



City Council

ZON25-00025

Mary Kopaskie-Brown, Planning Director

September 8, 2025
1



Request

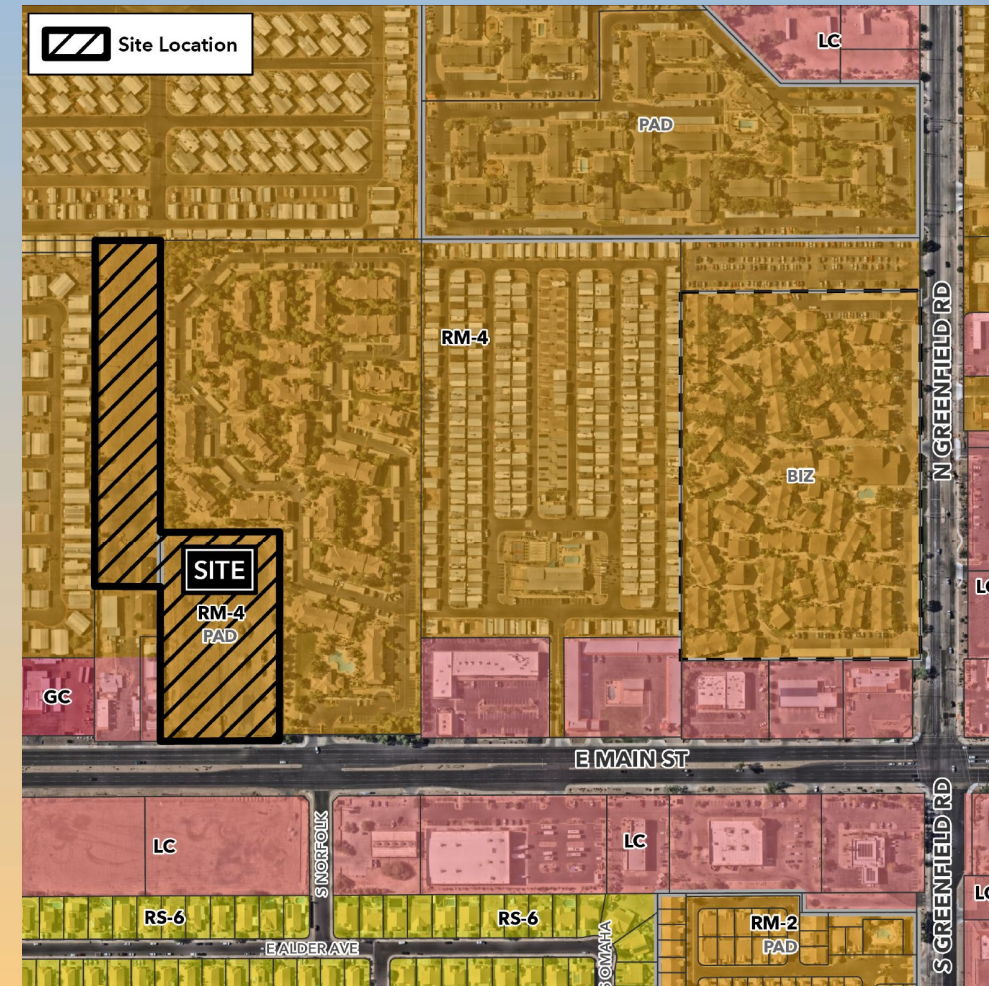
- Rezone 3.3± acres from RM-4 and 3.7± acres from RM-4-PAD to RM-4 with a new PAD Overlay
- Site Plan Review for a 137-unit attached single-residence development





Location

- West of Greenfield Road
- North side of Main Street





General Plan

Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Single-family residential is a principal land use

Urban Center

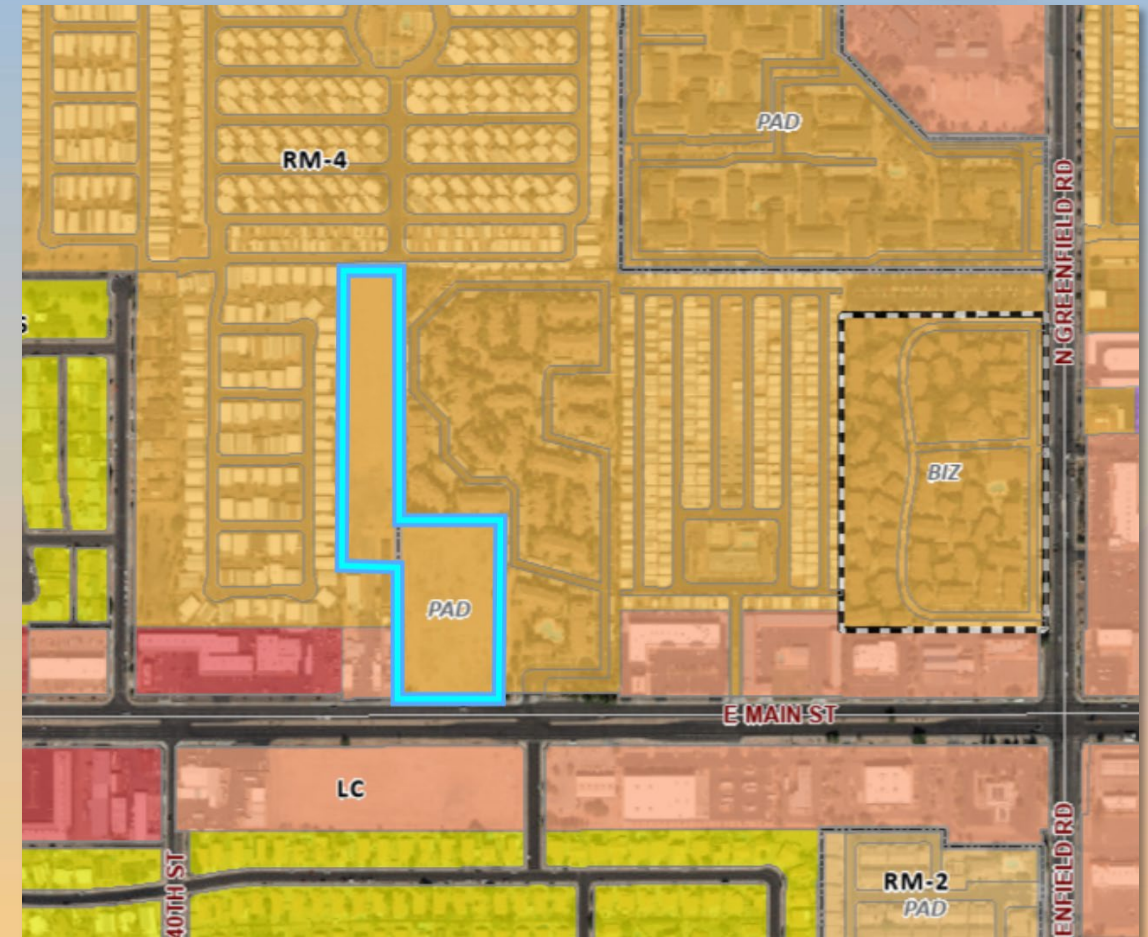
- Does not support single-family
- Concurrent Minor GPA Request





Zoning

- Existing: RM-4 & RM-4-PAD
- Proposed: RM-4-PAD
- Multiple Residences with a max. density of 30 dwelling units per acre (du/ac) are permitted in the RM-4 District.
- Proposed density: 19.6 du/ac





