



PLANNING & ZONING BOARD

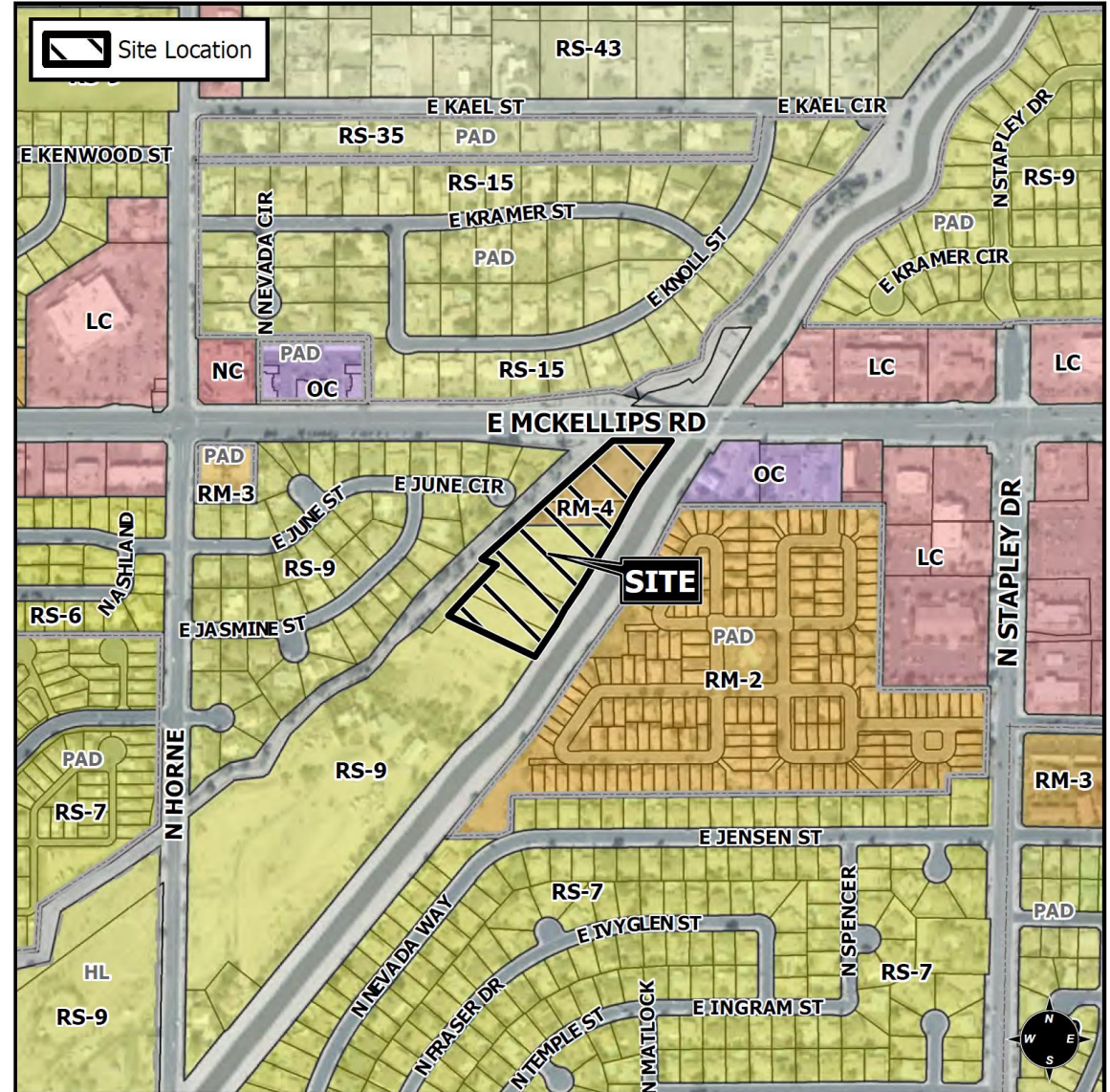
October 13, 2021

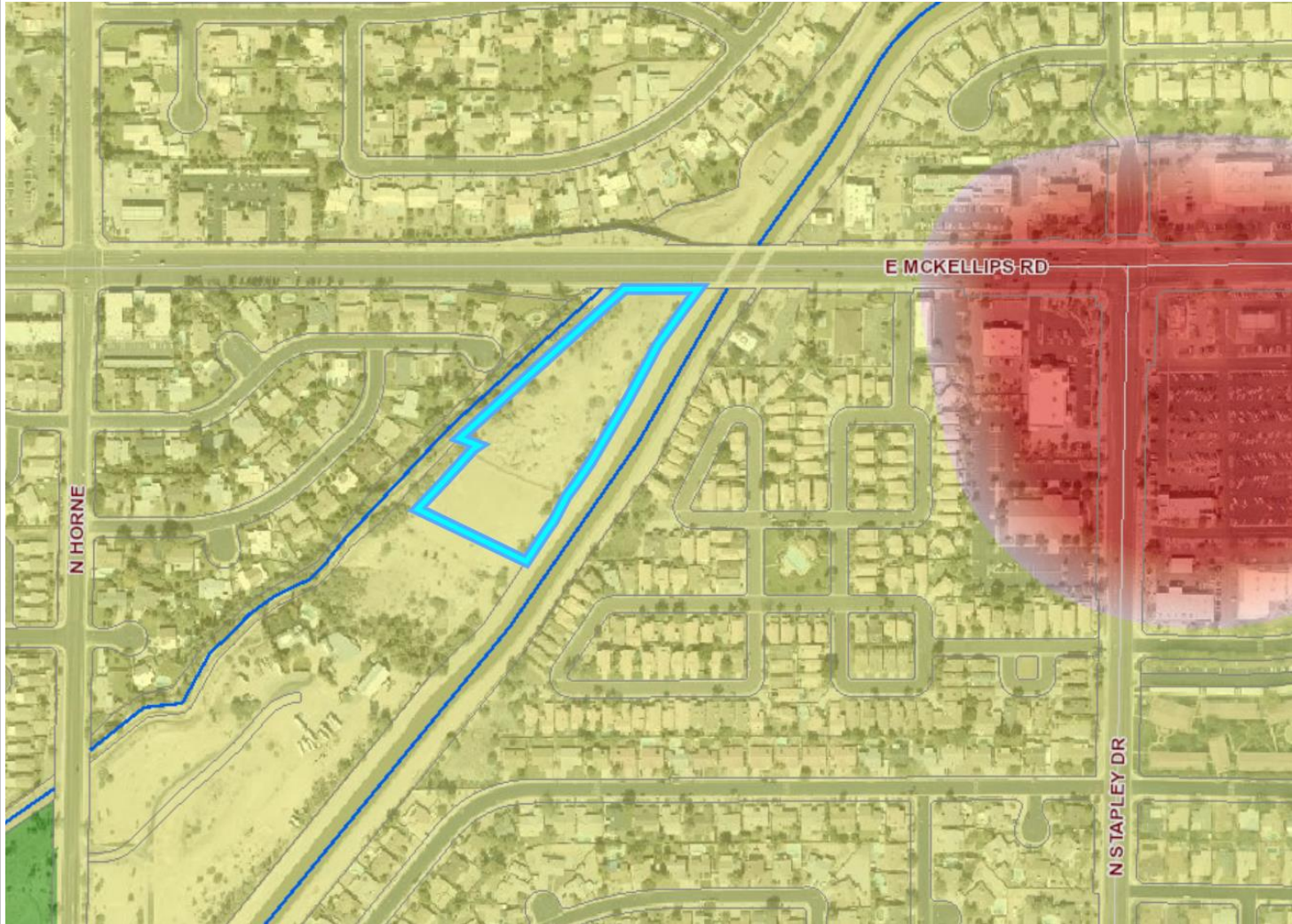


ZON20-00840

Location

- West of Stapley Drive
- South Side of McKellips Road
- Between 2 canals





General Plan

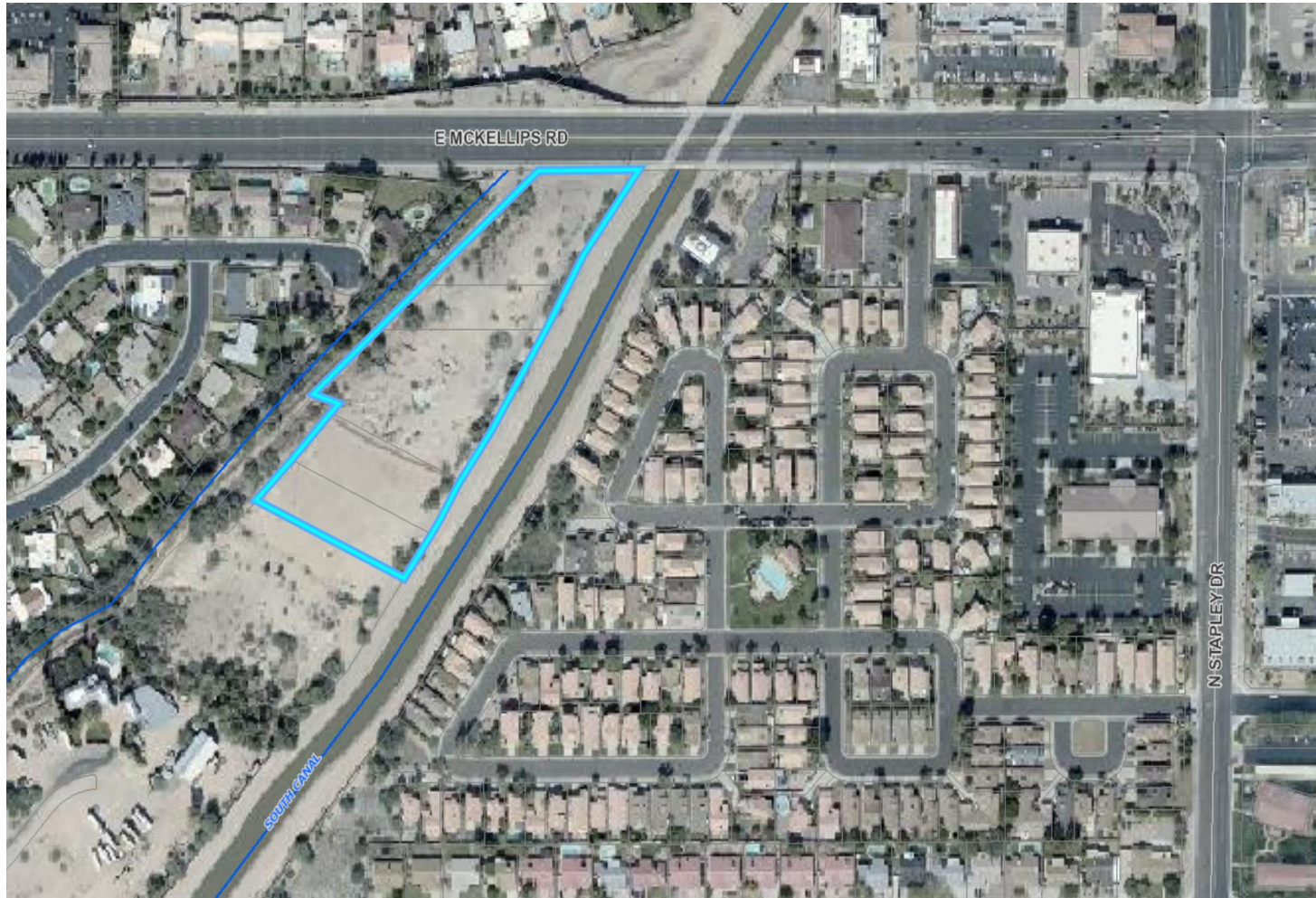
Neighborhood - Suburban

- Primarily RS
- RM at arterials & intersections
- Variety of housing

Site Photos



Looking south towards the site



Request

