



Planning and Zoning Board



ZON24-00891

Encanto by Blanford

Chloe Durfee Daniel, Planner II

January 8, 2025



Request

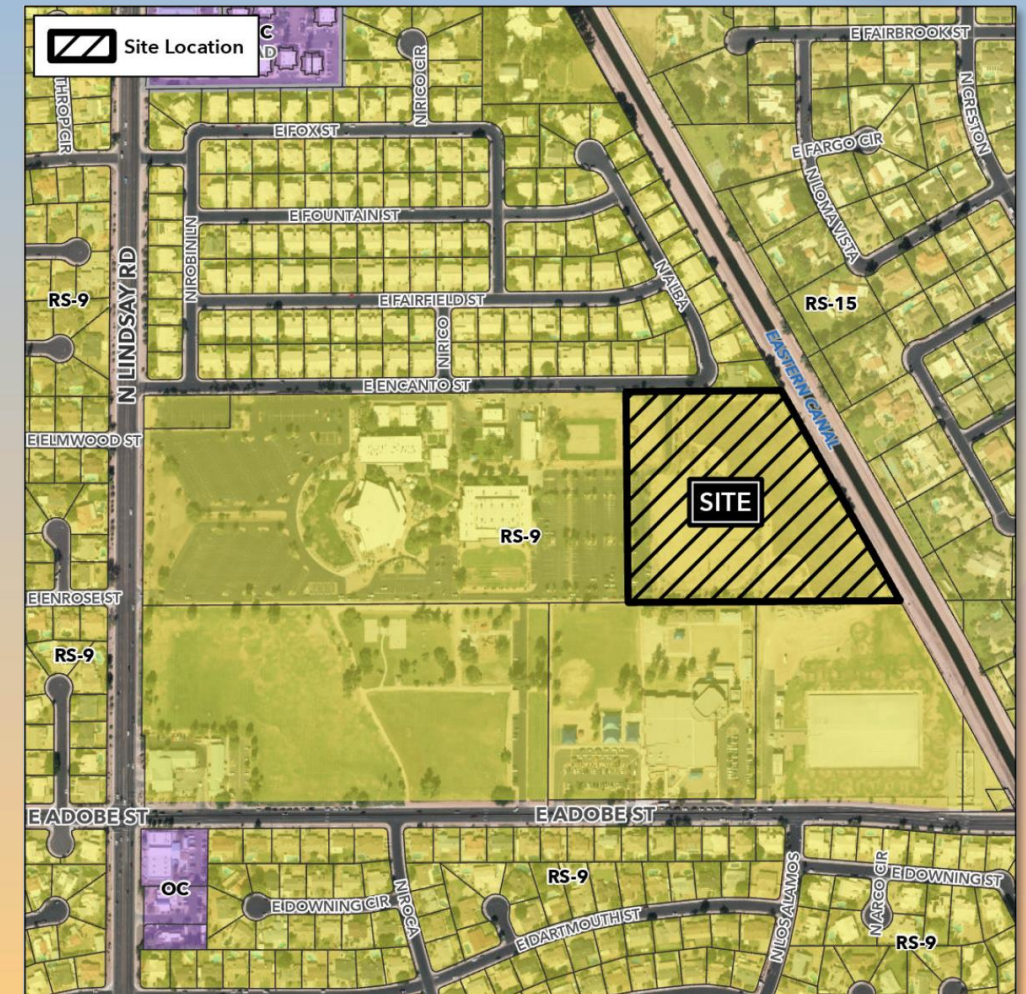
- Rezone RS-9 to RS-7-PAD
- Preliminary Plat
- To allow for a single residence development





