



City Council ZON23-00580

Mary Kopaskie-Brown, Planning Director

September 23, 2024
1



Request

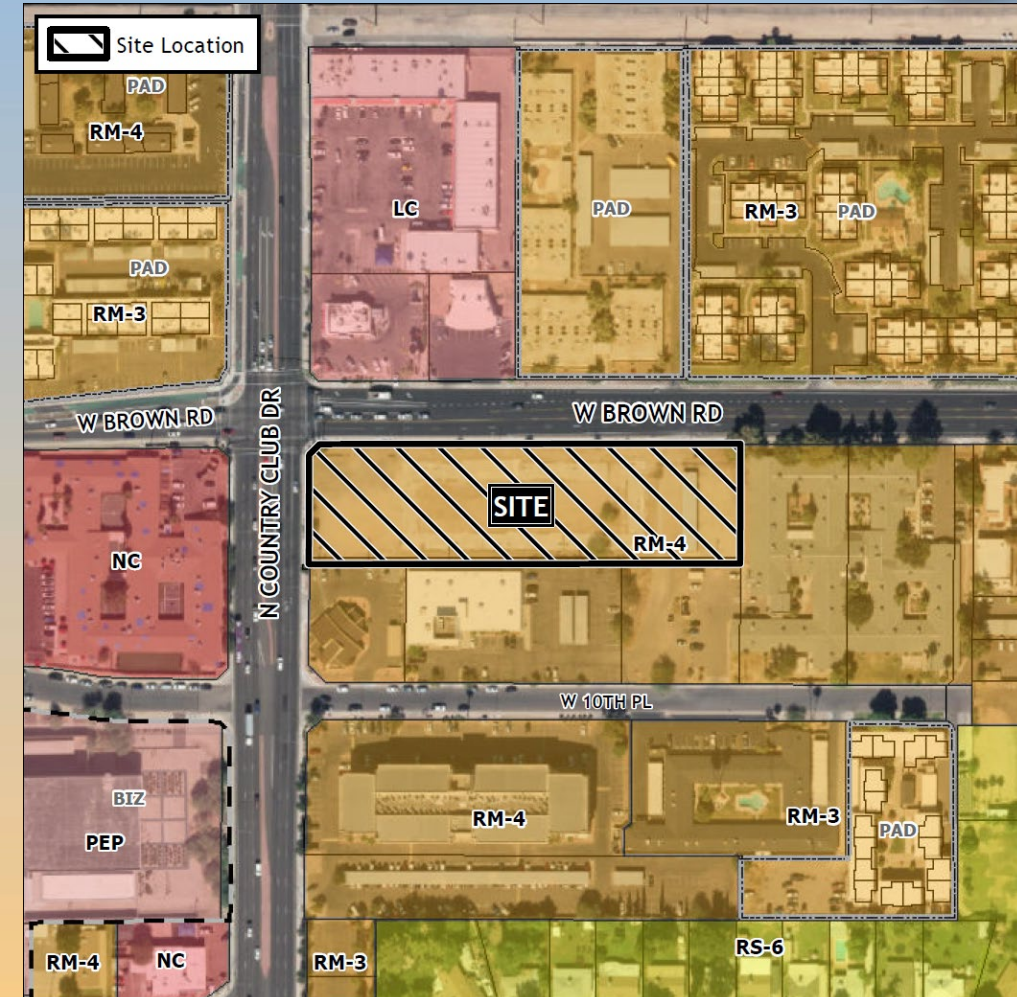
- Rezone from RM-4 To RM-4-PAD
- Site Plan Review
- To allow for a Multiple Residence Development