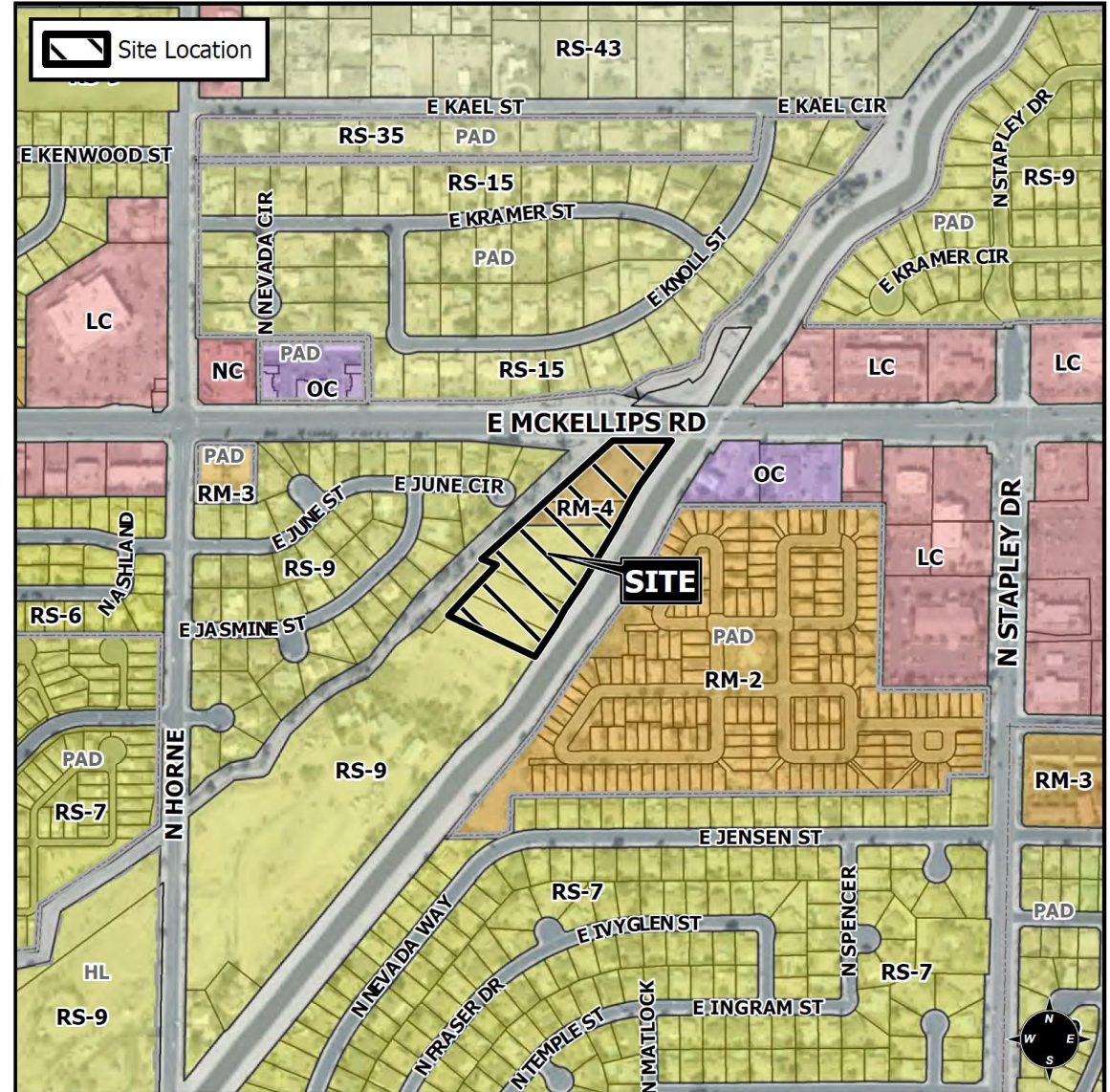
- Rezone from RS-9 & RM-4 to RM-2-PAD; Site Plan Review

Purpose

- Allow for a multiple residence development

RM-2-PAD

- 7



PAD Request

Development Standard	Required LC	Proposed LC-PAD	Justification
Min. Building Separation	35'	30'	<ul style="list-style-type: none">• Accommodates uneven on-site grading• Supports unique building design
Max. Garage Doors	3 doors	4 doors	<ul style="list-style-type: none">• Supports unique building design<ul style="list-style-type: none">• Recessed below balconies• Landscaping between doors
Landscape Setback (East)	Free from vehicle encroachment	Allow 3 spaces to encroach	<ul style="list-style-type: none">• Accommodates unique lot shape• Increased landscaping in other areas

Site Plan

- 30 units, 4 buildings, 2-3 stories
- Central drive with parking and garages on either side
- Several outdoor amenities



Design Review

- September 14, 2021
- Minor changes recommended



Citizen Participation

- Mailed required notifications
- Held 2 virtual meetings
 - Oct 2020 & Apr 2021
- Concerns:
 - Traffic (study conducted)
 - Visibility/privacy



Summary

Findings

Complies with:

- 2040 Mesa General Plan
- Criteria in Chapter 22 for PAD
- Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

Approval with Conditions



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