Site Photo

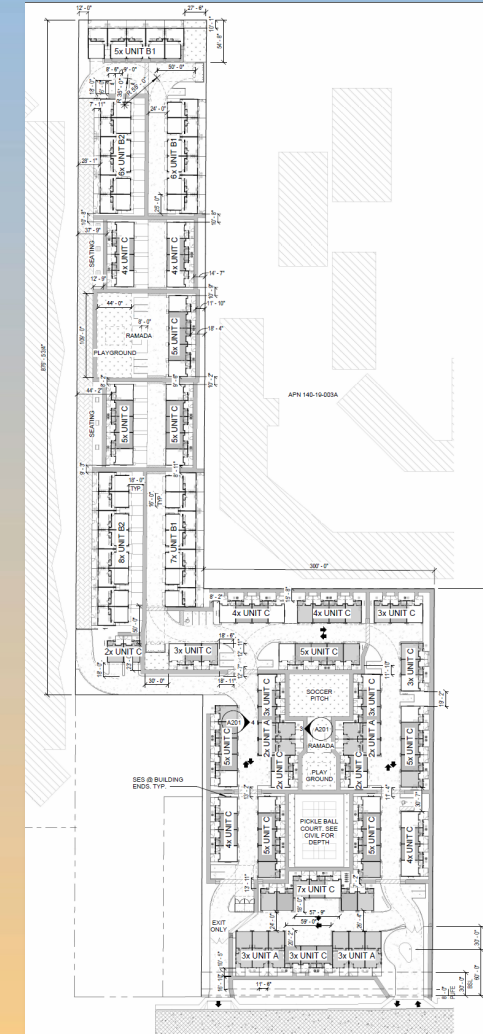


Looking northwest towards the site



Site Plan

- Gated subdivision accessed from Main Street
- 27 buildings
- Two- and Three-Stories
- 137 Attached Single-Residence Units
- 27 visitor parking spaces provided (0 required)





Elevations





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Area (sq. ft.)</u>	6,000 sq. ft.	800 sq. ft.
<u>Minimum Lot Width (ft.)</u>		
- Single-Residence Attached	25 ft.	20.75 ft.
<u>Minimum Lot Depth (ft.)</u>		
Single-Residence Attached	75 ft.	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u>	1,452 sq. ft	800 sq. ft.
<u>Maximum Lot Coverage (% of lot)</u>	70%	86%



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards (ft.)</u>		
Front and Street-Facing Side	Local Street: 20 ft.	Local Street: 0 ft.
Rear: 1 or 2 units on lot	15 ft.	4.25 ft.
<u>Yards for Attached single-residence structures</u>	Minimum interior side yard shall be 10 feet on the end units	Minimum interior side yard shall be 0 feet on the end units
<u>Paving of Street-Facing Yards</u>	No more than 50 percent (50%) of any required front or street-facing side yard may be covered with a paved surface.	No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Standards for Private Open Space</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7'11".
<u>Building Entrances; Projection or Recess</u>	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.
<u>Access, Circulation and Parking; Attached Garages</u>	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors.	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (5), unless there is a break in the building façade between garage doors.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants</u>	A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	A minimum of three (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.
<u>Interior Parking Lot Landscaping; Landscape Islands</u>	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.	Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.
<u>Interior Parking Lot Landscaping; Plant Materials</u>	One shade tree and three shrubs shall be provided for every 15-foot parking island.	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.



Planned Area Development

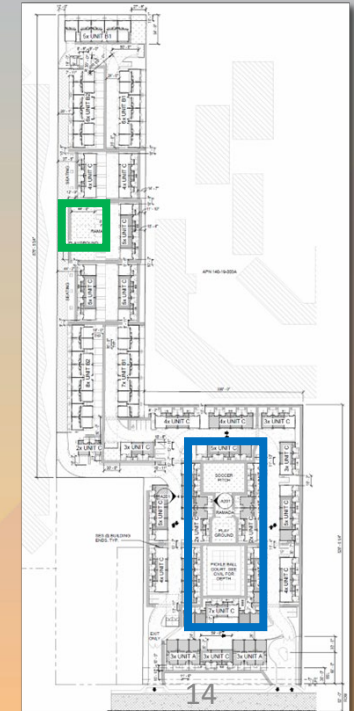
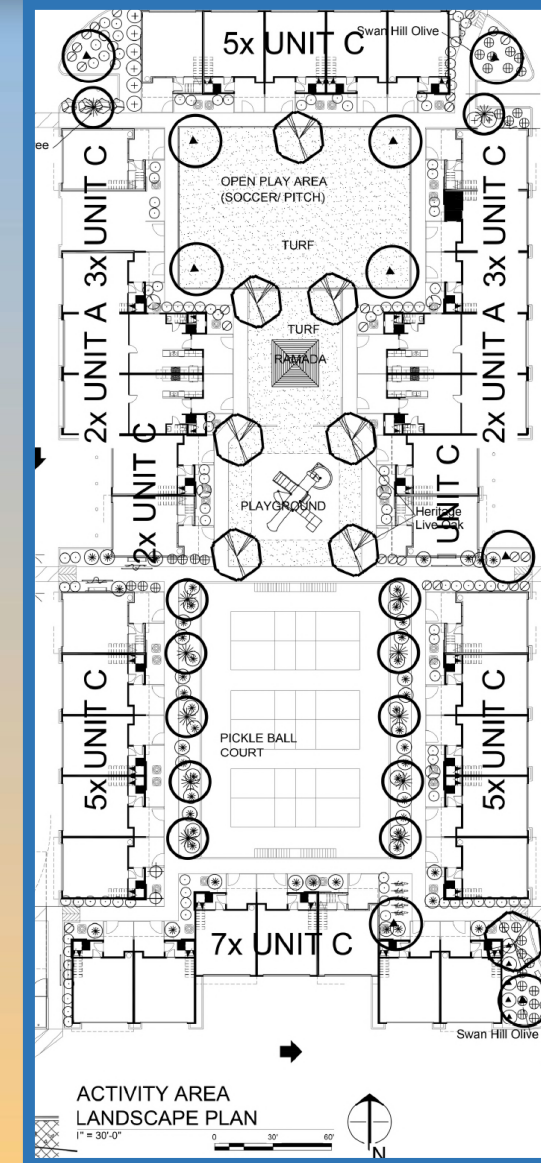
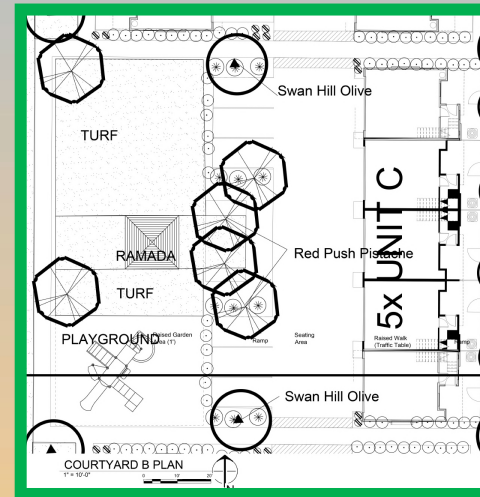
Development Standard	MZO Required	PAD Proposed
<u>Lots and Subdivisions</u>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Proposed lots have frontage on a private street



