



PLANNING & ZONING BOARD

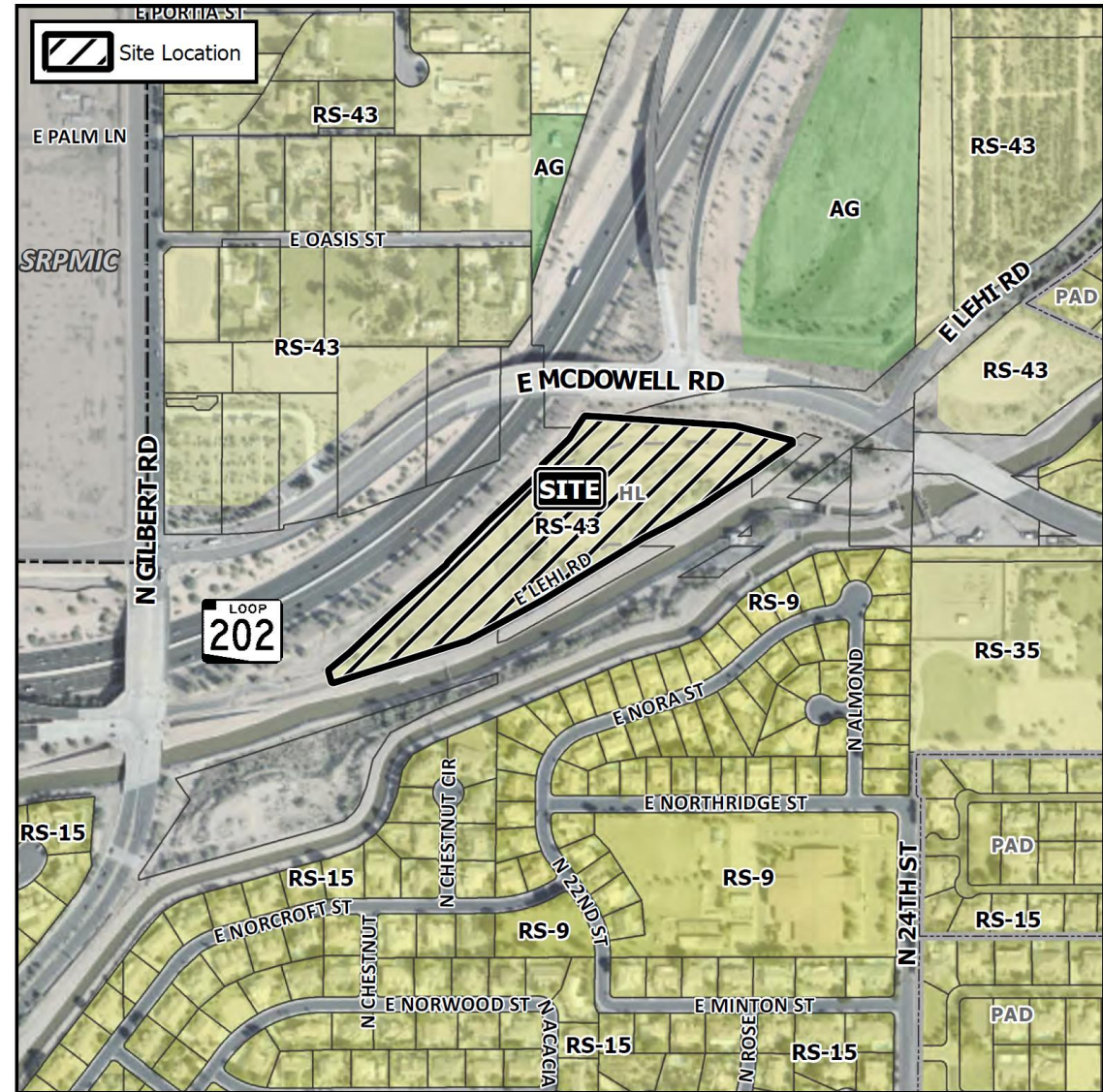
October 27, 2021



ZON21-00129

Location

- Within the 2200 to 2400 blocks of East McDowell Road (south side)
- East of Gilbert Road





General Plan

Neighborhood *Suburban*

- Predominant RS
- RM at major arterials and intersections



Request

- Rezone from RS-43 & RS-43-HL to RM-5-PAD; Site Plan Review; and Special Use Permit

