



# Planning & Zoning Board



# ZON23-00559

Josh Grandlienard, AICP, Planner II

March 13, 2024



# Request

- Rezone from Single Residence (RS-43) to Multiple Residence 2 with a Bonus Intensity Zone overlay (RM-2-BIZ)
- Site Plan Review
- To allow for a Multiple Residence Development





# Location

- West side of North Gilbert Road
- South of East McKellips Road

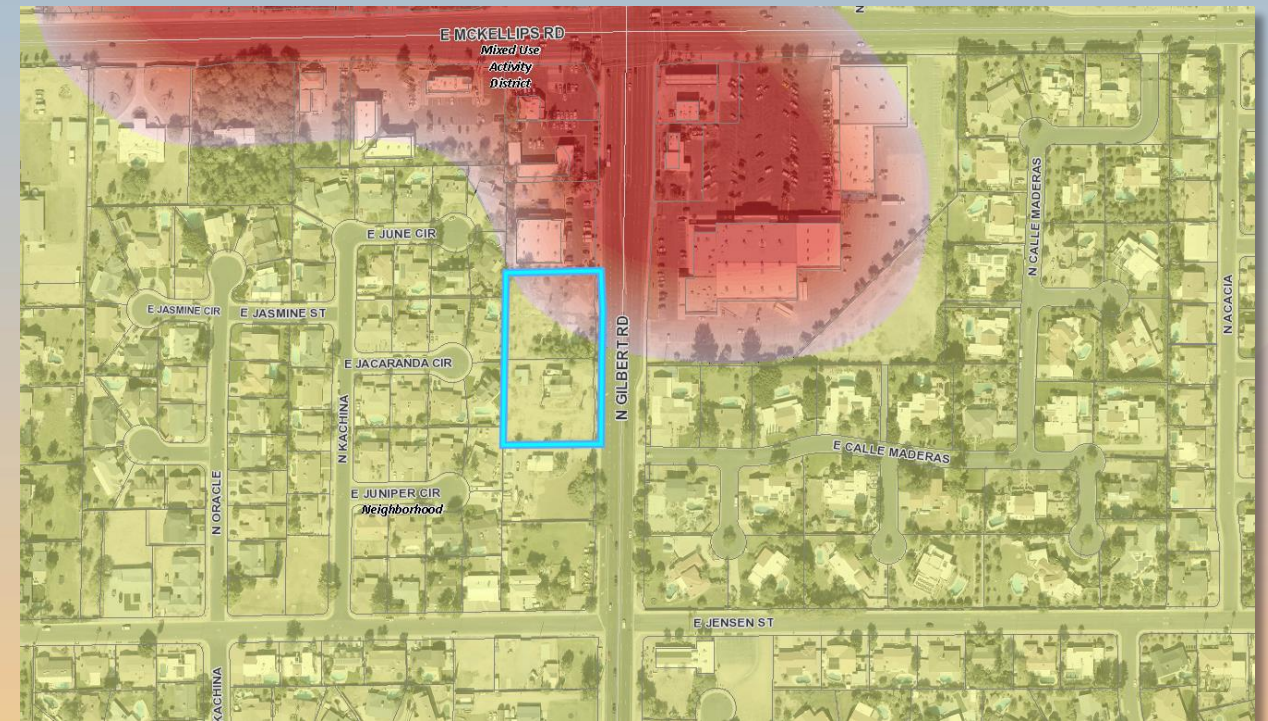