Planned Area Development

– Open Space / Amenities

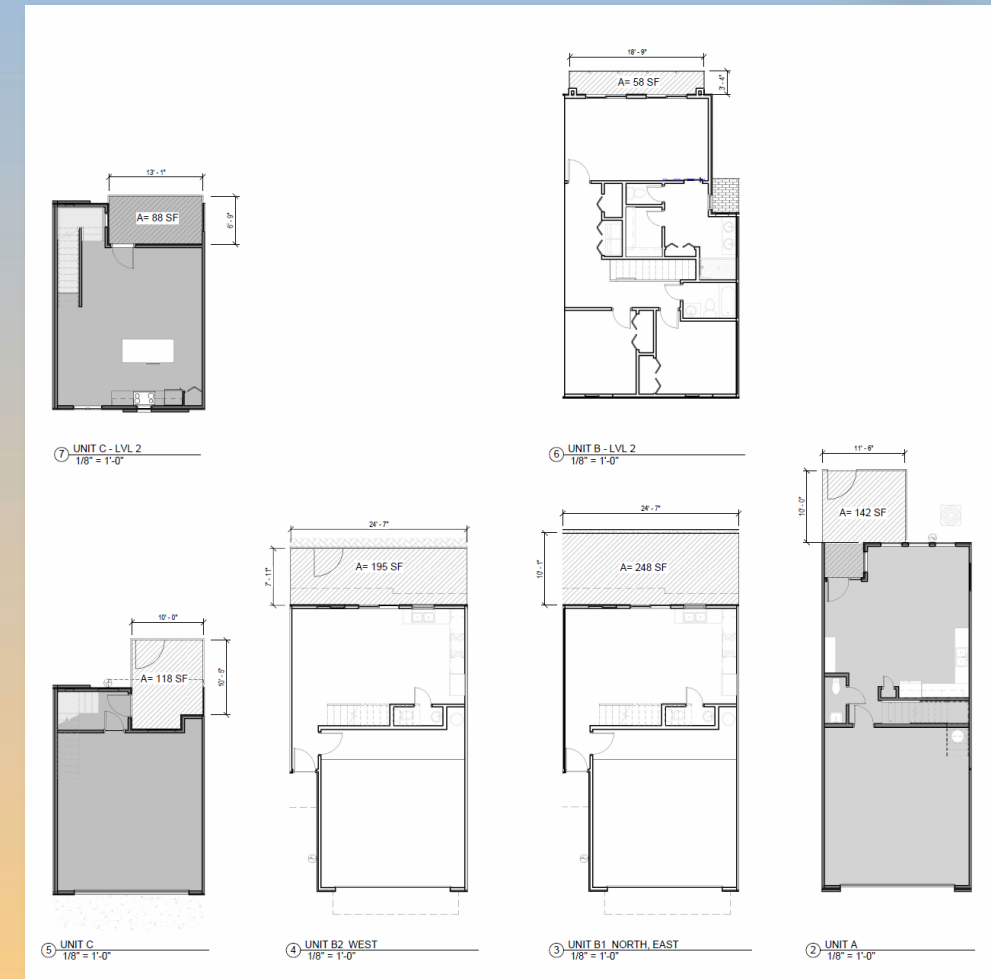
- Exceeds the size requirements by 200%
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





Planned Area Development – Open Space

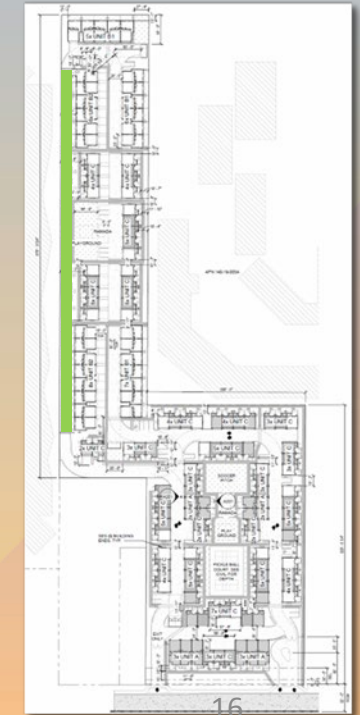
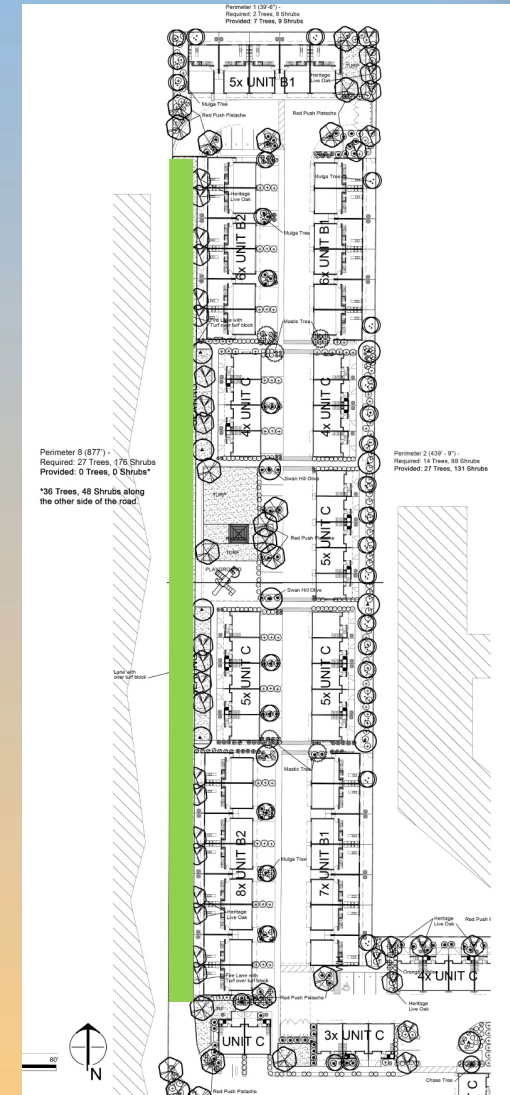
- 142+ square feet of private open space (120 sq. ft. required)





