



Sun Rise Apartments ZON21-28

Planning Commission, March 24, 2022

Christina LaVelle
Planning Project Manager





Request

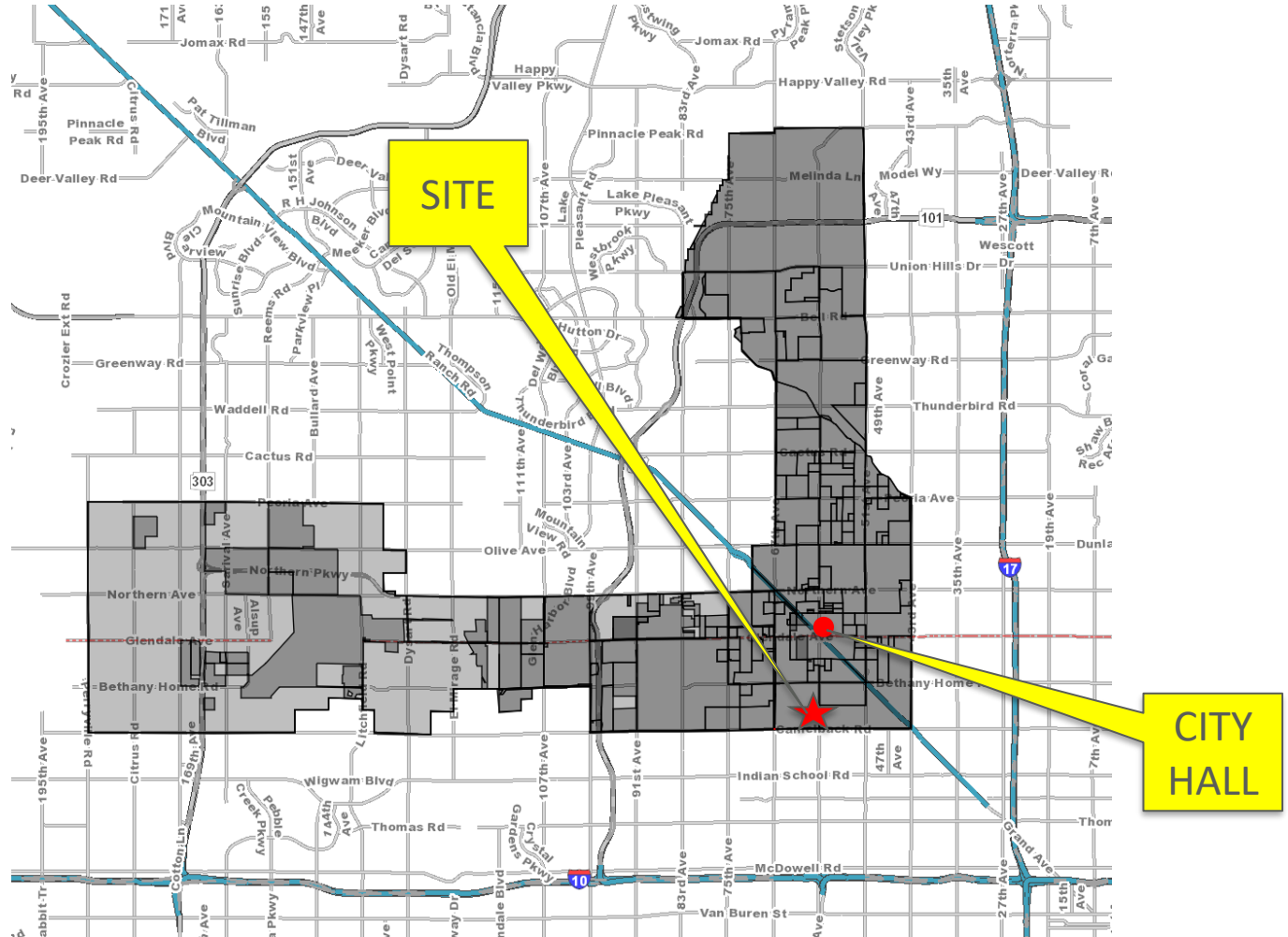
To rezone 10 acres from C-2 (General Commercial) to R-4 (Multiple Residence) to allow for a 120-unit multi-family development.