Location

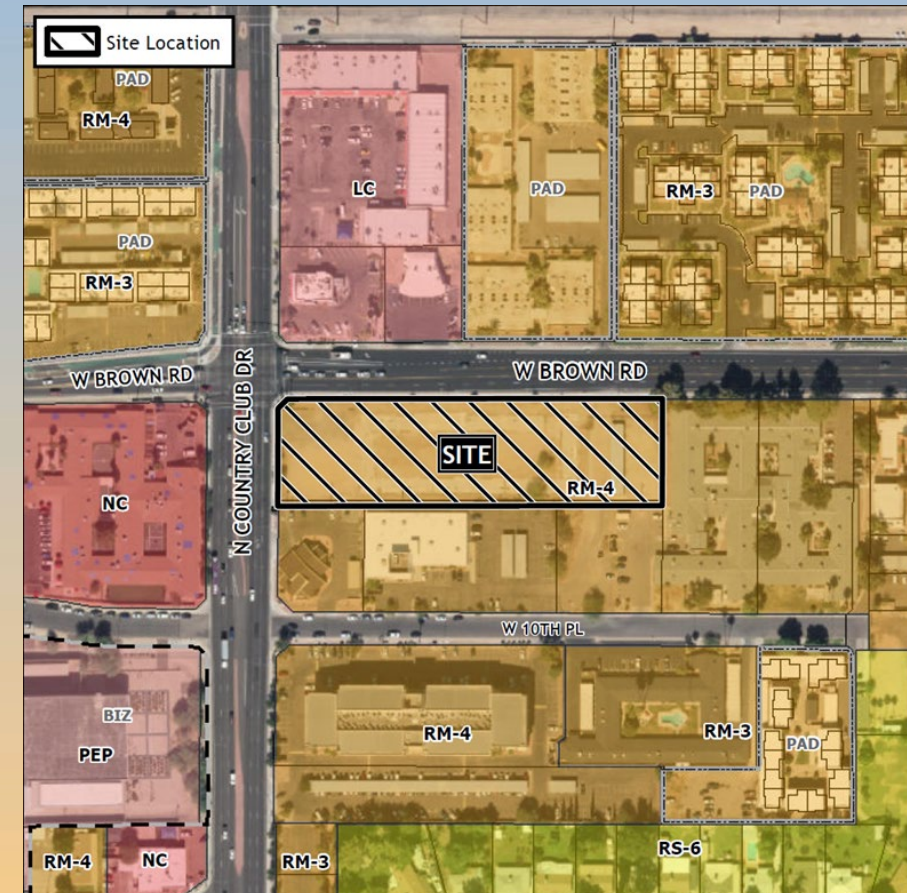
- South side of Brown Road
- East side of Country Club Drive





Zoning

- Current Zoning
 - RM-4
- Proposed Zoning
 - RM-4-PAD
- Multiple Residence is a permitted use within the RM-4 district