Planned Area Development

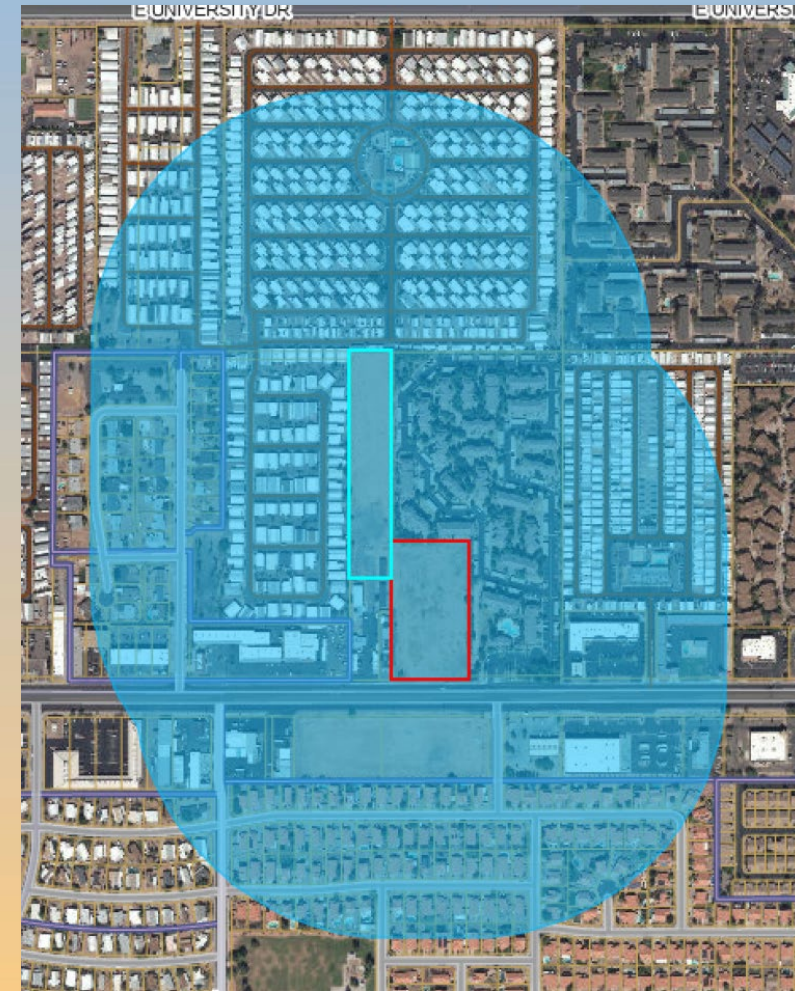
- 27 guest parking spaces (0 required)
- Fire lane comprised of turf block





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on March 11, 2025
 - No neighbors attended
- No responses received





Findings

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

***Staff recommend Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az



Site Photo








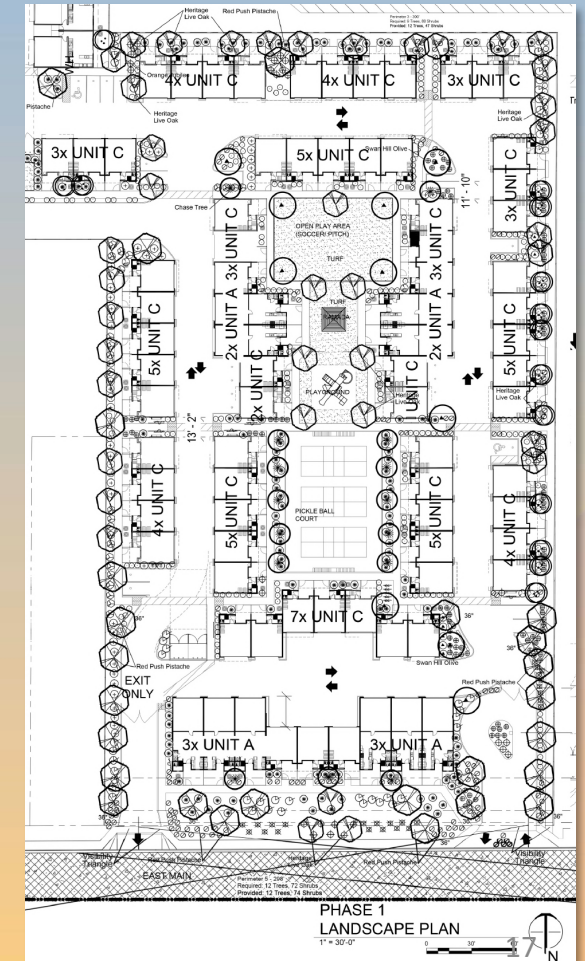
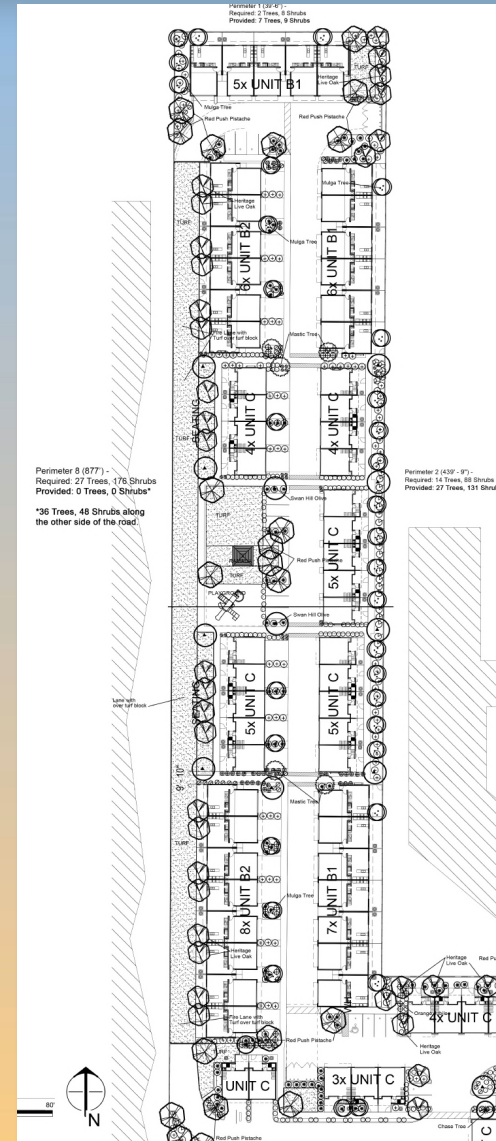
Looking northeast towards the site



PLANT MATERIAL LEGEND

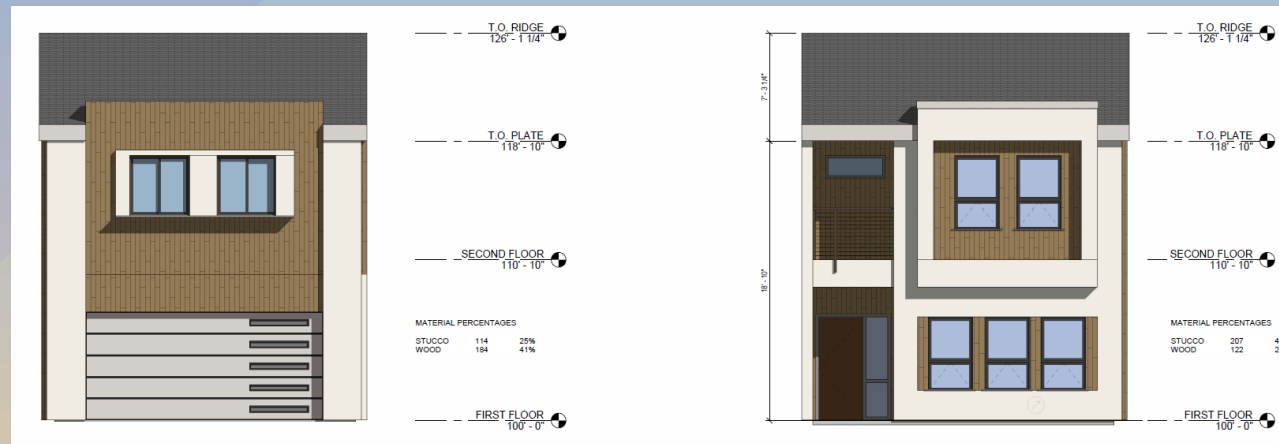
LARGE SHRUBS				
(8)		Photinia fraseri Photinia	5 Gallon	25 27
(9)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59 9
(10)		Olea europaea 'Little Ole' Little Ole	5 Gallon	90 53
(11)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	73 81
(12)		Xylosma congestum 'compacta'	5 Gallon	16 15

