



# PLANNING & ZONING BOARD

April 28, 2021



**ZON21-00050**



## Request

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

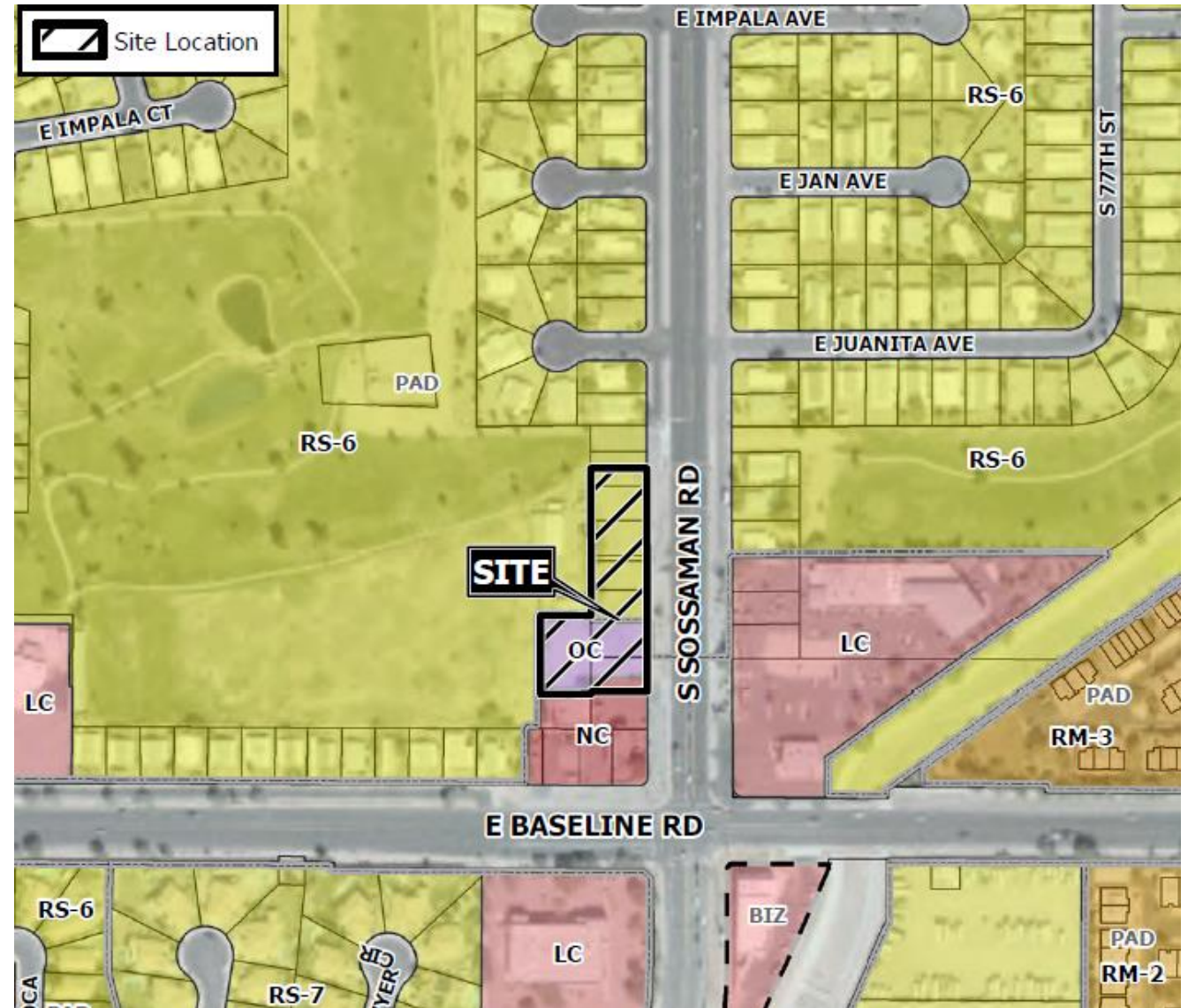
## Purpose

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- 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