Location

- East of Lindsay Road
- South side of Encanto Street

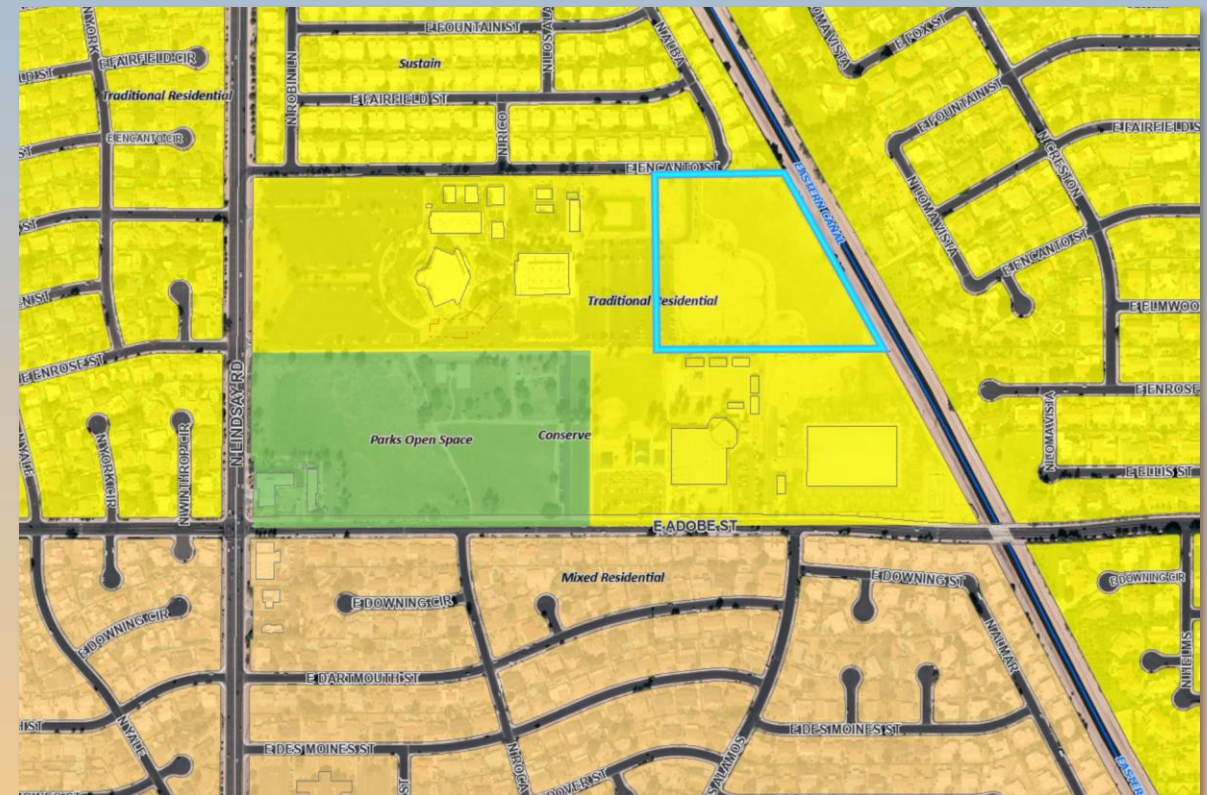




General Plan

Traditional Residential

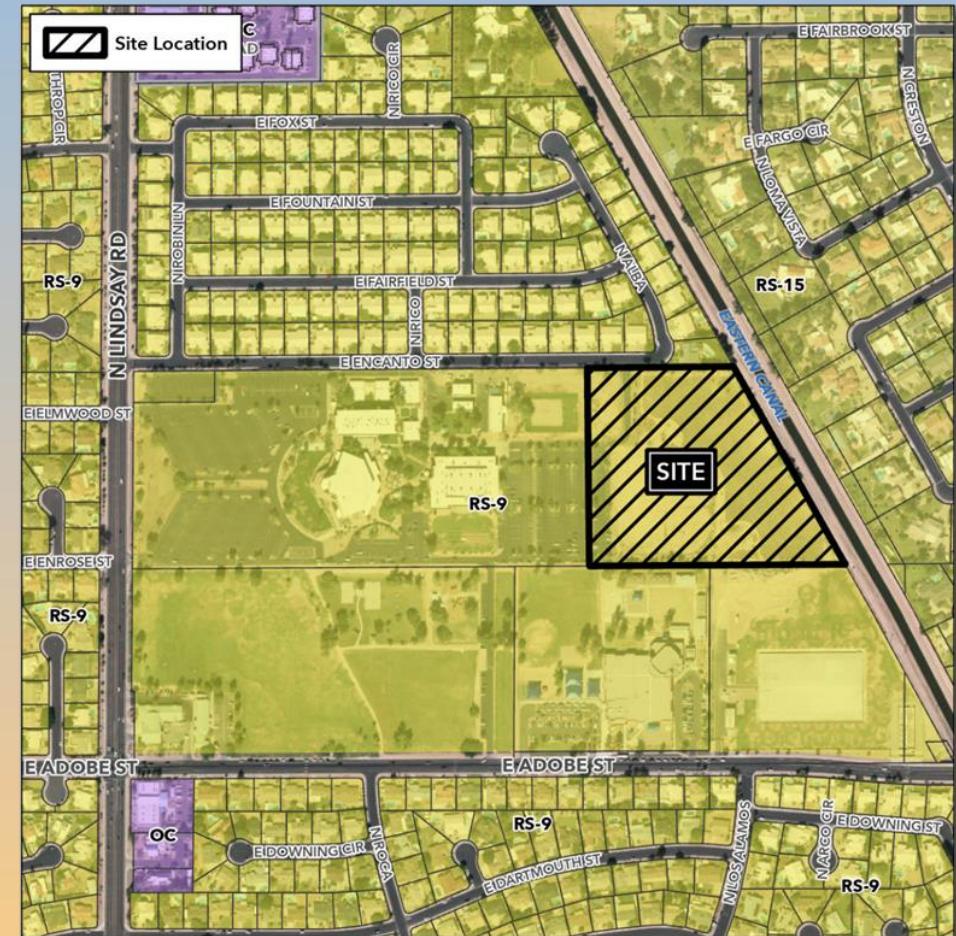
- Primarily detached single family homes on medium or large lots
- May include public/semi-public uses and a limited amount of supportive land uses such as small offices, personal services, retail, and eating and drinking establishments