LANDSCAPE MATERIALS		
(21)		Decomposed Granite Desert Gold
(22)		Surface Select Granite Boulders
(23)		Concrete Header
(24)		Midiron Bermuda
(25)		FIRE LANE Midiron Bermuda over a Turf Block Base



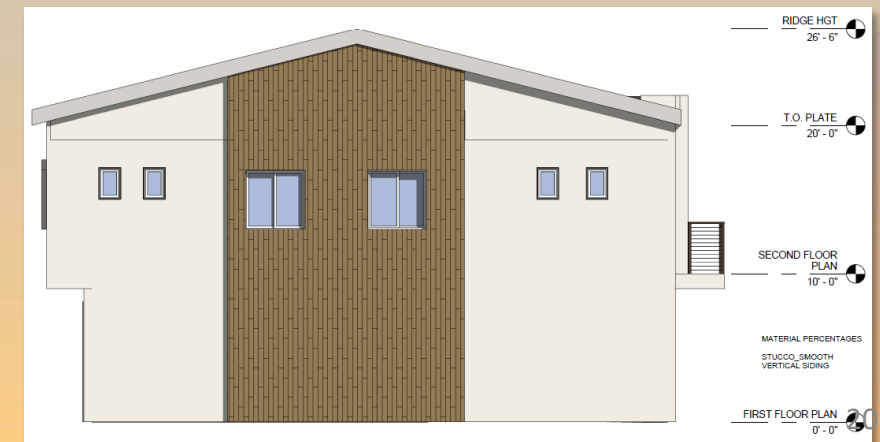
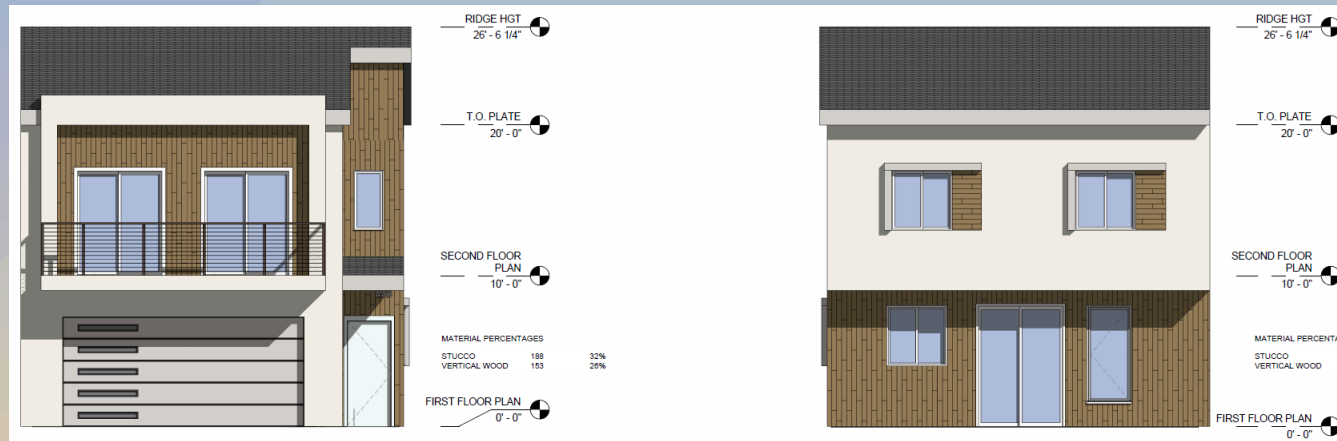


Elevations – Unit A (10 units)



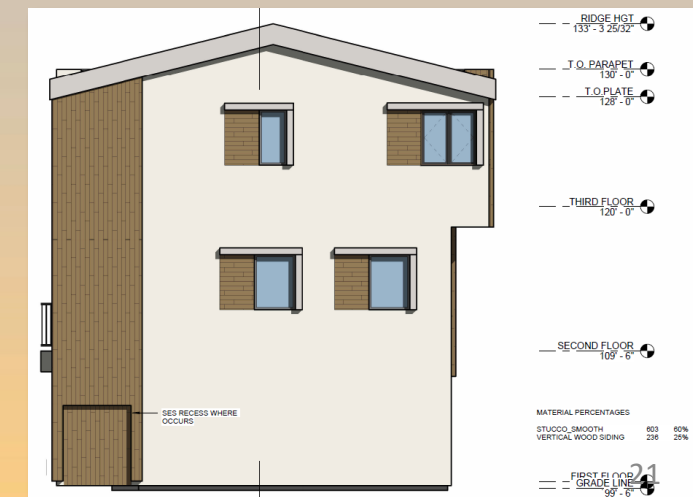
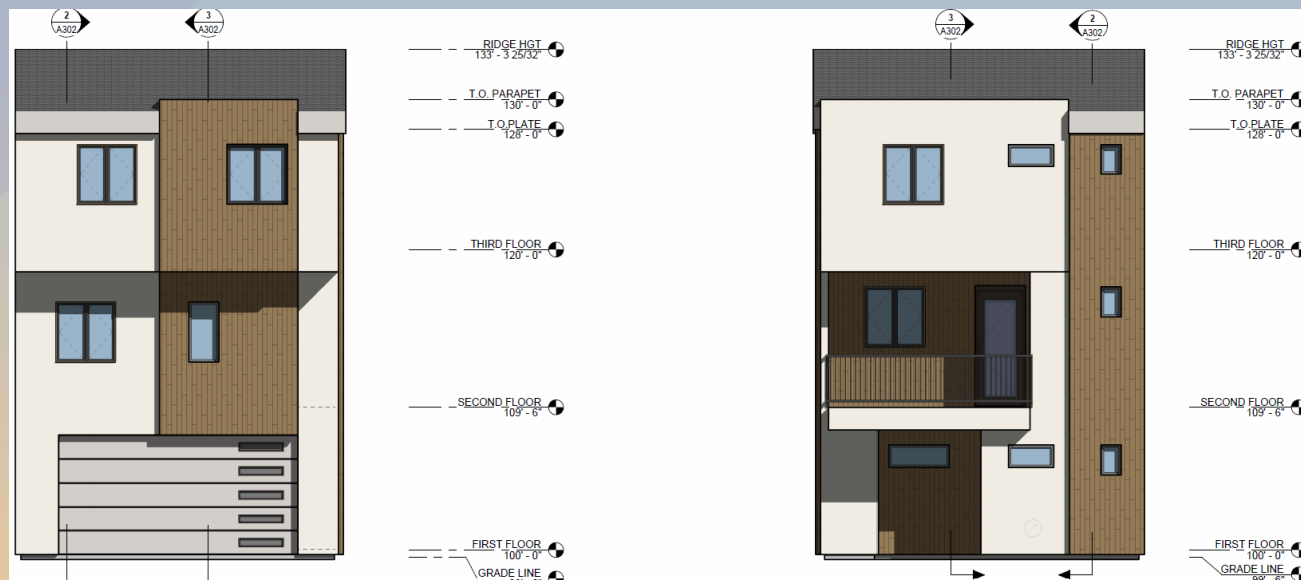


Elevations – Unit B (32 units)