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## Neighborhood

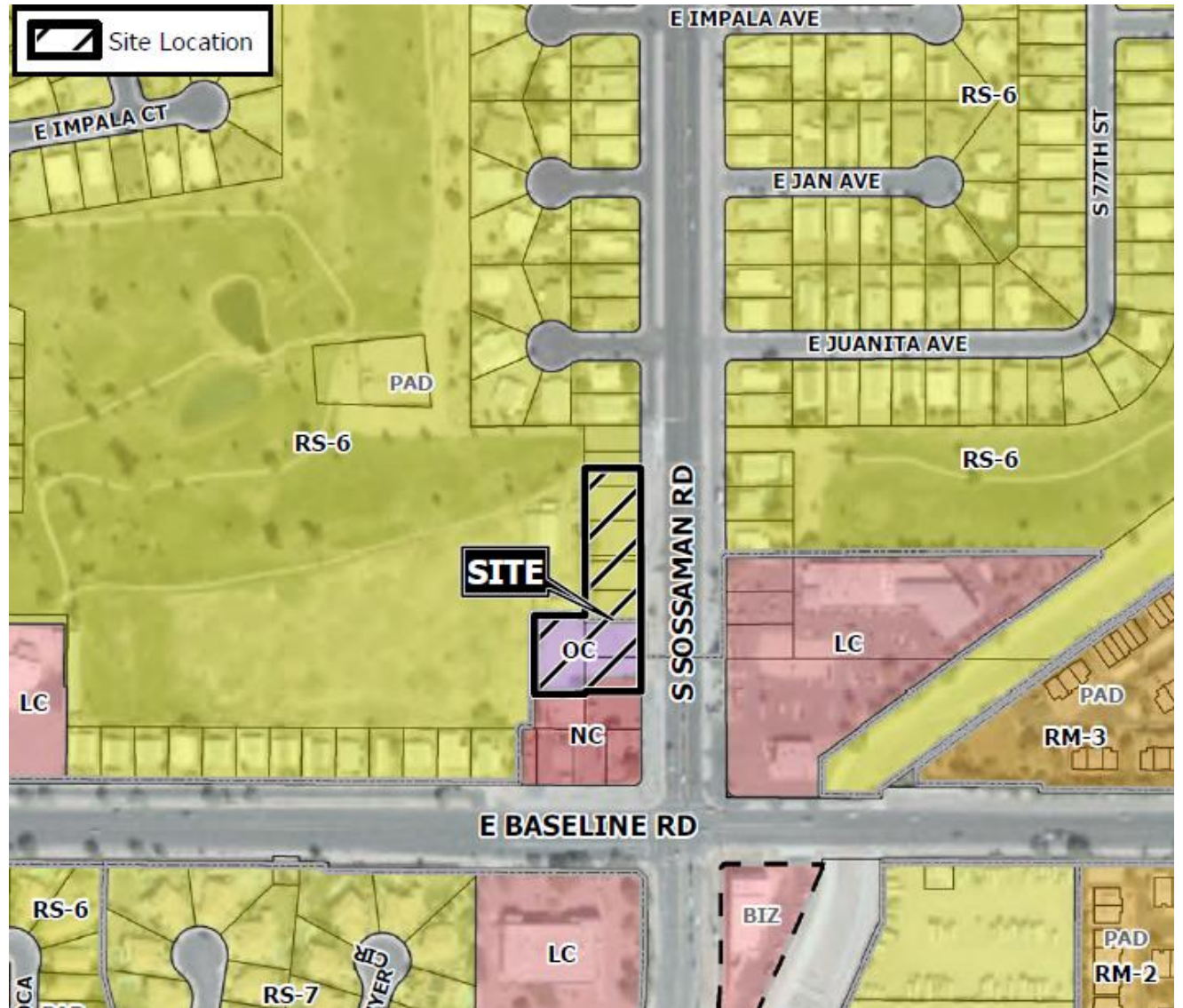
- Safe places to live
- Variety of housing
- Supportive uses e.g. schools, parks, etc.