Purpose

- Allow for a multiple residence development with accessory commercial

Site Photo

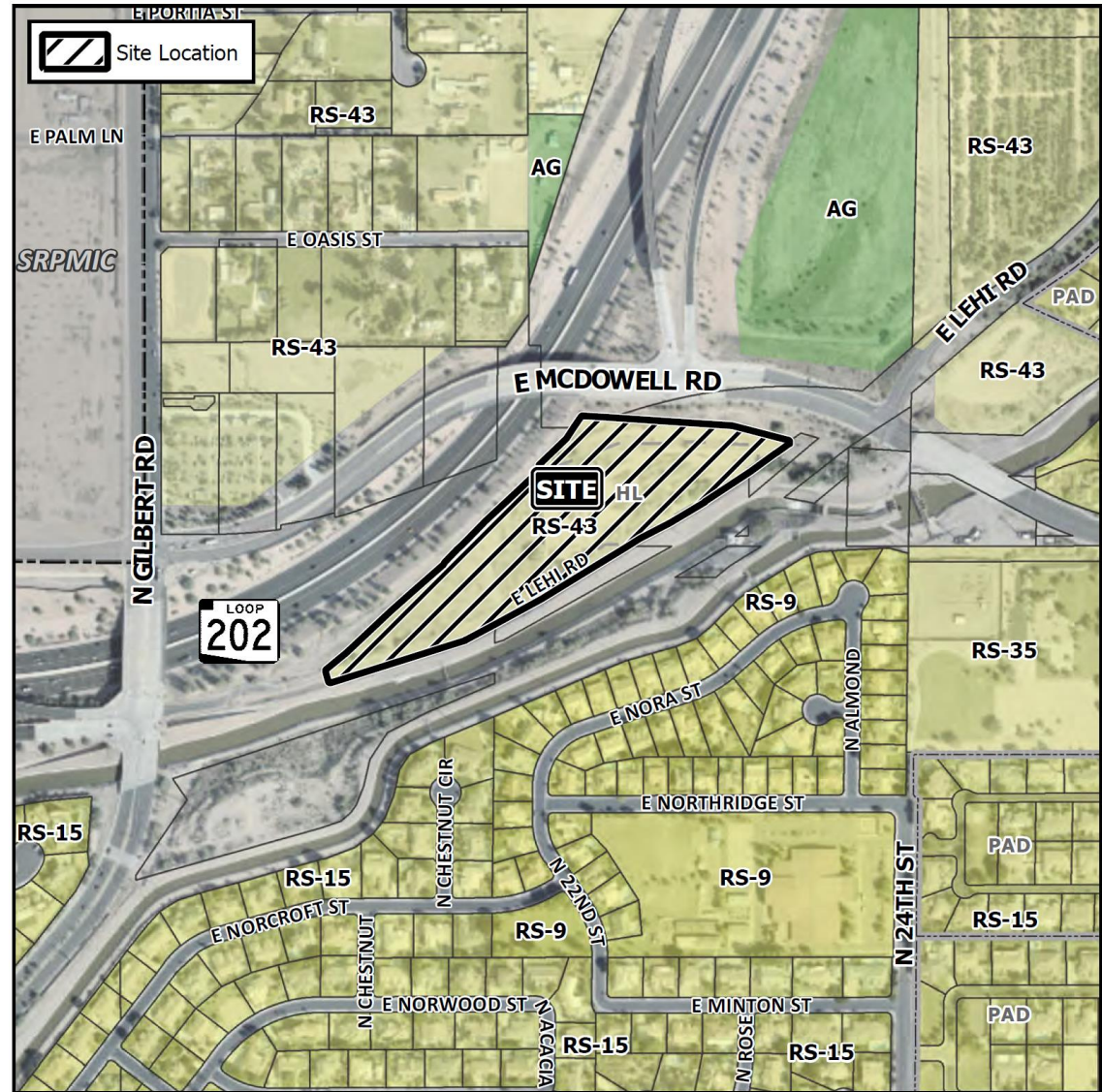


Looking south towards the site from McDowell Road

Zoning (Proposed)

Multiple Residence 5

- Variety of housing
- Multiple Residence permitted
- Limited-Service Restaurant with SUP



