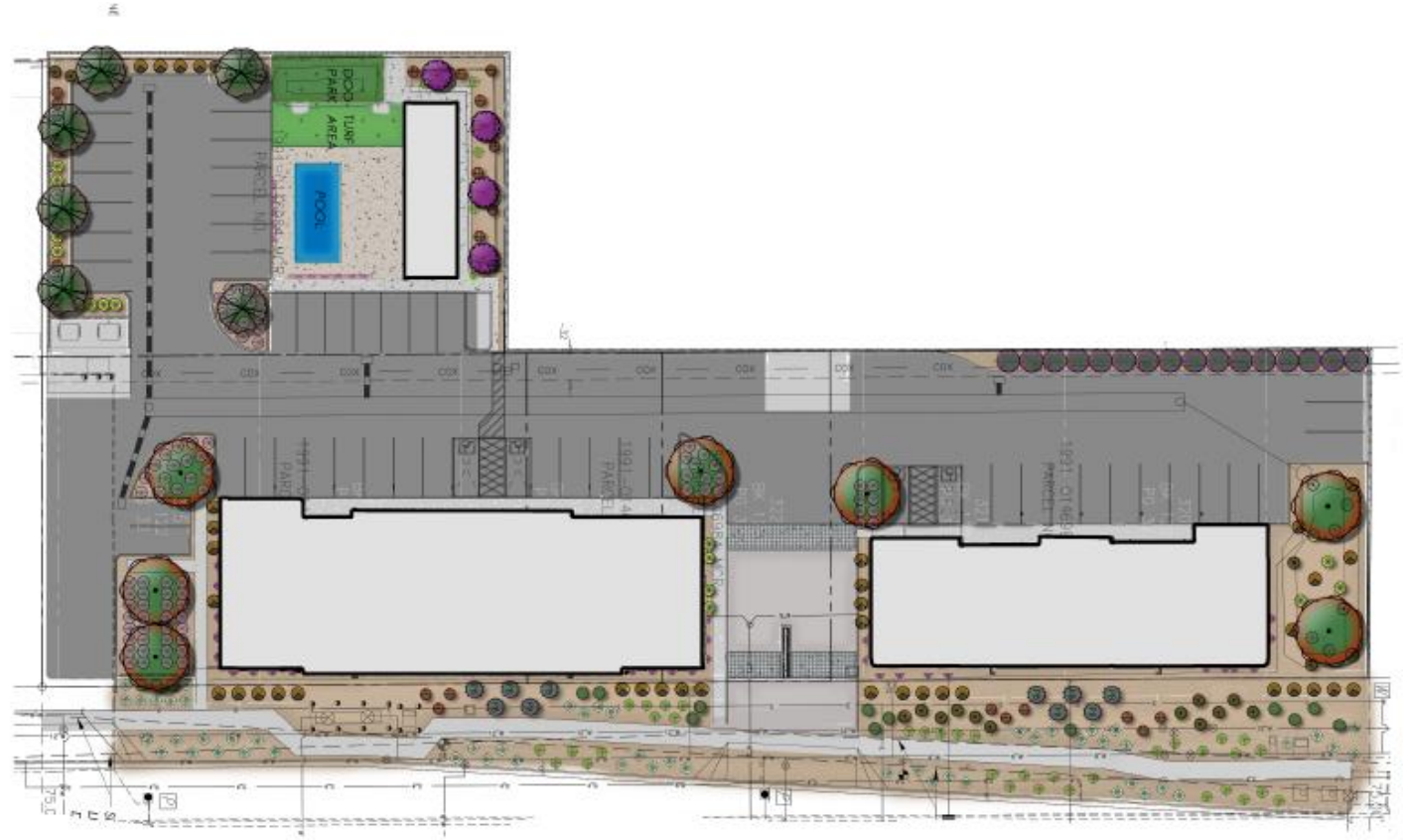


PAD Request

Development Standard	Required RM-4	Proposed RM-4-PAD	Staff Recommendation
Minimum Front (Street) Setback	(building/landscape) 20'/20'	(building/landscape) 0'/0'	As proposed
Minimum Rear Setback	20'/20'	15'/0'	As proposed
Minimum Interior Setback	30'/20'	30'/0'	As proposed
Minimum Parking <ul style="list-style-type: none"> - Ratio - Setback Cross Aisles - Covered Parking 	2.1 spaces/unit 50 feet 29 spaces	1.86 spaces/unit 37 feet 26 spaces	As proposed
Private Open Space <ul style="list-style-type: none"> - Studio & 1-bedroom - 2-bedroom - 3-bedroom 	60 SF 100 SF 120 SF	53 SF 61 SF 83 SF	As proposed