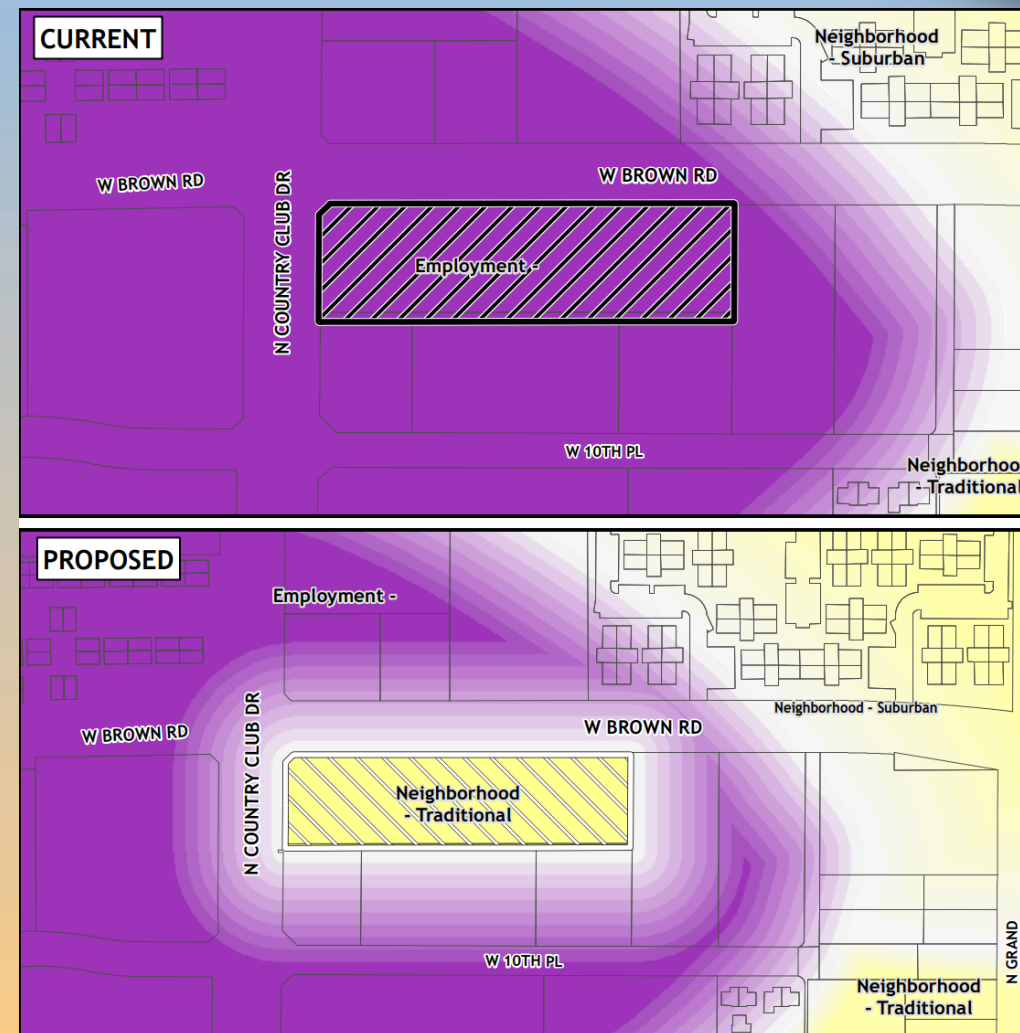
General Plan

Current - Employment

- Provide a wide range of employment opportunities in high quality settings

Proposed – Neighborhood Traditional

- Provide a wide range of Housing options within a traditional setting





Site Photo

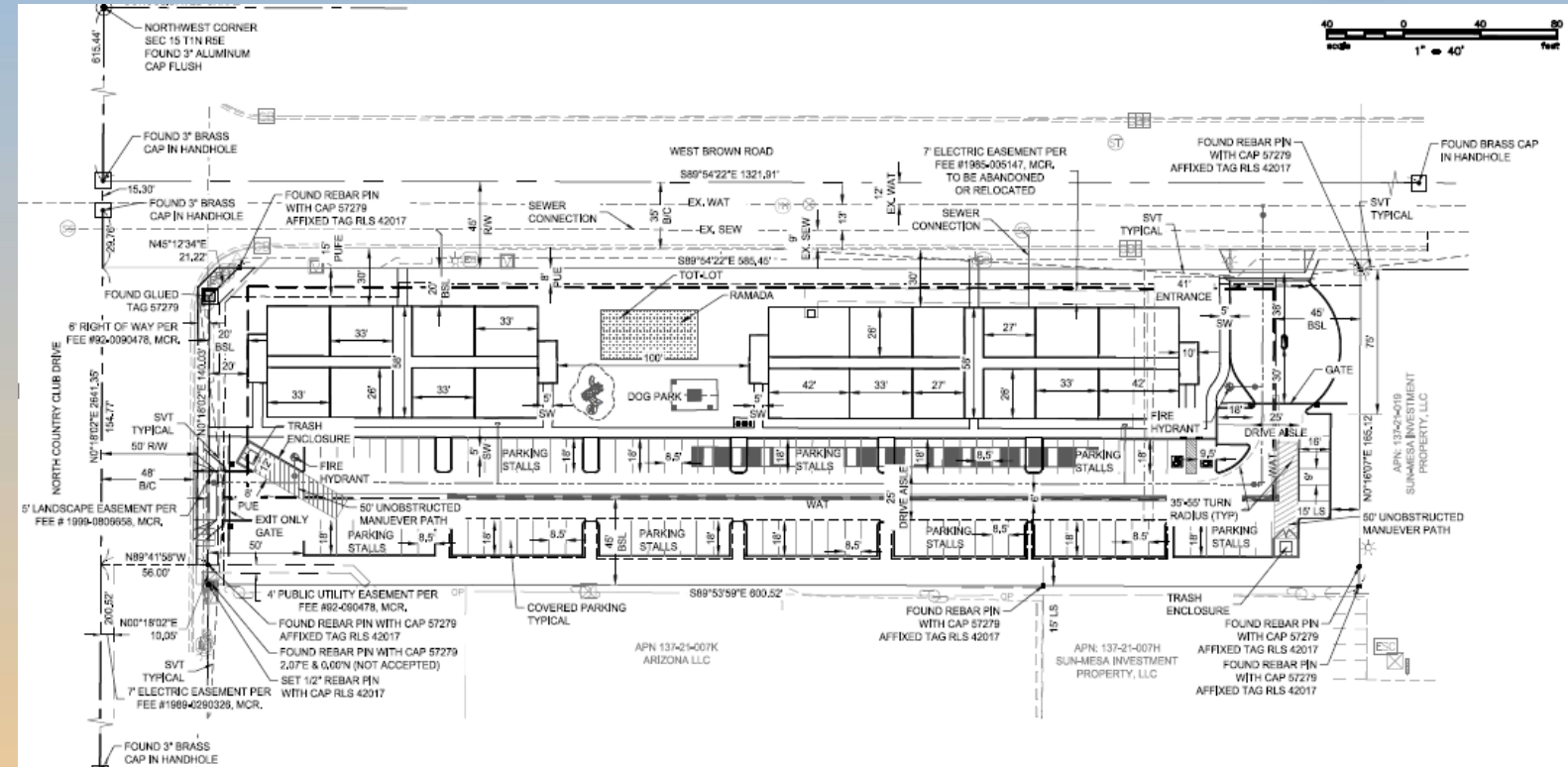


Looking south from Brown Road



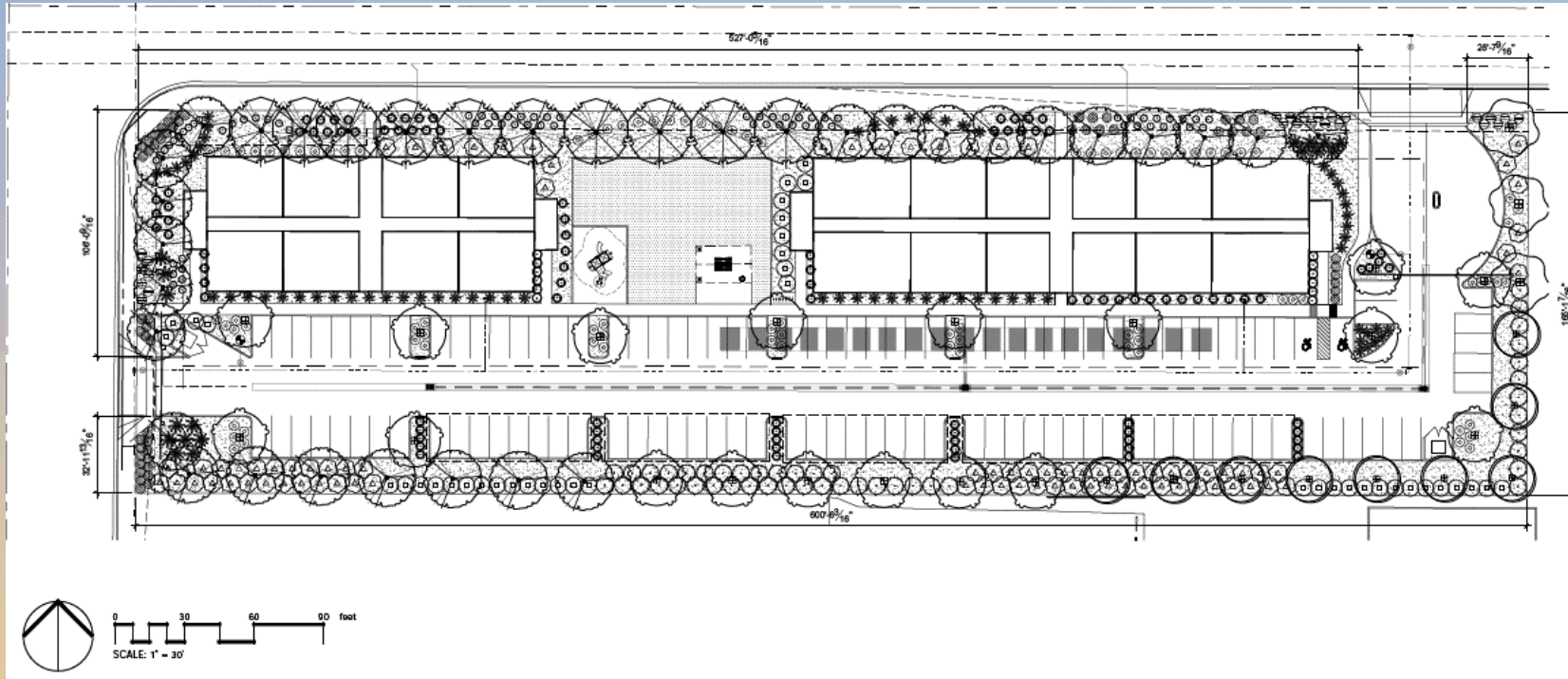
Site Plan

- 56 Market Rate units
- 2 buildings
- 2 total access points
 - Only ingress is along Brown Road





Landscape Plan



| PLANT SCHEDULE | | | |
|----------------------|--|---------|----------|
| SYMBOL | BOTANICAL / COMMON NAME | SIZE | QTY |
| TREES | | | |
| | <i>Olea europaea</i> 'Fruitless' Fruitless Olive | 36" Box | 24 |
| | <i>Parkinsonia</i> x 'Desert Museum' Desert Museum Palo Verde | 24" box | 9 |
| | <i>Pistacia</i> x 'Red Push' Pistache | 24" box | 10 |