Special Use Permit

Section 11-5-2 – Limited-Service Restaurant

- Approval of Special Use Permit
- Location at intersection of arterial & collector
- Max. GFA of 1,500 SF
- No drive-thru windows

PAD Request

Development Standard	Required RM-5	Proposed RM-5-PAD	
Maximum Fence Height - Front Yard	3.5'	6'	<ul style="list-style-type: none"> Secure perimeter on McDowell
Required Parking Ratio	2.1 spaces per unit (266 total)	1.8 spaces per unit (399 total)	<ul style="list-style-type: none"> Consistent with similar developments Approximately half the units are 1-bed
Covered Parking	1 space per unit (222 total)	0.98 spaces per unit (217 total)	<ul style="list-style-type: none"> Easements that prohibit structures
Required Landscape Yard - south side	25 feet	15 feet	<ul style="list-style-type: none"> Unique lot configuration Approximately 290' from adj. RS
Foundation Base - exterior walls with public entrance	15 feet	10 feet	<ul style="list-style-type: none"> Fire Code requirements
Landscape Islands b/w parking canopies	24 feet wide	8 feet wide	<ul style="list-style-type: none"> Due to limitations on covered parking locations

PAD Request

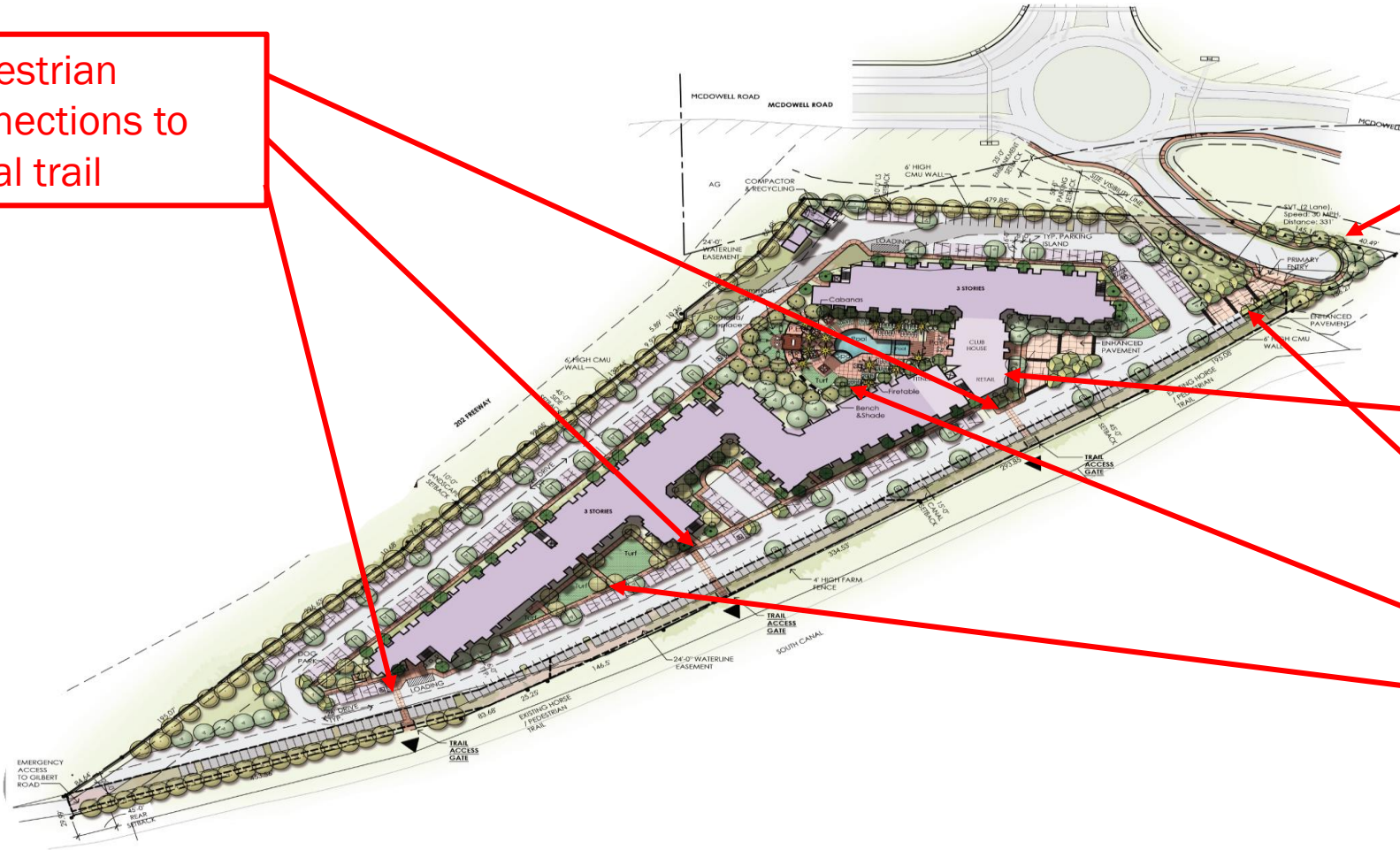
Pedestrian connections to canal trail



Superior elevations

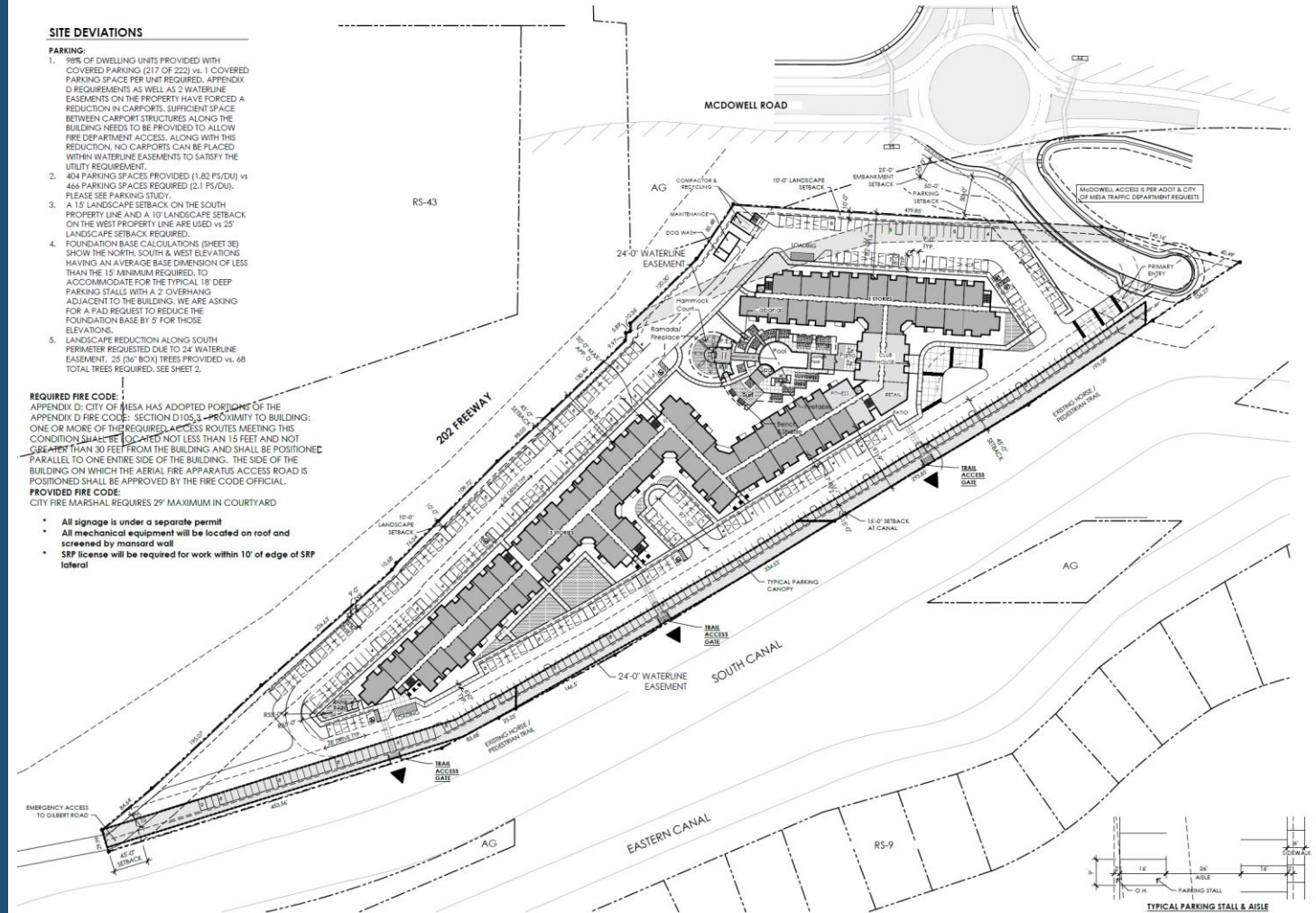
Retail component

High Quality Amenities



Site Plan

- One multiple residence building
- 222 units
- 1,500 square foot commercial
- Entry off McDowell Road