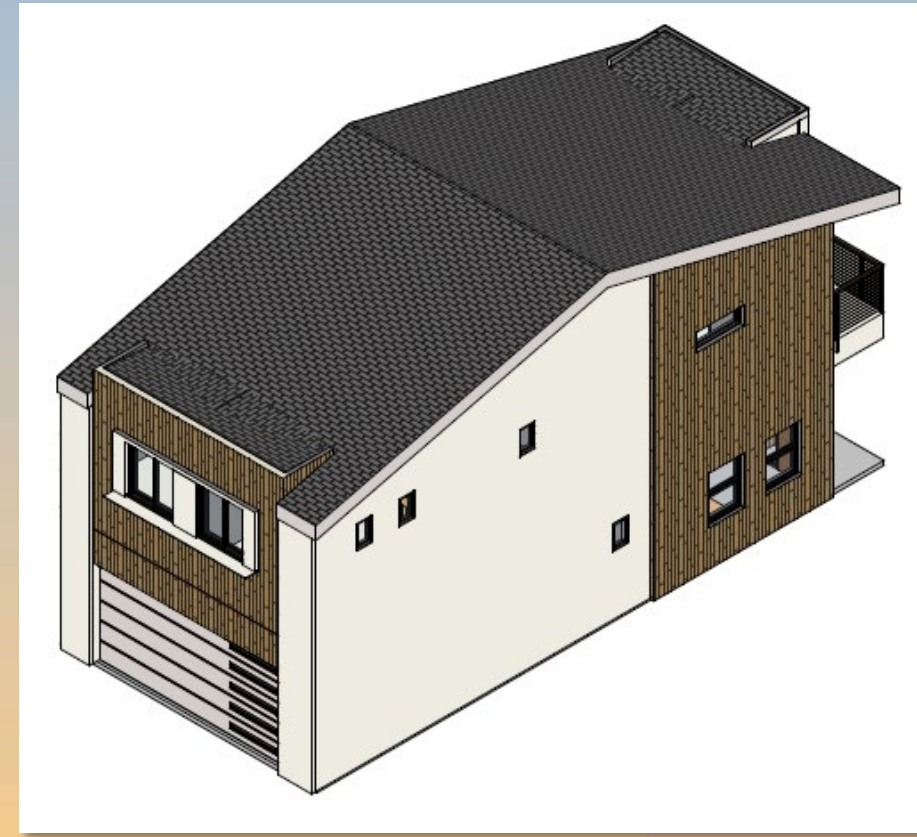
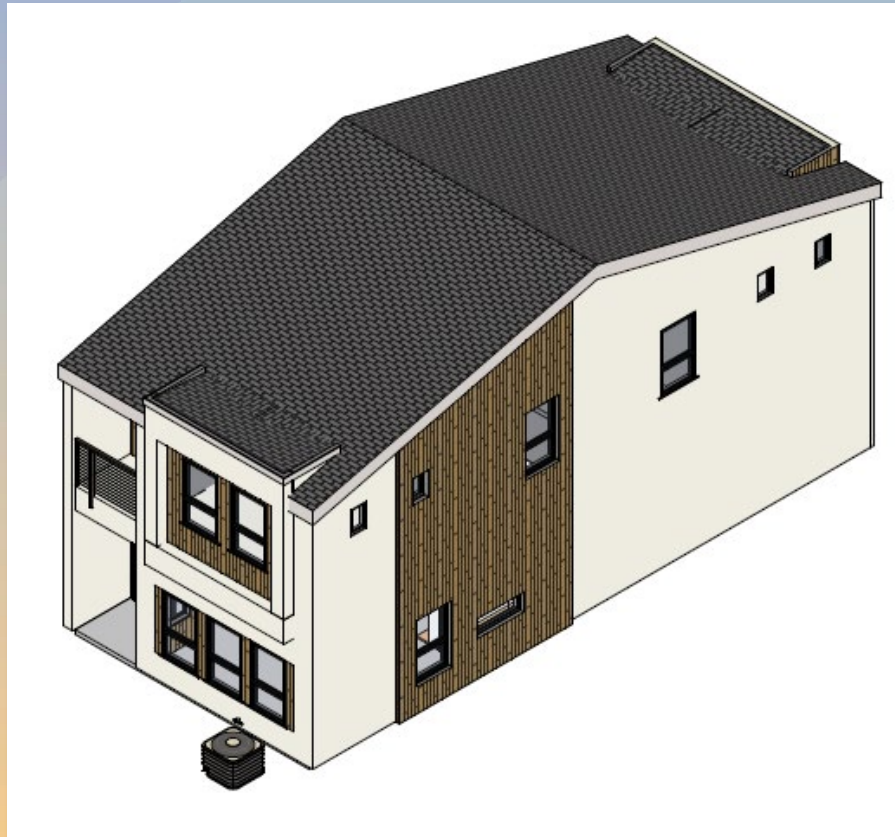


Elevations – Unit C (95 units)



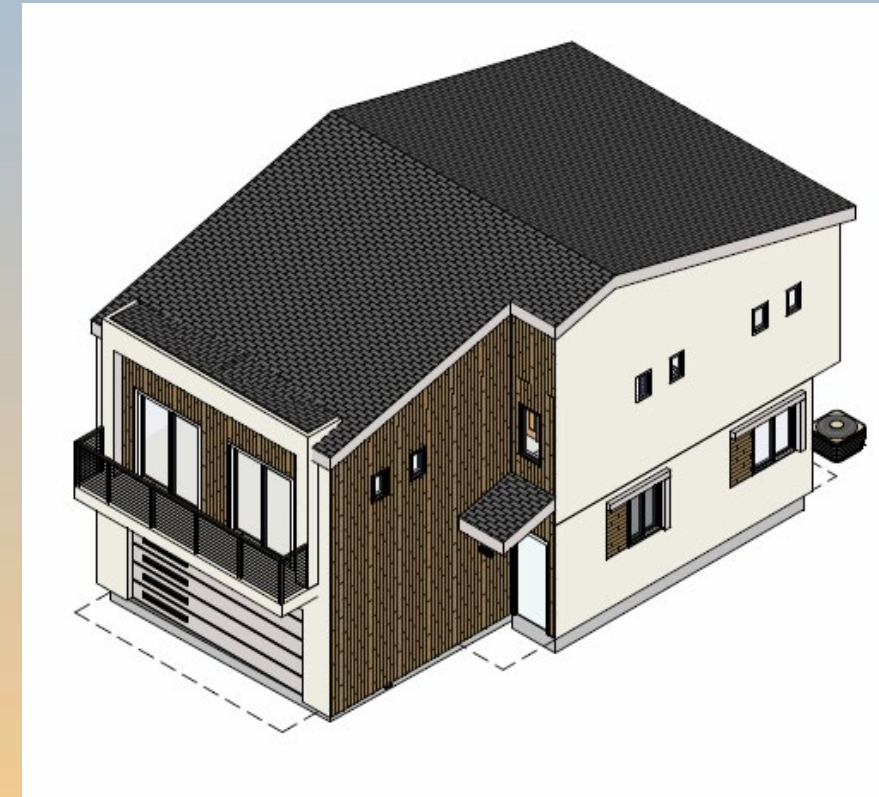
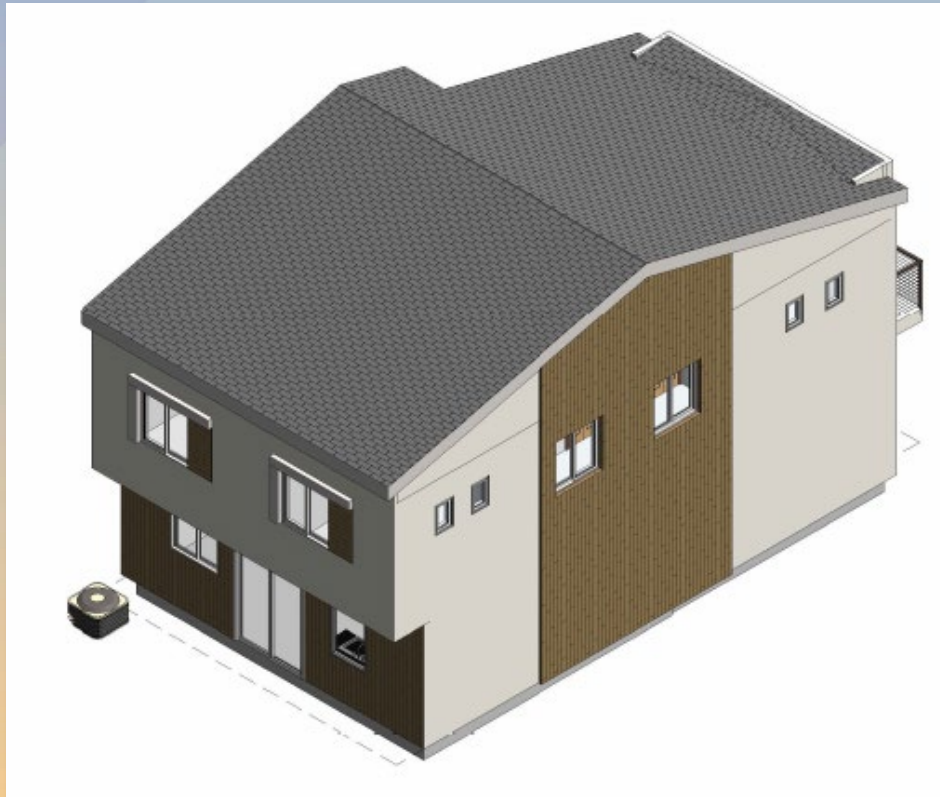


