

Project Narrative – Rezoning Request (updated 5-25-21)

United Realty MTA is planning to develop three parcels at East McKellips Road and North Stapley Drive as multi-family housing: APN numbers 136-25-012A, 136-25-009, and 136-25-001A.

Parcel 136-25-012A is zoned RS-9, the other two parcels are zoned RM-4. **We would like to change the zoning of all three parcels so that we have one 3.714 acre parcel zoned RM-2.**

This property sits to the south of McKellips Road, west of the Consolidated Canal and east of the Utah Canal. Because of the site's location and elevation, there are stunning views of the surrounding area throughout the property. The property is designed to take advantage of these views and topography as one circulates around the property.

Canals and Setbacks

The building section illustrates that the site is separated from the surrounding properties by the canals. In addition to the canals, there are 25' landscape setbacks from all RS adjacent properties.

Height

The current RM-4 zoning allows for a building height of 40 feet. Our RM-2 zoning request will reduce the height by 10 feet for the north two parcels to a 30-foot maximum allowable height. The third parcel currently zoned RS-9 has an allowable building height of 30 feet. Our RM-2 zoning request will not modify the allowable height to that parcel. Our zoning request will either lower or keep the height requirements the same as the existing zoning.

The adjacent properties are zoned RM-2 (to the east across the Consolidated Canal) and RS-9 (to the west across the Utah canal and to the south). With our request for RM-2 zoning the maximum allowable height is 30 feet which is the same allowable height for all adjacent RM-2 and RS-9 properties.

Density

The current RM-4 zoning allows for 30 units per acre. Our request will reduce the allowable density for two of the parcels to 15 units per acre. We are proposing a total of 30 units or 8 units per acre, well below what the revised RM-2 zoning permits.

Open Space and Amenities

RM-2 zoning requires an open space of 200sf/unit or 6,000sf. Landscaped open space has been provided throughout the property with three (6,139sf) structured open areas: a playground, a pool area, and a picnic area. The playground is 1,520sf with a play structure, a sand base, and benches around the perimeter. The pool and corresponding deck are 1,792sf, this area also includes bike parking. The picnic area is 2,827sf and includes picnic tables among trees.

A paved connected walkway encompasses the entire project. The 6-foot wide sidewalks on either side of the entry drive are made of pavers and have trees and landscaping on both sides. This sidewalk continuous south around the parking lot for a connected paved sidewalk loop on the site. There is a connection to the Consolidated Canal through a sidewalk next to the pool area that continues to step up to the canal.

Lot Coverage

RM-2 zoning permits a 70% maximum lot coverage. In the current design 57% (92,952sf) of the lot is covered by building or hardscape, far below the lot coverage permitted. 43% of the lot is landscaped or 68,829sf.

RM-2 zoning permits a 45% maximum building coverage. In the current design 27% (44,279sf) of the lot is covered by building, far below the building coverage permitted.

Units

There are two unit types planned: (14) 1,560sf 3-bedroom units and (16) 1,340sf 2-bedroom units totaling 30 units. Each unit will have one garage parking space. Garage parking and open parking spaces total 64 parking spaces provided.

The units are planned to fit into the contours of the site. The units step down to the west to take full advantage of the views. The units below grade will be accessed from a stairway down. The units on the level above grade will be accessed from a separate stairway up. No unit is higher than two stories above grade.

Planned Area Development Overlay

From the Mesa Zoning Ordinance 11-22-1

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use:
 - 1- Landscaped open space has been provided throughout the property with three (6,139sf) structured open areas: a playground, a pool area, and a picnic area. The playground is 1,520sf with a play structure, a sand base, and benches around the perimeter. The pool and corresponding deck are 1,792sf, this area also includes bike parking. The picnic area is 2,827sf and includes picnic tables among trees.
 - 2- A paved connected walkway encompasses the entire project. The 6-foot wide sidewalks on either side of the entry drive are made of pavers and have trees and landscaping on both sides. This sidewalk continuous south around the parking lot for a connected paved sidewalk loop on the site. There is a connection to the Consolidated Canal through a sidewalk next to the pool area that continues to step up to the canal.
- B. Options for the design and use of private or public streets:
 - 1- A paved connected walkway encompasses the entire project. The 6-foot wide sidewalks on either side of the entry drive are made of pavers and have trees and landscaping on both sides. This sidewalk continuous south around the parking lot for a connected paved sidewalk loop on the site. There is a

- connection to the Consolidated Canal through a sidewalk next to the pool area that continues to step up to the canal.
- C. Preservation of significant aspects of the natural character of the land:
- 1- Because of the site's location and elevation, there are stunning views of the surrounding area throughout the property. The property is designed to take advantage of these views and topography as one circulates around the property.
 - 2- The units are planned to fit into the contours of the site. The units step down to the west to take full advantage of the views.
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development:
- 1- See responses to A, B, and C above.
 - 2- RM-2 zoning permits a 70% maximum lot coverage. In the current design 57% (92,952sf) of the lot is covered by building or hardscape, far below the lot coverage permitted. 43% of the lot is landscaped or 68,829sf.
 - 3- RM-2 zoning permits a 45% maximum building coverage. In the current design 27% (44,279sf) of the lot is covered by building, far below the building coverage permitted.

Deviations

We are requesting three deviations from development standards:

- 1) The minimum building separation per Table 11-5-5 of the Mesa Zoning Ordinance is 35 feet for three story buildings and 30 feet for two story buildings. There is one east building and three west buildings. The west buildings are two stories above grade and one story below grade. **We are requesting a deviation to allow for a 30-foot building separation for the west buildings** as they are two stories with one story below grade.
- 2) Per Section 11-5-5.B.2 of the Mesa Zoning Ordinance, the maximum number of garage doors adjacent to one another is three. This design lays out units in groups of four with each unit having a dedicated garage space. **We are requesting a deviation to allow for four garage doors to be adjacent to one another.** There is landscaping between each individual drive leading to each garage door. The garage doors are recessed in the buildings and under a roof overhang.
- 3) Per Section 11-33-3 B of the Mesa Zoning Ordinance, a 15 foot landscape setback is required along the east property line. The parking cannot be located within this setback. 200 square feet of parking is currently within this landscape setback. This side of the property is immediately adjacent only to the Consolidated Canal. **We are requesting a deviation to allow a 3 foot landscape setback along the east property line.**