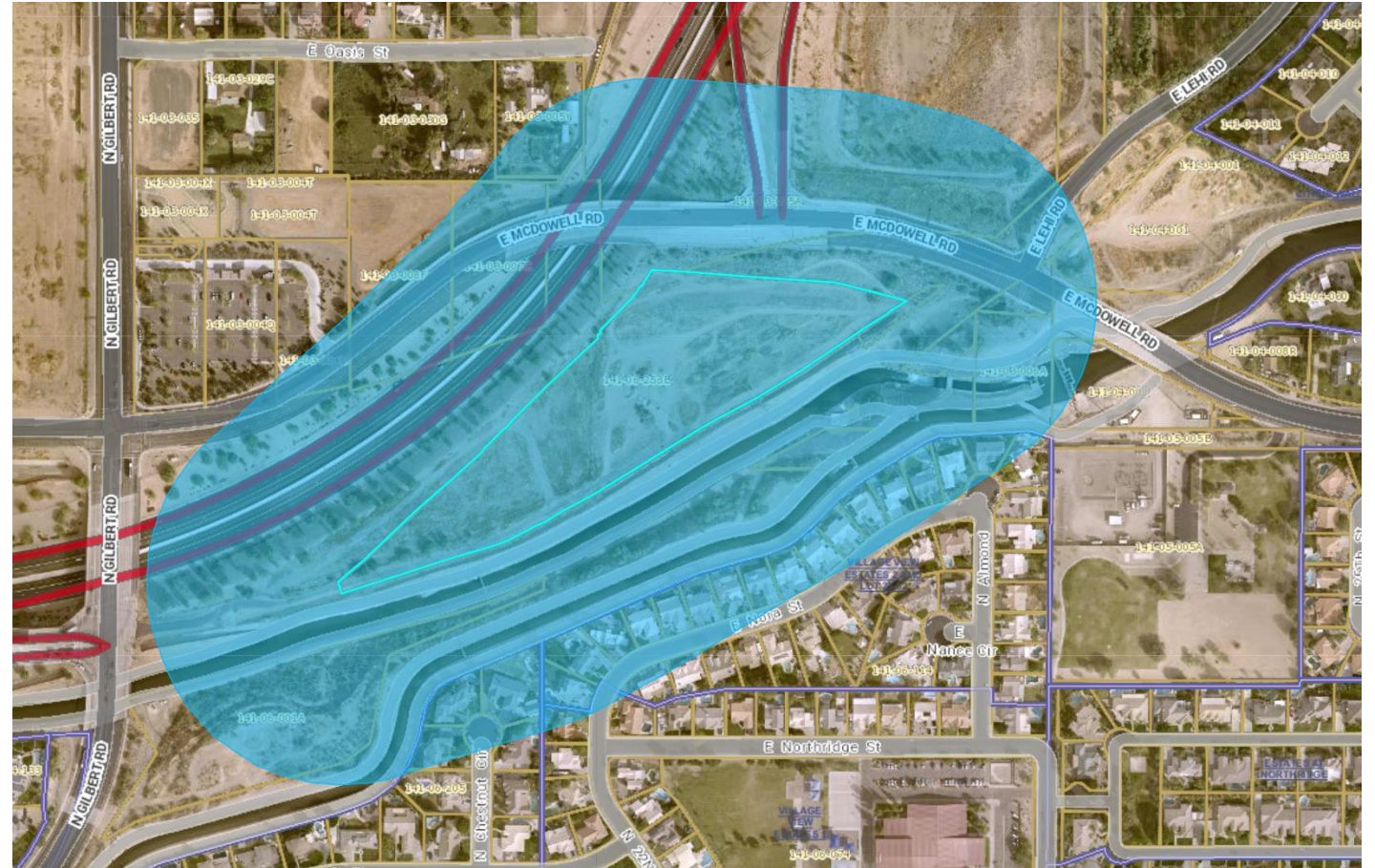
Design Review

- October 12, 2021
- 4 neighbors attended:
 - Concerns over height
 - Exterior design
 - Landscaping along trail