| | <i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak | 24" Box | 3 |
| | x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa | 36" Box | 18 |
| SHRUBS | | | |
| | <i>Bougainvillea</i> x 'Barbara Karst' Barbara Karst Bougainvillea | 5 gal. | 84 |
| | <i>Caesalpinia pulcherrima</i> Red Bird Of Paradise | 5 gal. | 45 |
| | <i>Carissa macrocarpa</i> 'Boxwood Beauty' Beauty Natal Plum | 5 gal. | 12 |
| | <i>Dasylirion longissimum</i> Toothless Desert Spoon | 5 gal. | 17 |
| | <i>Dodonaea viscosa</i> 'Green' Green Hopseed Bush | 5 gal. | 41 |
| | <i>Hesperaloe parviflora</i> 'Perpa' TM Brakelights Red Yucca | 5 gal. | 88 |
| | <i>Lantana</i> x 'New Gold' New Gold Lantana | 1 gal. | 54 |
| | <i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass | 5 gal. | 97 |
| | <i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary | 1 gal. | 25 |
| | <i>Ruellia penninsularis</i> Wild Petunia | 5 gal. | 88 |
| | <i>Russelia equisetiformis</i> Firecracker Plant | 5 gal. | 69 |
| GROUND COVERS | | | |
| | <i>Cynodon dactylon</i> 'Midiron' Bermuda Grass | | 3,941 sf |



Renderings





PAD Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Yards – MZO Table 11-5-5

-Front and Street-Facing Side adjacent to a 6-lane arterial (Country Club Drive)

30 feet

10 feet

- Front and Street-Facing Side adjacent to a 4-lane arterial (Brown Road)

20 feet

10 feet

Minimum Parking Required - MZO Table 11-32-3.A

2.1 Stalls per unit
(118 spaces required)

2.01 Stalls per unit (113 spaces required)



Findings

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

*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)*



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