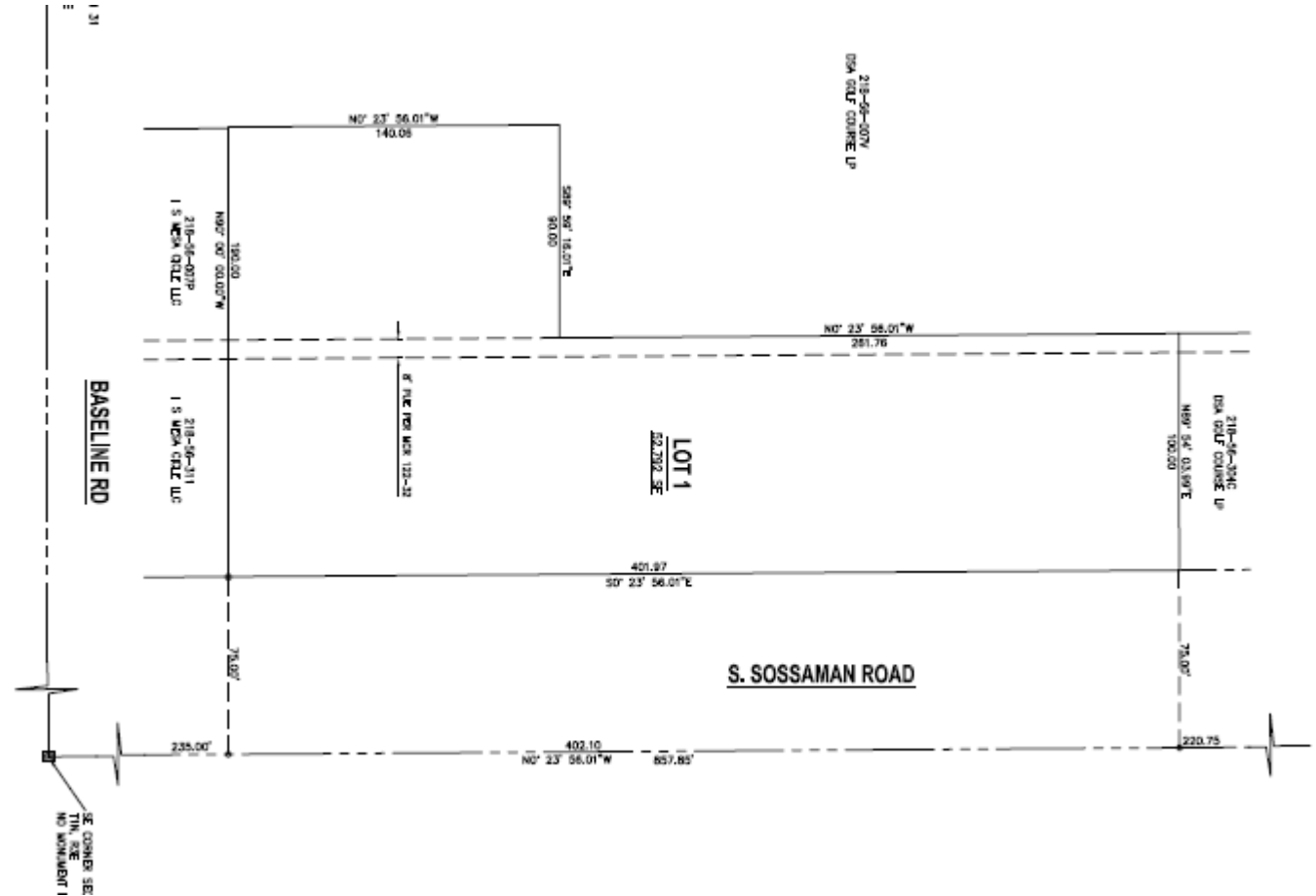
Site Plan

- 2 buildings, 2-3 stories
- 29 units
- Access from Sossaman Road
- Parking and amenities behind buildings



Preliminary Plat

- Some lots located within existing Desert Sands subdivision
- Combine all lots into one lot



Design Review

- May 11, 2021



Summary

Findings

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

Staff Recommendation

Approval with Conditions



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