Project Size: Approx. 10 acres

Applicant /Owner: Francisco Soto / H & M One Real Estate.

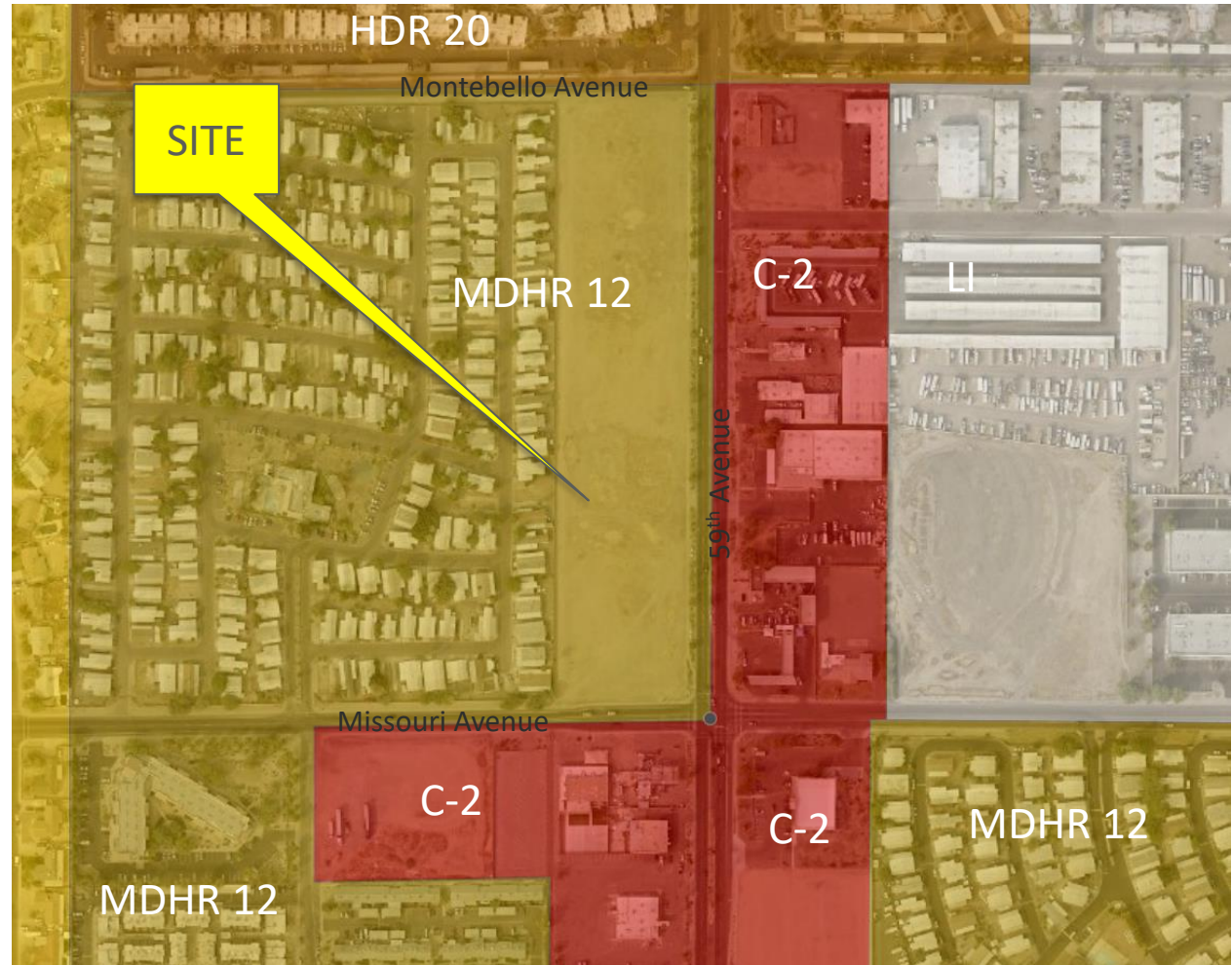
Vicinity Map

NWC of
Missouri
Avenue and
