



**PLANNING DIVISION**  
**STAFF REPORT**

**City Council Hearing**

**September 20, 2021**

CASE No.: **ZON21-00164**

PROJECT NAME: **Adobe Luxury Villas**

Owner's Name:	City of Mesa
Applicant's Name:	Reese Anderson, Pew and Lake, PLC
Location of Request:	Within the 5900 block of East Adobe Road (north side) and 800 block of North Recker Road (west side). Located at the northwest corner of Adobe and Recker Roads.
Parcel No(s):	141-78-820
Request:	Rezone from Single Residence 7 (RS-7) to Multiple Residence 3 (RM-3) with a Planned Area Development Overlay (PAD) and Site Plan Review. This request will allow for a multiple residence development. Also consider a preliminary plat for "Adobe Luxury Villas, A Condominium".
Existing Zoning District:	Single Residence 7 (RS-7)
Council District:	5
Site Size:	2.1± acres
Proposed Use(s):	Multiple Residences
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>August 25, 2021/4:00 p.m.</b>
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **June 26, 1979**, the City Council approved the annexation of a 3,142± acre area of land that included the subject property (Ordinance No. 1250).

On **November 21, 1979**, the City Council approved comparable zoning and a Development Master Plan (i.e., Alta Mesa) for an 868± acre area of recently annexed property that included

the subject property and subsequently zoned the property to Neighborhood Commercial (C-1) (equivalent to Neighborhood Commercial [NC]) (Case No. Z79-132; Ordinance No. 1280).

On **January 18, 1984**, the City Council approved a modification to the Alta Mesa Development Master Plan that included the subject site and subsequently rezoned the property from NC to Single Family Residence 7 (R1-7) (equivalent to Single Residence [RS-7]) to allow single residential development on the property (Case No. Z83-155; Ordinance No. 1774).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to rezone the subject property from Single Residence 7 (RS-7) to Multiple Residence 3 with a Planned Area Development Overlay (RM-3-PAD) and approval of an initial site plan to allow development of a 38-unit multiple residence, condominium project. Currently, the property is undeveloped and located on the northwest corner of Adobe and Recker Roads. The property is surrounded by single residence subdivisions to the north, west, and to the south and east across Adobe and Recker Roads in Maricopa County.

The proposed site plan shows development of two, two-story multiple residence buildings totaling 38-units. As part of the request for the PAD overlay, the applicant is requesting certain modifications to the City's development standards on the property. Per Section 11-22-1 of the Mesa Zoning Ordinance (MZO), the purpose of a PAD overlay is to allow modifications to certain required development standards to permit innovative design and flexibility that creates a high-quality development for the site.

### **General Plan Character Area Designation and Goals:**

The General Plan character area designation on the property is Neighborhood with a Suburban Subtype. Per Chapter 7 of the General Plan, the Suburban character area is the predominant neighborhood pattern in Mesa and primarily consists of single residences. However, as part of a total neighborhood area, the character area may also contain areas of duplexes and other multiple residence and commercial uses along arterial frontages and at major street intersections. In addition, developments within the Suburban character area are generally between two and 12 dwelling units per acre, but higher density may occur along arterial streets and major intersections.

The proposed development of the site for a multiple residence project with a density of 18.16 dwelling units per acre conforms to the goals of the Neighborhood Suburban character area designation. The use will add to the diversity of housing in the area and improve the streetscape along Adobe and Recker Roads. The design of the site conforms to the form and design guidelines outlined for such development in the Neighborhood Suburban character area, such as being located along Recker Road (an arterial street) and having a two-story building height. Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The request is to rezone the site from RS-7 to RM-3 with a PAD overlay to allow modifications to certain required development standards. Per Section 11-5-2 of the MZO, the proposed multiple residence use is allowed in the RM-3 zoning district.

### **Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:**

The subject request includes a PAD overlay to allow modifications of certain development standard of the MZO. Per Section 11-22 of the MZO, the purpose of the overlay is to allow design and flexibility that creates high-quality development for the site. Overall, the proposed development complies with requirements of a PAD as outlined in Section 11-22 of the MZO by incorporating high-quality development design standards.

The submitted documents, including the building elevations and site plan, show the proposed development will be unique and consists of innovative design standards such as using high-quality facade building materials and incorporating a common open space and amenity area within the development that exceeds the City's standard requirements. Table 1 below shows the MZO required standard and the applicant's proposed PAD standard.

*Table 1: Development Standards and PAD Modifications*

MZO Development Standards	Maximum	Proposed	Staff Recommendation
<u>Maximum Density</u> <i>MZO Section 11-5-5: (dwelling units/net acre)</i>	20 dwelling units/net acre	<b>18.16 dwelling units/net acre</b>	As proposed

### **Maximum Density:**

Per Section 11-5-5 of the MZO, the maximum density in the RM-3 district is 20 dwelling units per acre. The applicant agreed to a maximum density of 18.16 dwelling units per acre, which will allow the development of 38 dwelling units on the subject 2.1-acre property. This modification is necessary to ensure that all parking is provided on-lot and the density doesn't impact the surrounding neighborhood.