Renderings - Unit A



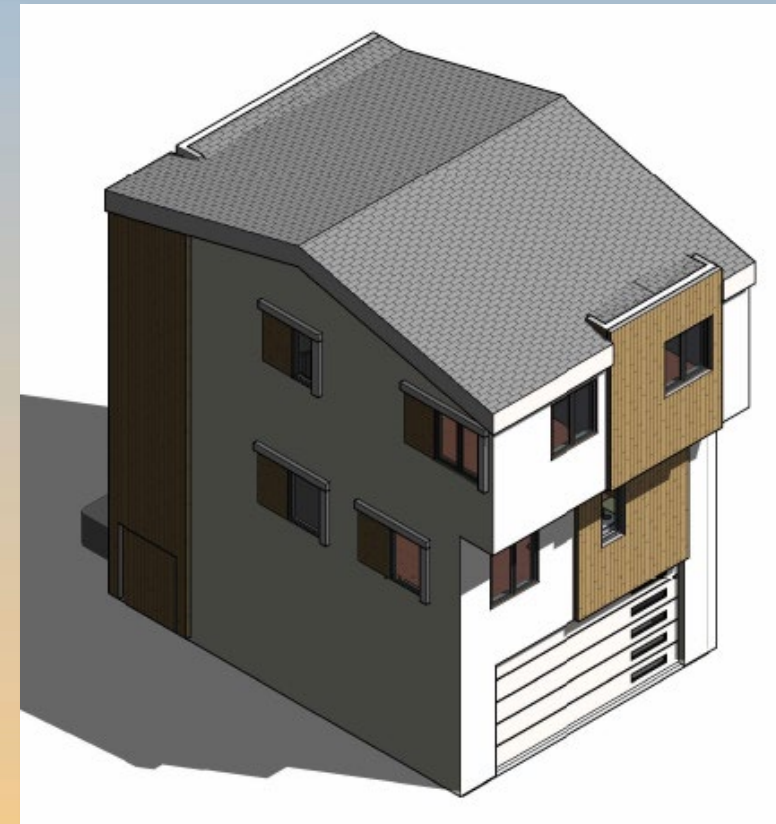
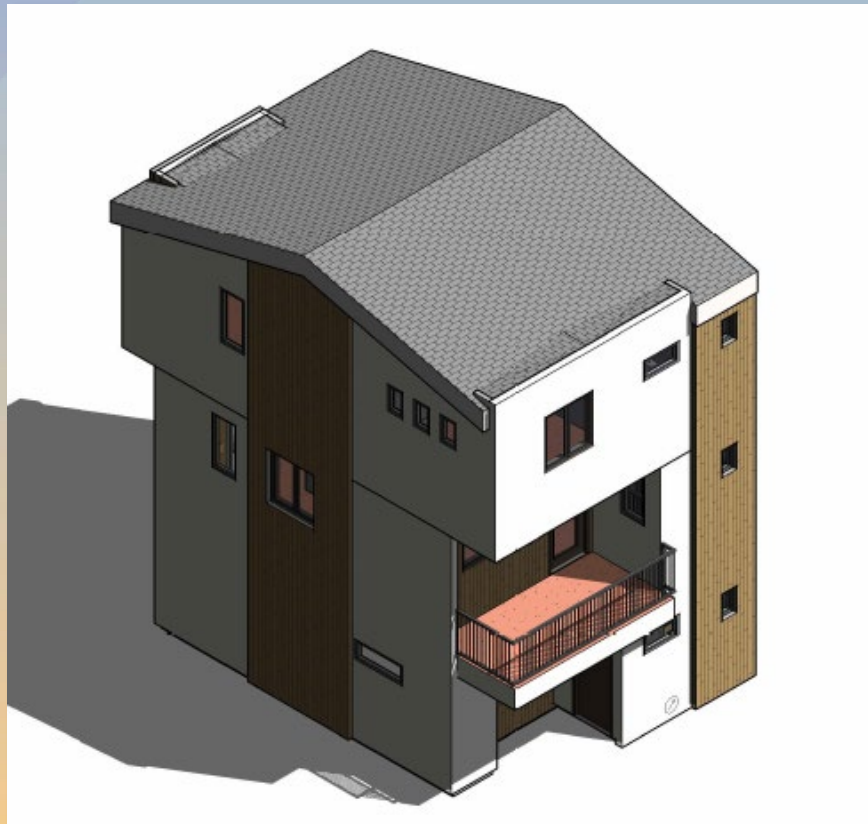