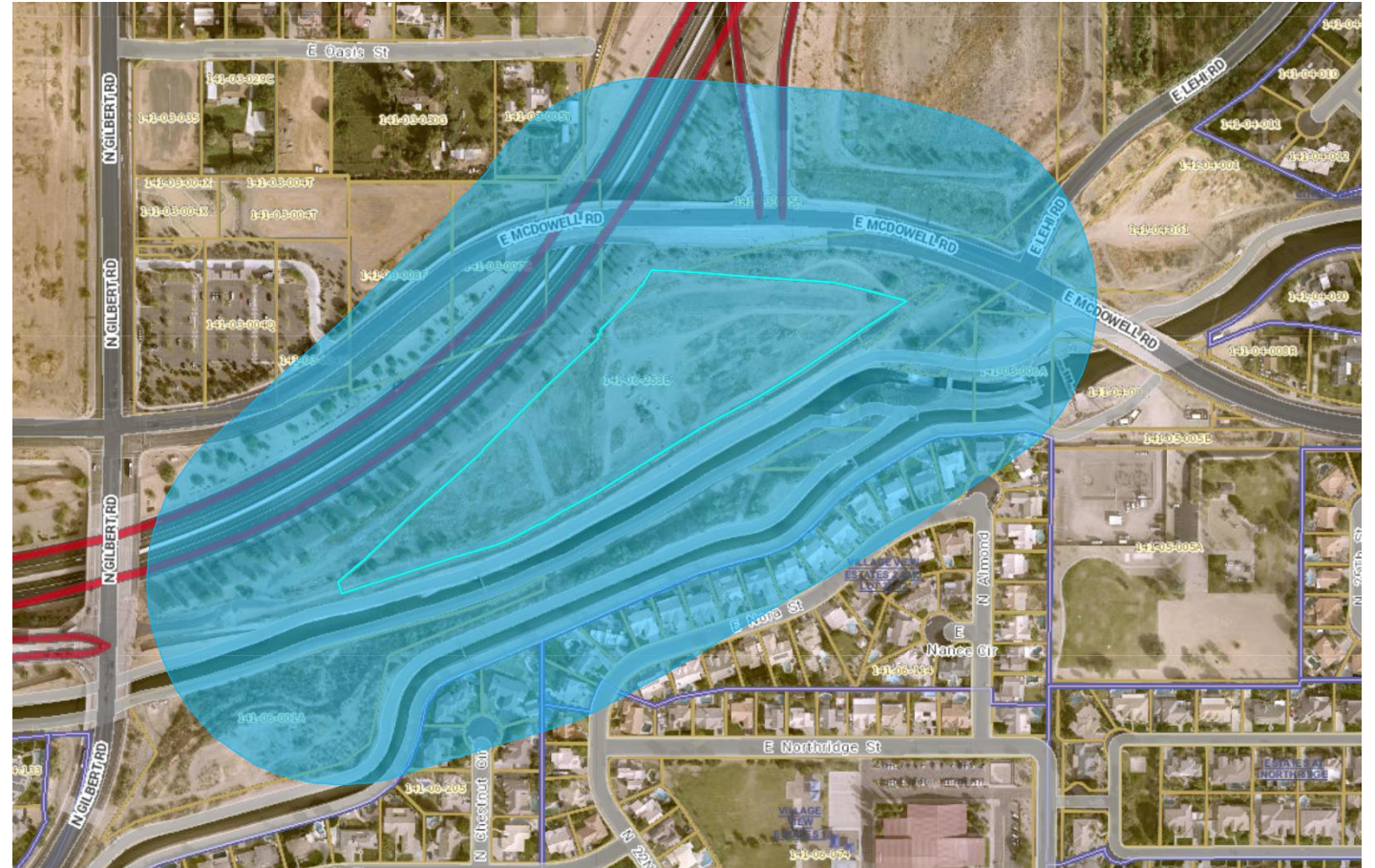
Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- 3 Neighborhood Meetings
 - Additional secondary meetings, calls with adj. owners