### **Site Plan and General Site Development Standards:**

The proposed site plan shows development of two, two-story multiple residence buildings, approximately 12,874 square feet and 12,960 square feet in size. The proposed condominium units will range from approximately 700 to 1,500 square feet in size and contain 1-, 2- and 3-bedroom units. The site plan shows the buildings engaging the streets, with the common open space and amenity area located between the buildings, and the circulation drive and parking areas to the north and west of the buildings. Vehicular access to the site is provided at Adobe and Recker Roads. Per Section 11-32-3 of the MZO, 80 parking spaces are required for the development, of which 38 spaces must be covered spaces. According to the site plan submitted, 81 spaces will be provided, including 26 spaces covered by parking canopies and 16 attached garage spaces.

**Preliminary Plat:**

The applicant is requesting approval of a Preliminary Plat to create 38 residential condominiums. Section 9-6-2 of the Mesa Subdivision Regulations requires approval of all subdivision plats located in the city to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's Subdivision Regulations, all plats are subject to Final Plat approval by City Council. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**Design Review:**

The Design Review Board is scheduled to review the subject request on September 14, 2021. Staff will work with the applicant to address any comments and recommendations made by Design Review Board.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> Single Residence RS-7	<b>North</b> Single Residence RS-7	<b>Northeast</b> (Across Recker Road in Maricopa County) Single Residence R1-6
<b>West</b> Single Residence RS-7	<b>Subject Property</b> Vacant RS-7	<b>East</b> (Across Recker Road in Maricopa County) Single Residence R1-6
<b>Southwest</b> (Across Adobe Road in Maricopa County) Single Residence R1-6	<b>South</b> (Across Adobe Road in Maricopa County) Single Residence R1-6	<b>Southeast</b> (Across the intersection of Adobe and Recker Roads in Maricopa County) Single Residence R1-6

**Compatibility with Surrounding Land Uses:**

The subject property is adjacent to existing single residence subdivisions to the north, west, and to the south and east across Adobe and Recker Roads. The subject site, a 2.1-acre bypassed parcel, at the corner of an arterial and collector road is an appropriate location to provide greater residential density which would transition into the surrounding single residence subdivisions. The proposed development helps provides a range in housing choice for the surrounding community and fosters the goal of the General Plan to provide diversity of housing types in the city.

**Neighborhood Participation Plan and Public Comments:**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhood within one mile of the site.

The applicant held a virtual neighborhood meeting on January 5, 2021. Based on the applicant's Citizen Participation Report, the primary topics discussed were: (1) the multi-family product type versus single-family development; (2) traffic impacts; (3) parking; (4) impact on the established HOAs; and (5) continuous citizen involvement. In response to the topics raised the applicant responded that: (1) the proposed multiple residence development would be a luxury, market-rate, community consisting of 38 units, which would not be expected to generate significant noise; (2) City of Mesa Transportation staff reviewed this request and did not have any traffic concerns with the proposal; (3) the minimum number of required parking spaces will be provided on-site and parking will not be allowed on Adobe and Recker Roads; and (4) the site is not subject to the Alta Mesa CC&Rs and as part of the subdivision review process, CC&Rs are required to be provided during the final plat process.

As of writing this report, staff has not received any comments from surrounding property owners. The applicant will provide an updated Citizen Participation Report to staff prior to the August 25, 2021, and staff will provide the Board with any new information during the scheduled Study Session.

**School Impact Analysis:**

The Mesa Public School District reviewed the request for its potential impact on the existing schools in the area. The school district provided the following analysis:

<b>Proposed Development (38 units)</b>	<b>Name of School</b>	<b>Estimated Capacity</b>	<b>Current Enrollment</b>	<b>Adequate Capacity</b>
<b>Elementary</b>	Mendoza Elementary	1,064	426	Yes
<b>Middle School</b>	Shepherd Junior High	1,708	637	Yes
<b>High School</b>	Red Mountain High School	5,880	3,510	Yes

**Staff Recommendation:**

The subject request is consistent with the General Plan, the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO, and meets the review criteria for approval of a site plan outlined in Section 11-69-5 of the MZO and preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with the final building elevations submitted.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Maximum Density</u> <i>MZO Section 11-5-5</i> <u>(dwelling units/net acre)</u>	<b>18.16 dwelling units/net acre</b>

**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
- 3.5 Preliminary Plat
- 3.6 Citizen Participation Plan

**Exhibit 4-Citizen Participation Report**