Renderings – Unit B





Renderings – Unit C





Renderings





Renderings





Renderings



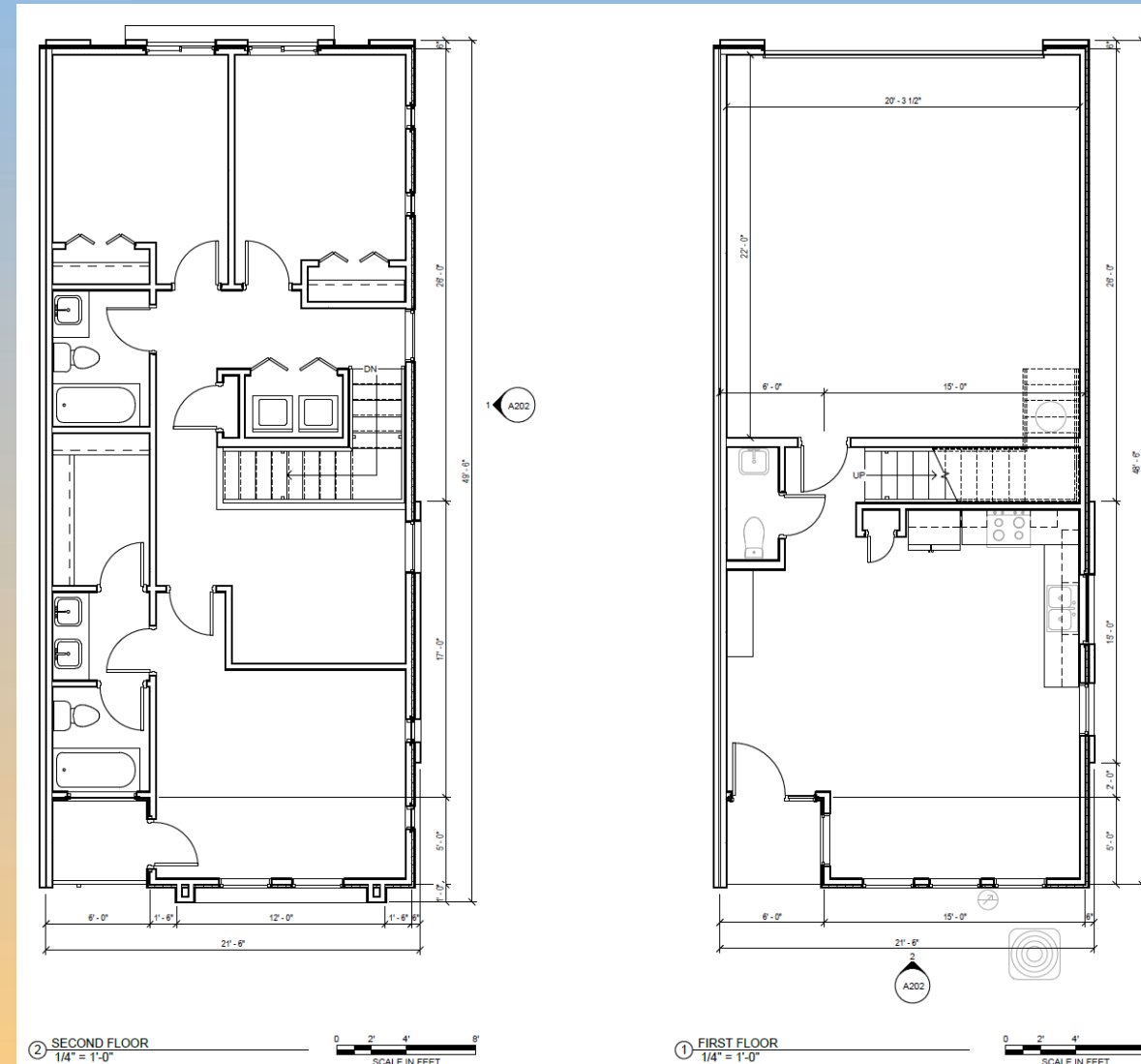


Renderings



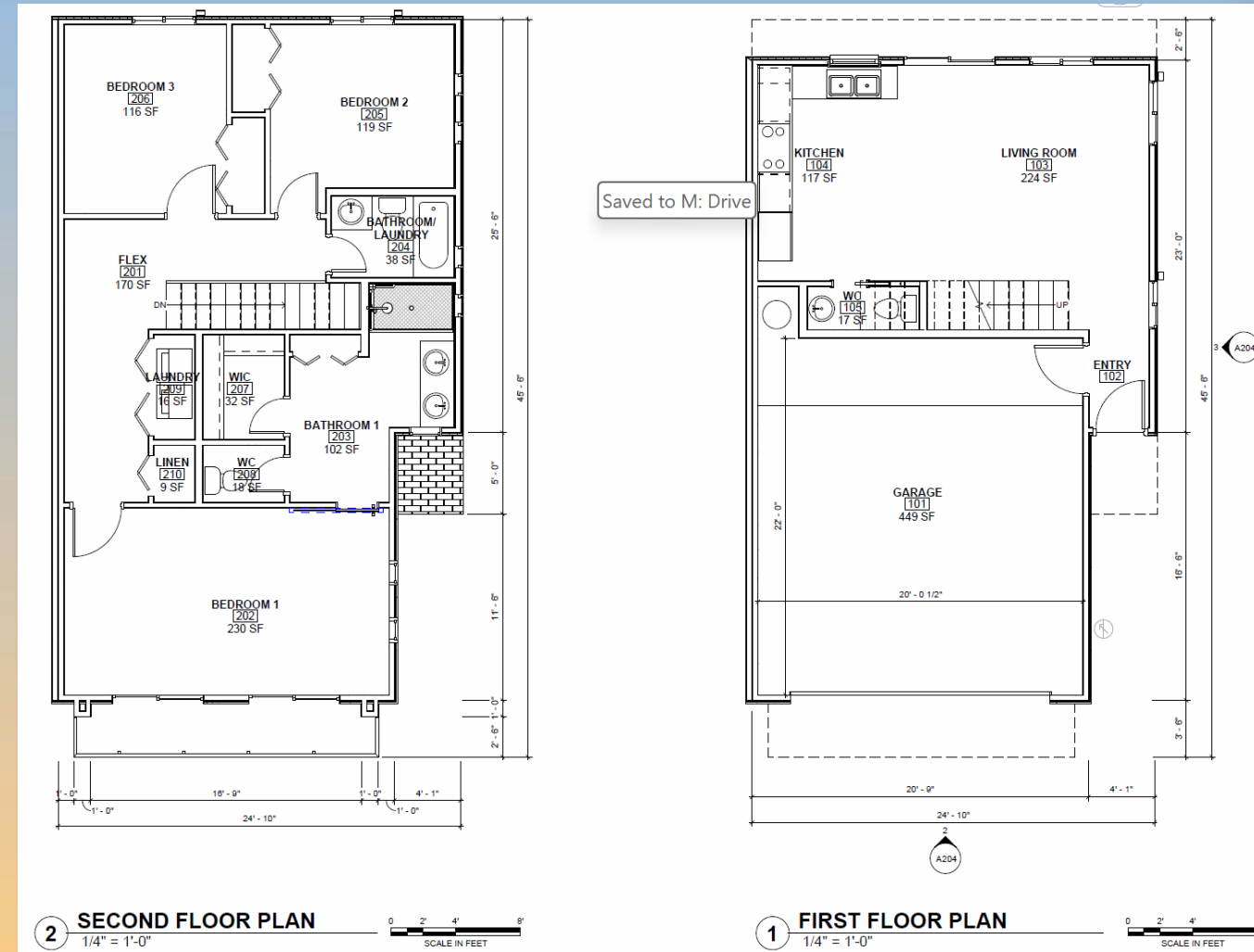


Floor Plans - Unit A





Floor Plans - Unit B





Floor Plans - Unit C