Zoning

- Current: Single Residence-9 (RS-9)
- Proposed: Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD)





Site Photo

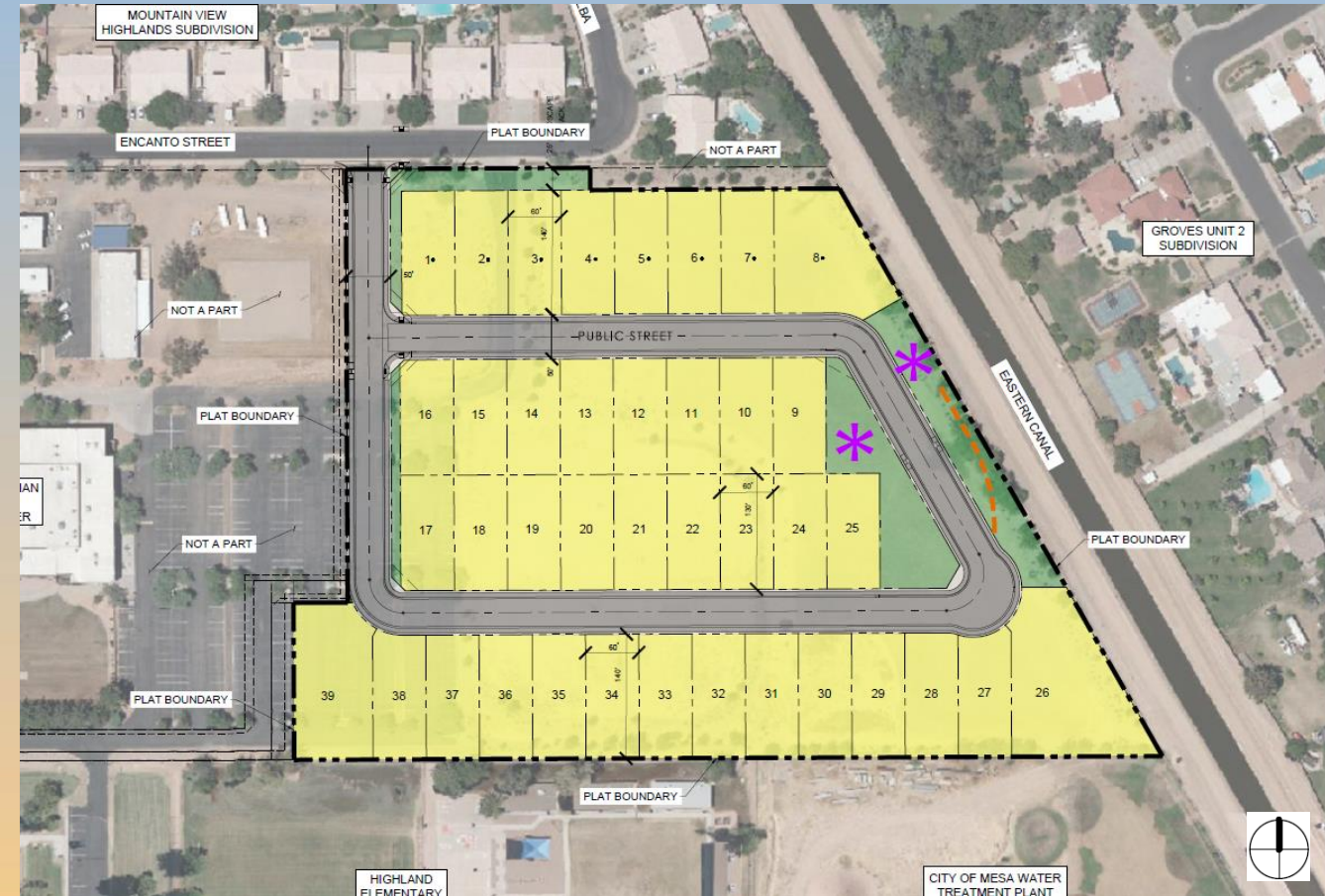


Looking southeast from Encanto Street



Conceptual Site Plan

- 39 lot subdivision
- One-story homes along Encanto
- Amenity space along east side of subdivision
- Working with Church property to maintain a pedestrian access to the School to the south





Landscape Plan



MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE CANOPY SIZE	SIZE	QTY.
TREES					
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	40' dia. or 1256 sf	24" BOX	14
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'	35' dia. or 962 sf.	24" BOX	24
	EVERGREEN ELM	ULMUS PARVIFOLIA	35' dia. or 962 sf.	36" BOX	10
SHRUBS					
	BLUE BELLS	EREMOPHILA HYGROPHANA		5 GAL.	
	BRITISH RUELLIA	RUELLIA SPECIES		5 GAL.	
	COMPACT MYRTLE	MYRTUS COMMUNIS 'COMPACTA'		5 GAL.	
	DWARF OLLIE	CLEA EUROPAEA MONTRA		5 GAL.	
	DWARF ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'		5 GAL.	
	TEXAS SAGE	LEUCOPHYLLUM SPECIES		5 GAL.	
	HOPSEED	DODONAEA VISCOSA		5 GAL.	