# Zoning - Proposed

## RM-2-PAD

- Multiple Residence permitted



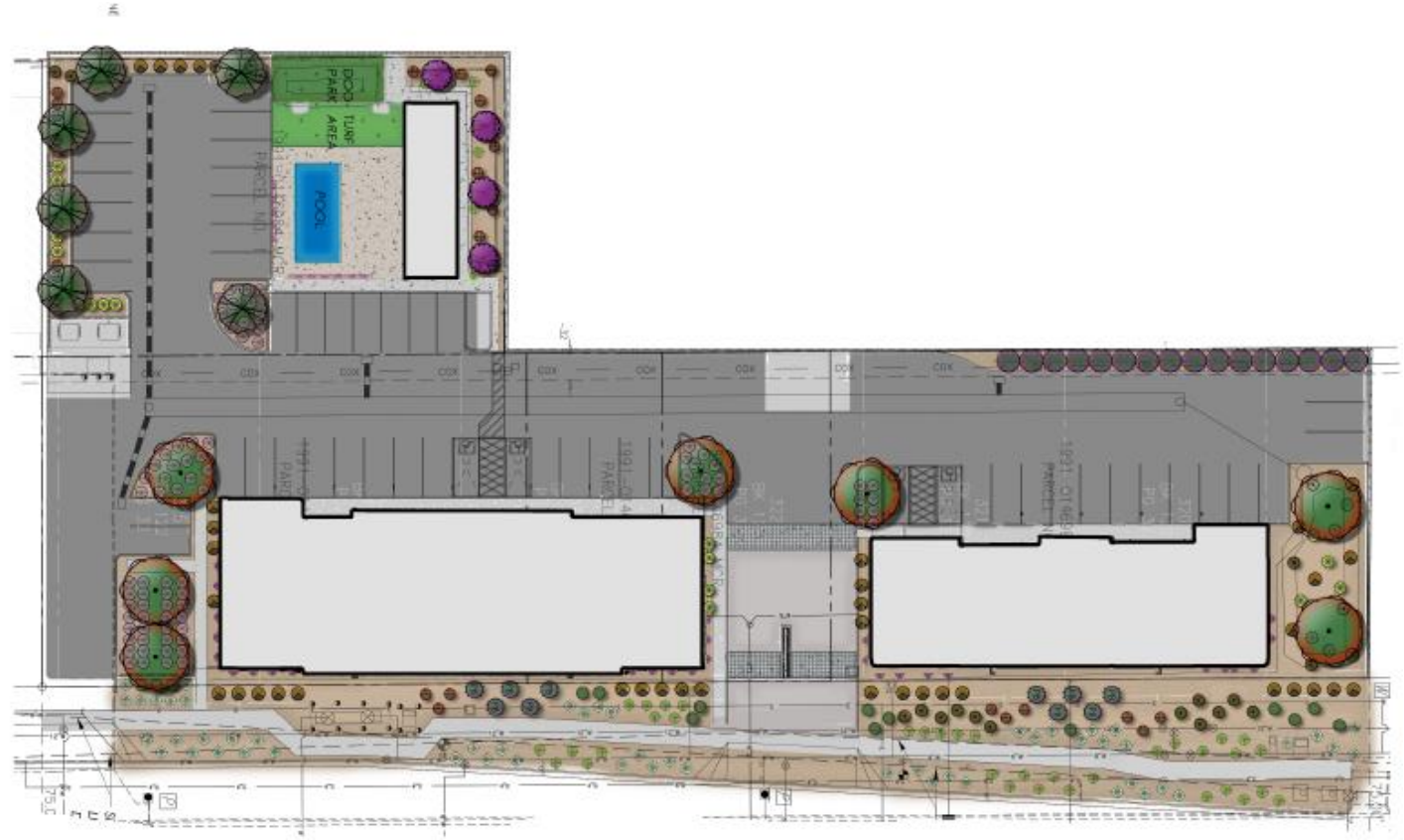
# PAD Request

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"> <li>- Ratio</li> <li>- Setback Cross Aisles</li> <li>- Covered Parking</li> </ul>	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"> <li>- Studio &amp; 1-bedroom</li> <li>- 2-bedroom</li> <li>- 3-bedroom</li> </ul>	60 SF 100 SF 120 SF	53 SF 61 SF 83 SF	As proposed