# General Plan

## Neighborhood

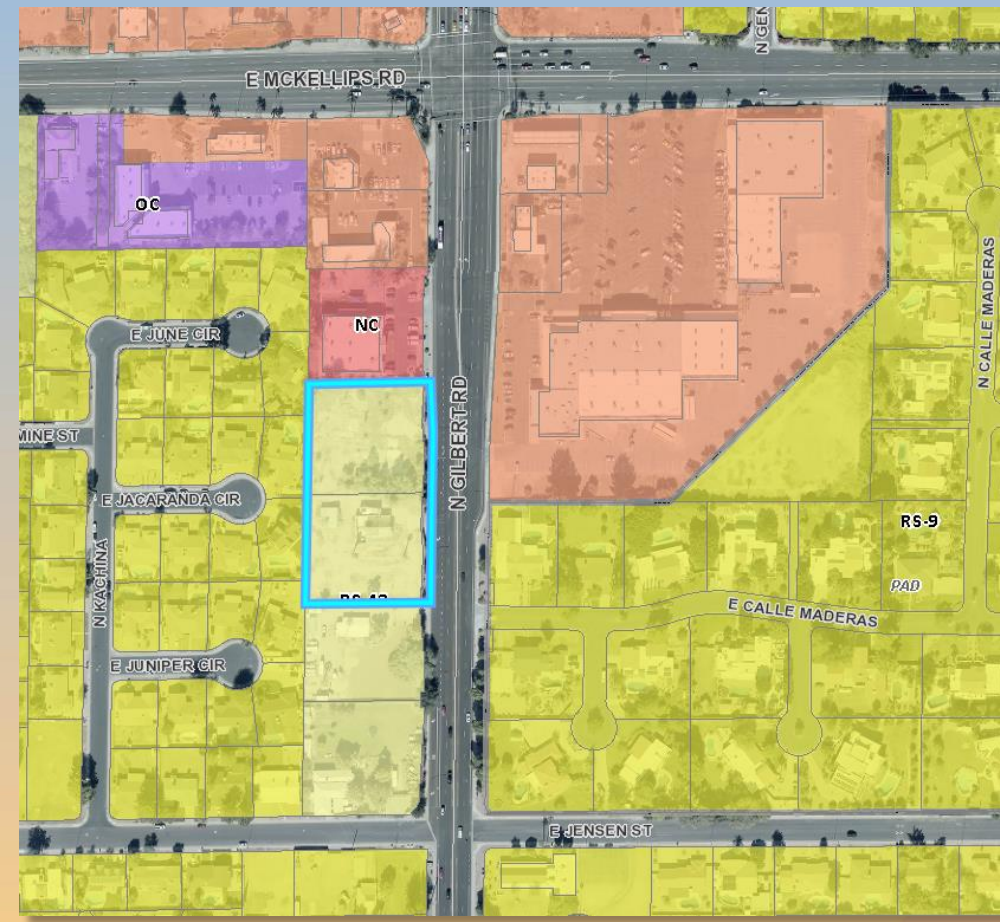
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-2 is a secondary zoning district
- Multiple Residence is a primary use





# Zoning

- Rezone from Single Residence 43 (RS-43) to Multiple Residence 2 with a Bonus Intensity Zone overlay (RM-2-BIZ)
- Multiple Residence is an allowed use within the RM-2 zone