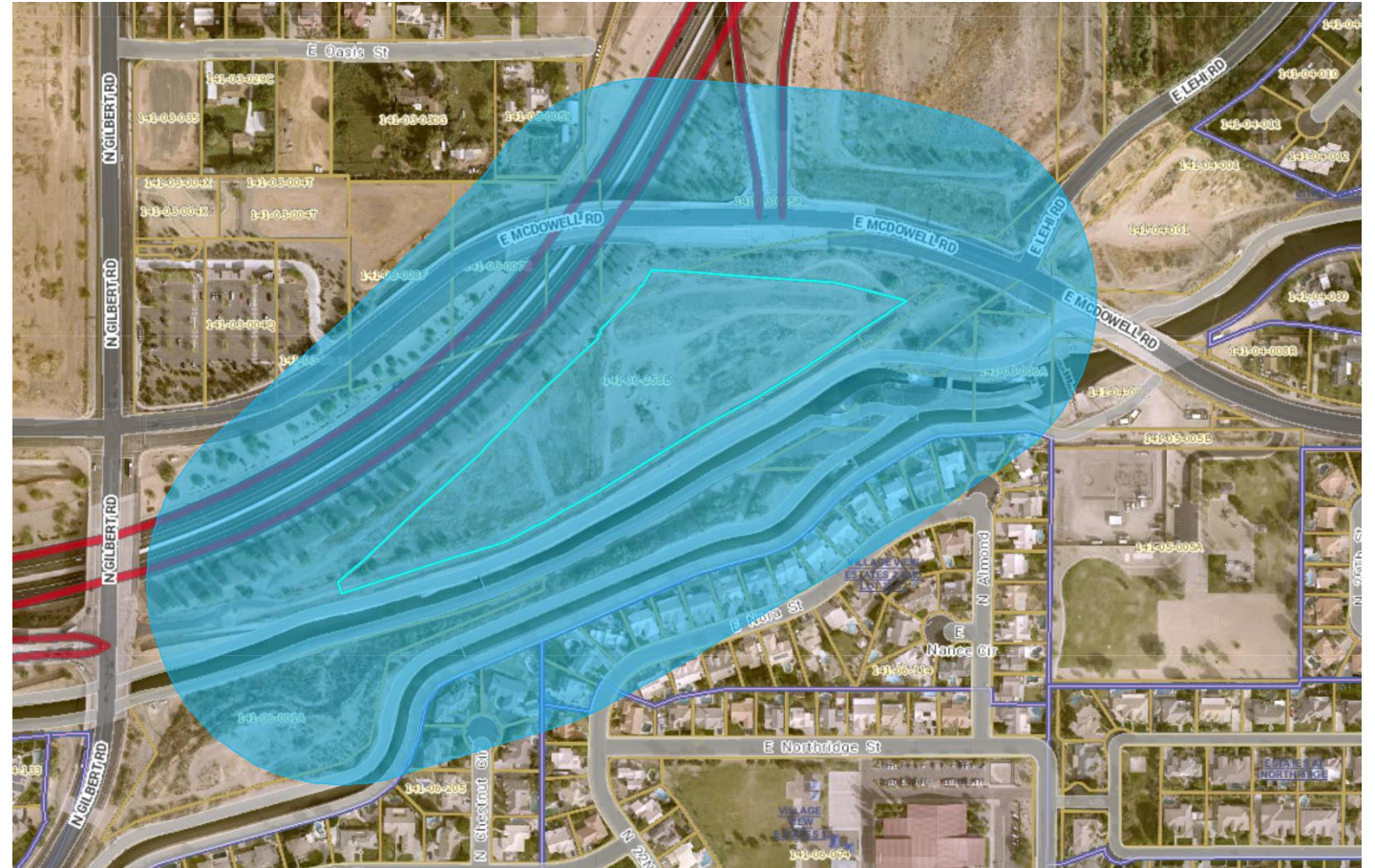
Citizen Participation

- Staff Received:
 - Emails, calls, survey & petition
- Concerns:
 - Height
 - Density
 - Traffic
 - Compatibility



Citizen Participation

- Letter of Support from adj. owners subject to:
 - Good Neighbor Policy
 - Opaque balconies
 - Additional conditions:
 - Limits units & height
 - Quality elevations
 - Landscaping
 - Lighting



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 70 for SUP
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff Recommendation

Approval with Conditions



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