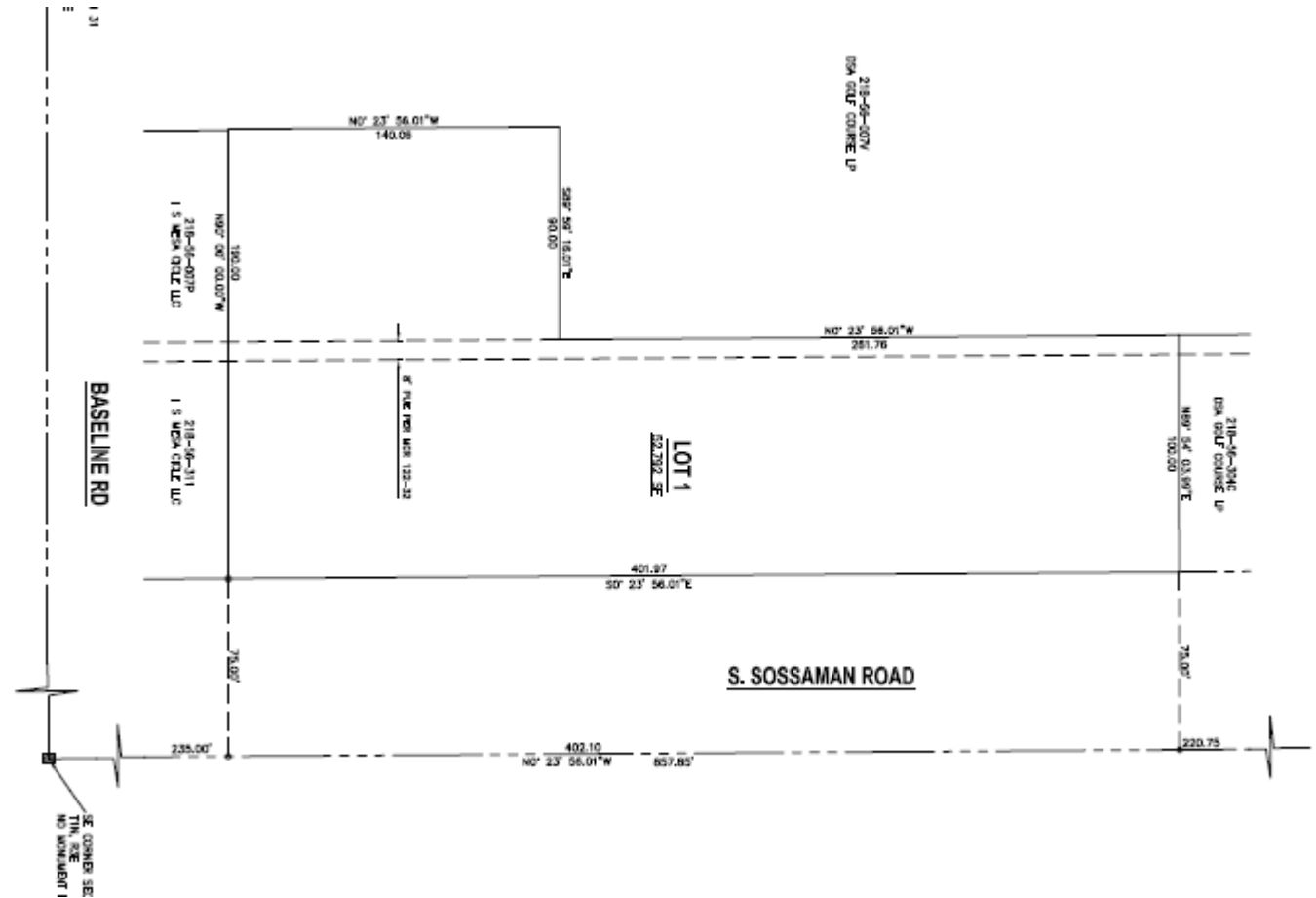
# Site Plan

- 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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