# Site Photo



Looking west from Alma School Road



# Site Plan

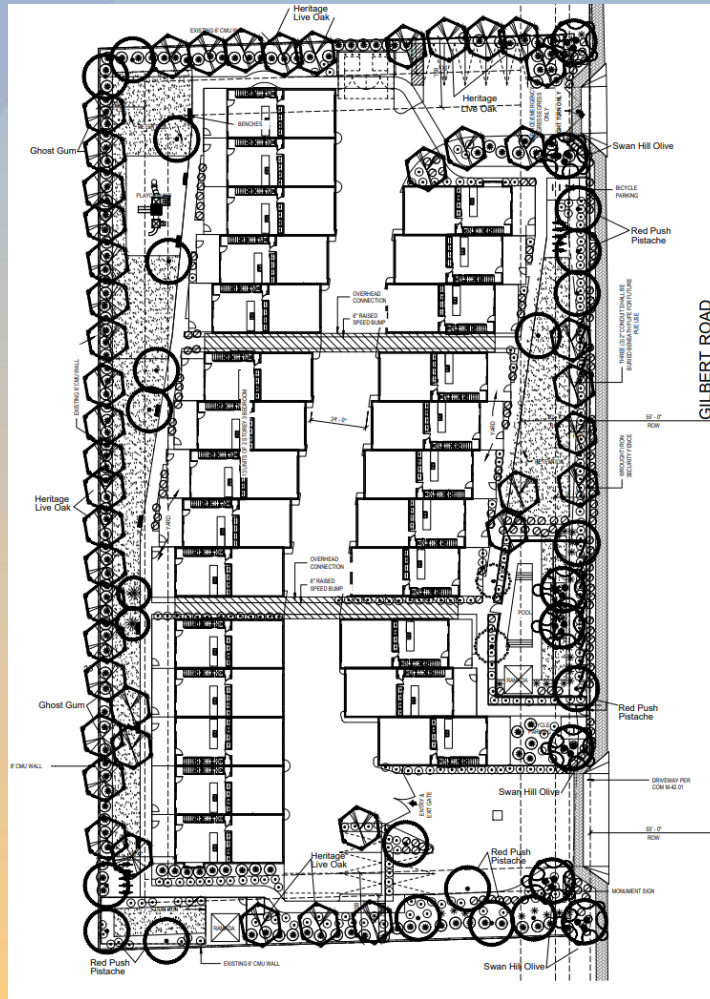
- Access from Gilbert Road
- 26 Units proposed
  - All two stories
- Two Car Garages for each unit plus an additional 10 parking spaces located on site for a total of 62 parking spaces proposed







# Landscape Plan



PLANT MATERIAL LEGEND		
SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)
<b>TREES</b>		
	<i>Eucalyptus papuana</i>	24" Box 8' 3" 1.5"
	Ghost Gum	36" Box 10' 5" 2.0" Double-Staked Typ.
	<i>Prunus cerasifera 'atropurpurea'</i>	36" Box 10' 6" 2.5" Double-Staked Typ.
	<i>Quercus virginiana</i>	24" Box 9' 4" 1.25"
	Heritage Live Oak	36" Box 12' 6" 2.5" Double-Staked Typ.
	<i>Olea europaea 'Swan Hill'</i>	24" Box 8' 5.5" 1.5"
	Swan Hill Olive	36" Box 12' 10" 3" Double-Staked Typ.
	<i>Pistache a. 'Red Push'</i>	24" Box 8' 3" 1.25"
	Red Push Pistache	36" Box 14' 8" 2.5" Double-Staked Typ.
<b>LARGE SHRUBS</b>		
	<i>Dodonaea viscosa 'purpurea'</i>	5 Gallon
	<i>Eremophila 'valentine'</i>	5 Gallon
	<i>Leucophyllum langmaniae</i>	5 Gallon
<b>MEDIUM AND SMALL SHRUBS</b>		
	<i>Callistemon c. 'Little John'</i>	5 Gallon
	<i>Muhlenbergia rigida "Nashville"</i>	5 Gallon
	<i>Muhlenbergia capillaris "Regal Mist"</i>	5 Gallon
	<i>Carissa grandiflora</i>	5 Gallon
<b>GROUNDCOVERS</b>		
	<i>Lantana m. 'New Gold'</i>	1 Gallon
<b>ACCENTS</b>		
	<i>Agave geminiflora</i>	5 Gallon
	<i>Ficus pumila</i>	5 Gallon
<b>LANDSCAPE MATERIALS</b>		
	Decomposed Granite	1/2" size screened
	Desert Gold	2" Deep
	Concrete Header	4" x 6", Curbstyle
	Midiron Bermuda	2" Deep
	Sod	Sod



# Elevations





# Elevations





# Planned Area Development

## Development Standard

## MZO Required

## BIZ Proposed

Minimum Building Setback –  
MZO Table 11-5-5

-Front and Street-Facing Side adjacent to a 6-lane arterial (Gilbert Road)