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM		5 GAL.	
	VALENTINE BUSH	EREMOPHILA MACULATA 'VALENTINE'		5 GAL.	
	YELLOW BELLS	TECOMA SPECIES		5 GAL.	
ACCENTS					
	BARBADOS ALOE	ALOE BARBADENSIS		5 GAL.	
	BLOND AMBITION	BOUTELOUA GRACILIS		1 GAL.	
	DWARF AGAVE	AGAVE DESMETTIANA		5 GAL.	
	DEER GRASS	MUHLENBERGIA RIGIDA		1 GAL.	
	PALE LEAF YUCCA	YUCCA PALLIDA		5 GAL.	
	RED YUCCA	HESPERALOE PARVIFLORA		5 GAL.	
VINE/ESPAIER					
	B. KARST BOUGAINVILLEA	BOUGAINVILLEA X 'BARBARA KARST'		5 GAL.	
	CREEPING FIG	FICUS PUMILA		5 GAL.	
	FIRETHORN	PYRACANTHA FORTUNEANA 'GRABERI'		5 GAL.	
	ICEBERG ROSE	ROSA FLORIBUNDA 'ICEBERG'		5 GAL.	
GROUNDCOVERS					
	OUTBACK SUNRISE	EREMOPHILA GLABRA 'MINGENEW GOLD'		1 GAL.	
	NEW GOLD LANTANA	LANTANA X NEW GOLD		1 GAL.	



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Lot coverage</u> – MZO Table 11-5-3.A.1	60%	65%
<u>Minimum Lot Width</u> – MZO Table 11-5-3.A.1	65 feet	60 feet
<u>Required Number of Plants by Street Type</u> – MZO Table 11-33-3.A.4	1 tree and 4 shrubs per 25 lineal feet of street frontage	0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project