59th Avenue

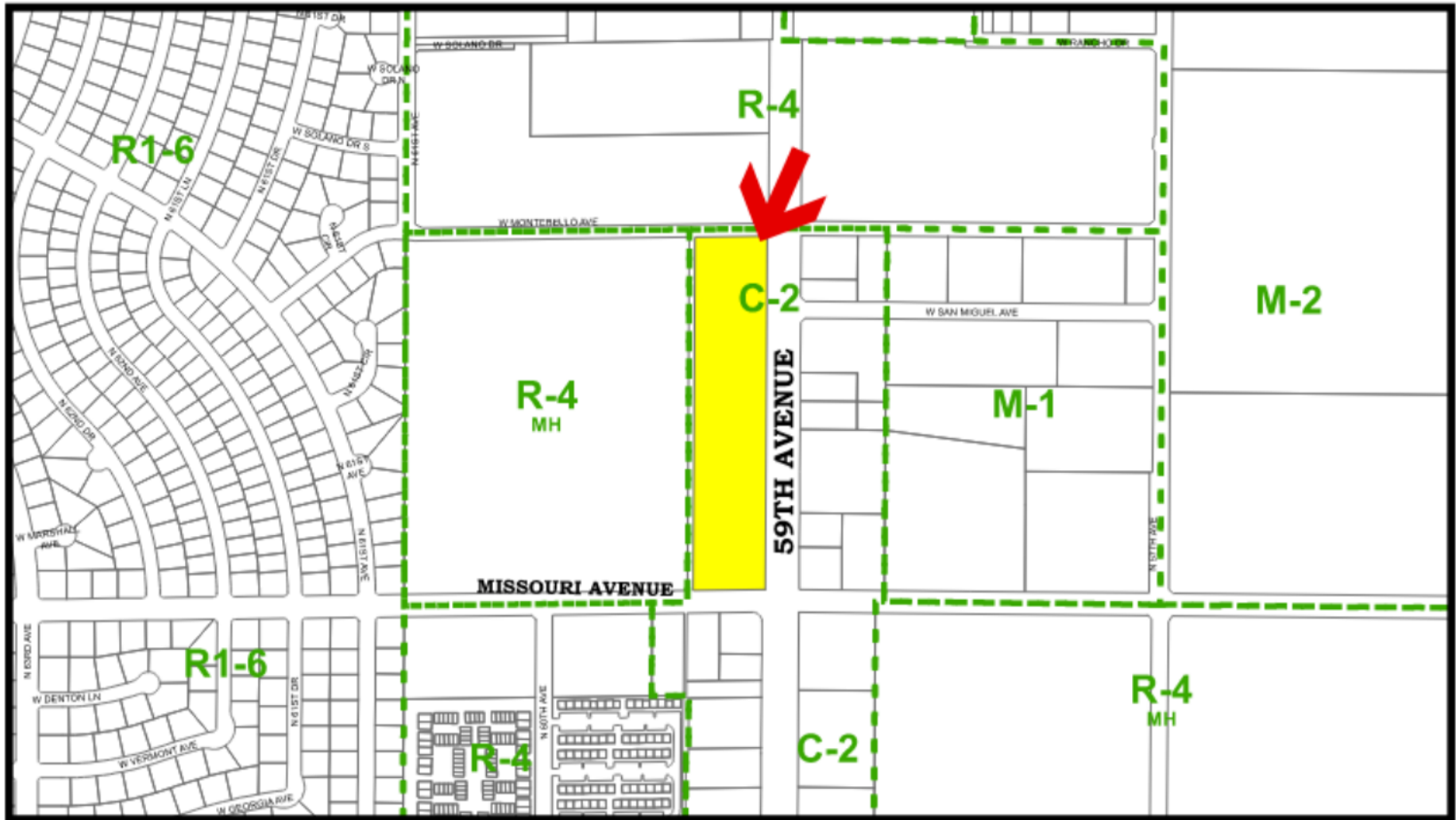


General Plan

The General Plan Designation is MHDR (Medium to High Density Residential, 8.0-12.0 du/ac)