-Interior Side and Rear: 3 or more units on a lot (north and south property lines)

30 feet

15 feet per story  
(30 feet total)

**20 feet**

**1 foot**



# Planned Area Development

Development Standard	MZO Required	BIZ Proposed
<p><u>Minimum Landscape Yards – MZO</u>  <i>Table 11-5-5</i>                      -Front and Street-Facing Side (Gilbert Road)</p> <p>-Interior Side and Rear: 3 or more units on a lot (north and south property lines)</p>	<p>30 feet</p> <p>15 feet</p>	<p><b>20 feet</b></p> <p><b>1 foot</b></p>
<p><u>Minimum Building Separation – MZO</u>  <i>Table 11-5-5</i>                      -Two-story buildings</p>	<p>30 feet</p>	<p><b>9 feet</b></p>



# Planned Area Development

## Development Standard

## MZO Required

## BIZ Proposed

Maximum Fence/Wall Height—  
*MZO Section 11-30-4(A)(b)*

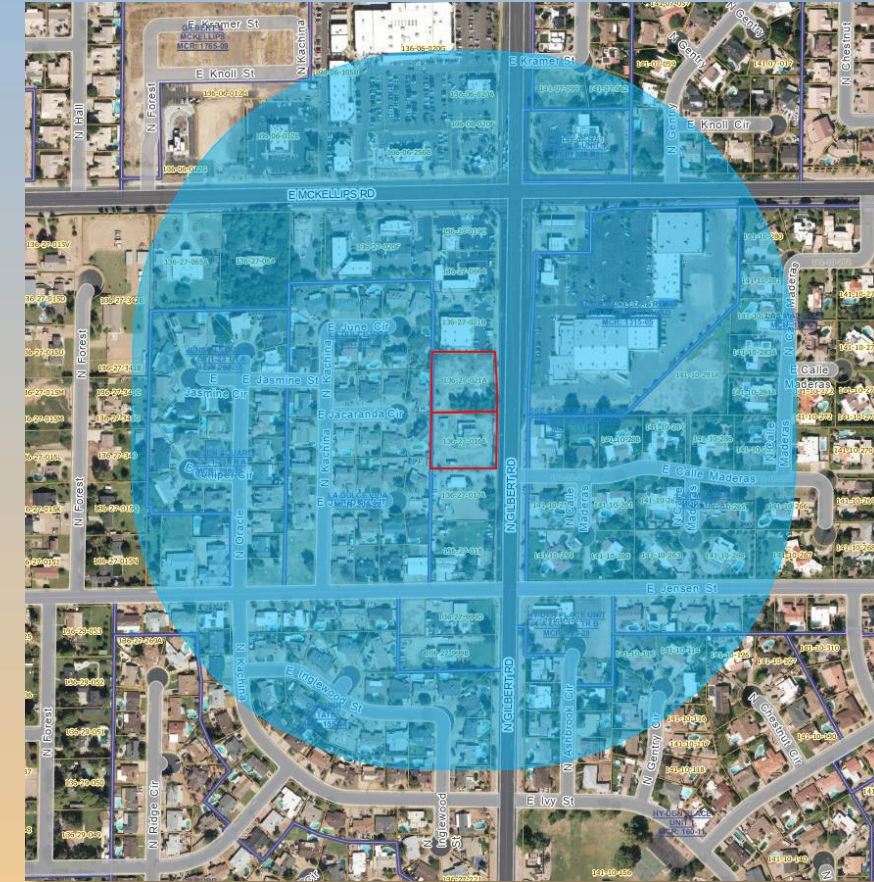
6 feet

**8 feet**



# Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has received numerous emails and calls with concerns about the proposed density, height, and traffic impacts of the proposed project. The applicant has included all correspondences with neighbors in their Citizen Participation Report.





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*





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