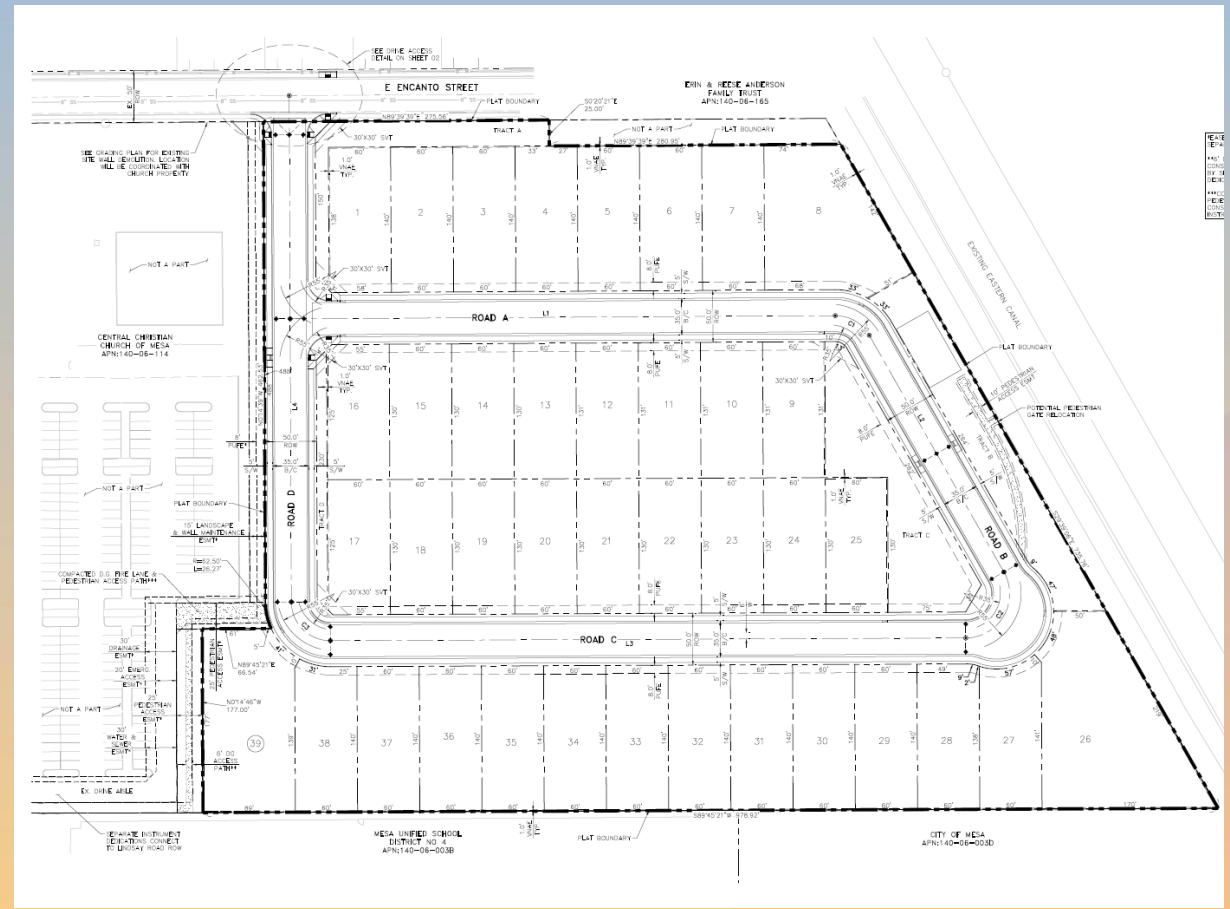
Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscaping Minimum Size</u> – MZO 11-33-3(A)(6)</p>	<p>25 percent of the total required trees shall be 36-inch or larger box trees</p> <p>50 percent of the total required trees shall be 24-inch box trees.</p> <p>50 percent of the total required shrubs shall be 5-gallon size or larger</p>	<p>0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project</p>
<p>Maximum Height for Side and Rear Yards in RS Districts – MZO 11-30-4.A.1.b</p>	<p>Wall Height of 6 feet</p>	<p>8 feet (north property line adjacent to APN 140-06-165 and south property line adjacent to APN 140-06-003B)</p>



Preliminary Plat

- Allow for a 39 individually platted lots with three tracts
- Tracts B and C will be providing amenity space for the subdivision





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting was held on October 17, 2024
- 25 neighbors participated and questions from neighbors included home heights and access concerns among others
- Applicant agreed to restrict homes along Encanto Street to one-story and are working with the neighboring site and the school to maintain school access
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 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
- ✓ Complies with Criteria in Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions



Planning & Zoning Board



Renderings