Zoning Map



Site Photos

Looking North from Missouri Avenue



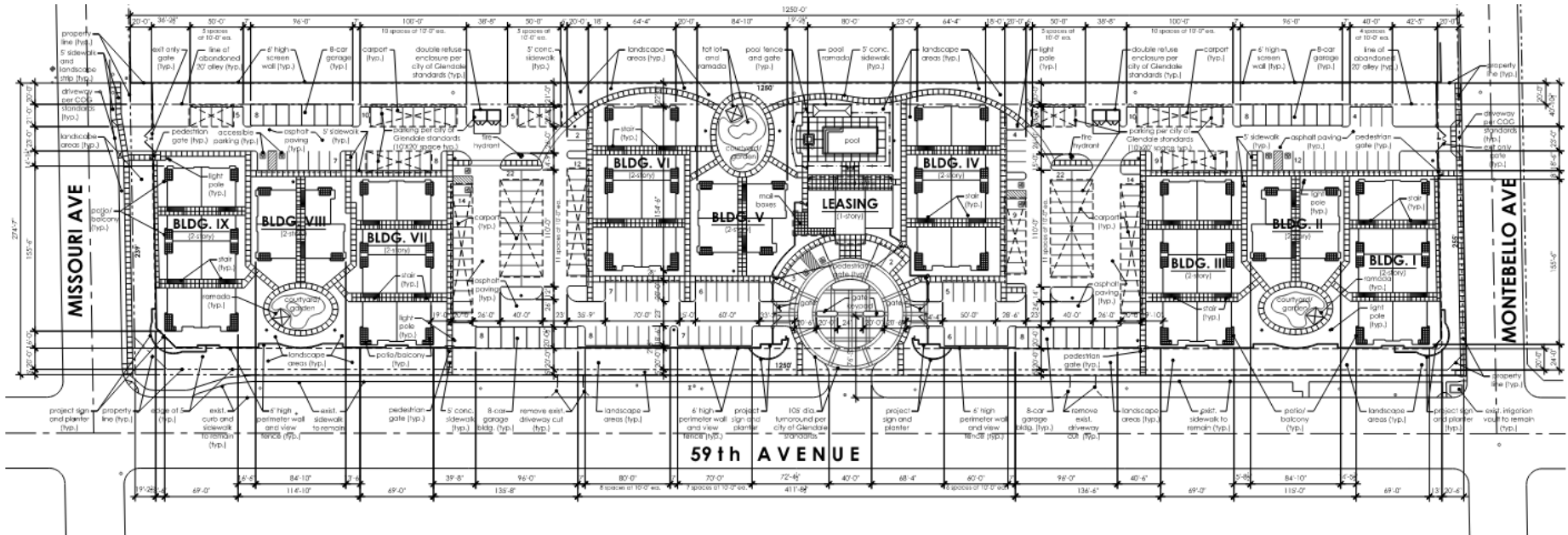
Site Photos

Looking West from 59th Avenue





Site Plan



- Nine two-story buildings.
- One- and two-bedroom luxury apartments.
- Takes access off Montebello, Missouri and 59th Avenue.
- Covered and uncovered parking provided.
- Court yards, gardens, ramada, pool, tot lot.



Elevations



building I - south elevation

(Bldgs. III-IV-VI-VII and IX similar)



west elevation

view from mobile park



east elevation

view from 59th Ave



Public Involvement

- On January 7, 2022, the applicant sent notification letters for a virtual neighborhood meeting to be held on January 19, 2022.
- Arizona Republic published on March 2.
- Site posted on March 4.
- Hearing notices mailed on March 4.
- One comment was received by phone.



Findings / Analysis

- Consistent with General Plan.
- Furthers public health and safety by acting as a natural buffer between incompatible uses.
- Adequate Schools.
- Mitigation has been considered.



Recommendation

Staff finds the request conforms to these standards and recommends approval subject to the following stipulations:



Recommendation

1. Development shall be in substantial conformance with the applicant's site plan dated November 10, 2021, and the applicant's narrative date stamped January 21, 2022.



Recommendation

2. All sidewalks on public roadways shall be placed within public right-of-way. If additional R/W is required to accommodate sidewalk within turn lanes, it will need to be dedicated as public right-of-way.



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