



# City Council ZON25-00265





## Request

- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage

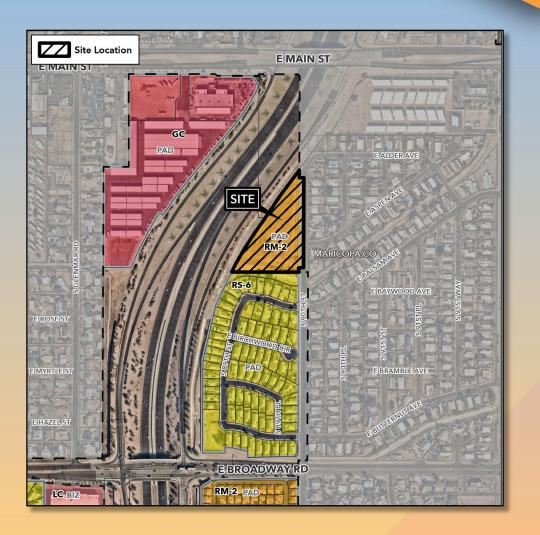






#### Location

- Located north of Broadway Road
- West side of 90<sup>th</sup> Street







#### General Plan

#### Mixed Residential- Evolve

- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use



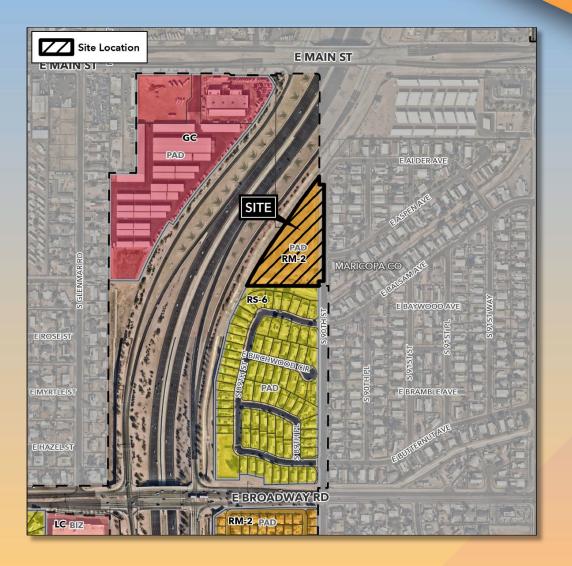




# Zoning

• Current: RM-2-PAD

Proposed: RM-2-PAD







### Site Photo



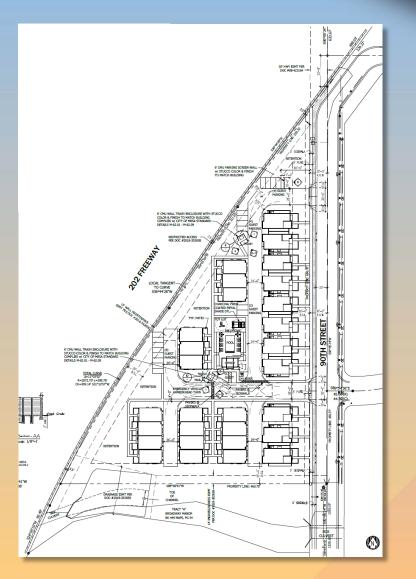
Looking west from 90<sup>th</sup> Street





#### Site Plan

 No changes proposed from the Site Plan approved with Case No. ZON23-00140



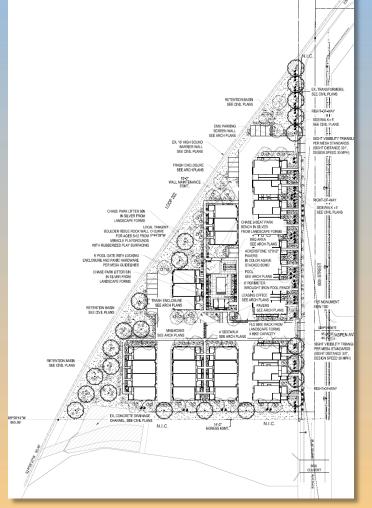




# Landscape Plan

 No Proposed changes from Landscape Plan approved with ZON23-00140

CITY OF MESA LANDSCAPE CALCULATIONS					
	REQUIRED	PROVIDED			
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	25.2 TREES / 100.8 SHRUBS 36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	90TH STREET: 630" 27 TREES PROVIDED 195 SHRUBS PROVIDED 36" BOX TREES = 9 TREES 24" BOX TREES = 18 TREES			
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-8-3 MESA Z/O - 50% OF 5'+ PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3,140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	9 X 130 S.F. = 1,170 SF OF SHADE 11 X 60 S.F. = 660 SF OF SHADE 1,830 S.F. OF SHADE COVERAGEPROVIDED			
SHADE COVERAGE AREA	50% OF LS AREA	60% COVERAGE			
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 6 SHRUBS FOR EVERY 8 PARKING SPACES	19 SPACES 2.3 TREES / 14 SHRUBS	6 TREES / 42 SHRUBS PROVIDED			
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O* 1 TREE / 504.F BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER 54 W	43.4 TREES 36" BOX OR LARGER = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE			
PRIVATE OF THE N SPACE PER 11-59-7 MESA Z/O MIN 406 SF. OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED			
PRIVATE O更的 SPACE PER 11-59-9 MESA ZIO MIN 10億 SF. OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F TOTAL			



PLANTING MATERIAL LEGEND						
$\overline{}$	TREES	SIZE	NOTES	QTY		
$\mathcal{L}$	Acacia salicina Willow Leaf Acacia Caliper Size: 2.0"	36" Box	*ADWR	23		
	Chitalpa tashkentensis Chitalpa Caliper Size: 1.5"	24" Box	*ADWR	34		
$\odot$	Acacia aneura Mulga Caliper Size: 1.5"	24" Box	*ADWR	27		
	GROUNDCOVERS			QTY		
	Lantana montevidensis Trailing Lantana 'gold'	5 Gallon can full	*ADWR	223		
	SHRUBS / ACCENTS					
*	Aloe x 'Blue Elf' Blue Elf Aloe	5 Gallon can full	*ADWR	46		
	Leucohyllum frutescens Texas Sage	5 Gallon can full	*ADWR	76		
	Russelia equisetiformis Coral Fountain	5 Gallon can full	*ADWR	133		
0	Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gallon can full	*ADWR	130		
	LANDSCAPE MATERIALS					
11947) 11943	Decomposed Granite. 1/2" screened "Painted Desert", 2" deep in planting areas per plan.					
	*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant					





# Planned Area Development — Existing

MZO Required	PAD Proposed
15 feet per story	0 feet
(30 feet total)	
30 Feet	10 Feet
	15 feet per story (30 feet total)





# Planned Area Development – New

Development Standard	MZO Required	PAD Proposed
Minimum Dimensions for Residential		
Enclosed Garages – MZO Section 11-		19 feet 11 inches wide by 20 feet Long
32-4(F)(2)		
-Double Car Garage	20 Feet wide and 22 Feet Long	
-Double Car Garage	20 Feet wide and 22 Feet Long	19 feet 11 inches wide by 20 feet Lon





# Citizen Participation

- Notified property owners within 1000 feet,
   HOAs and registered neighborhoods
- No correspondence received by staff







# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

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







