

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: April 10, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Jeffery Crockett
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Troy Peterson
Genessee Montes

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Jennifer Merrill
Charlotte Bridges
Sean Pesek
Chloe Durfee Daniel
Kwasi Abebrese
Christopher Hassert
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Peterson and Boardmember Montes and declared a quorum present, the meeting was called to order at 3:02 pm.

2 Review items on the agenda for the April 10, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Kwasi Abebrese presented case ZON23-01002. See attached presentation.

The Board had no questions for staff.

Staff Planner Chloe Durfee Daniel presented case ZON23-00743. See attached presentation.

Water Resources Department Director Christopher Hassert explained some of the general functions of the pump site in response to a question from Boardmember Crockett.

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING STUDY SESSION

Staff Planner Jennifer Merrill presented case ZON23-00174. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek presented case ZON22-00779. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek presented case ZON21-00874. See attached presentation.

Chair Ayers expressed some concern with fire requirements on the site.

Staff Planner Charlotte Bridges presented case ZON23-00923. See attached presentation.

Ms. Bridges explained that a user has not yet been identified for lot 3 in response to Boardmember Carpenter's question.

3 Planning Director Update: Upcoming meetings for TOD, the General Plan Public Hearing's and the GPAC.

4 Adjournment.

Boardmember Crockett motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 3:56 pm.

Vote (5 – 0; Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

Respectfully submitted,


Rachel Nettles, Assistant Planning Director

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov



ZON23-01002



Request

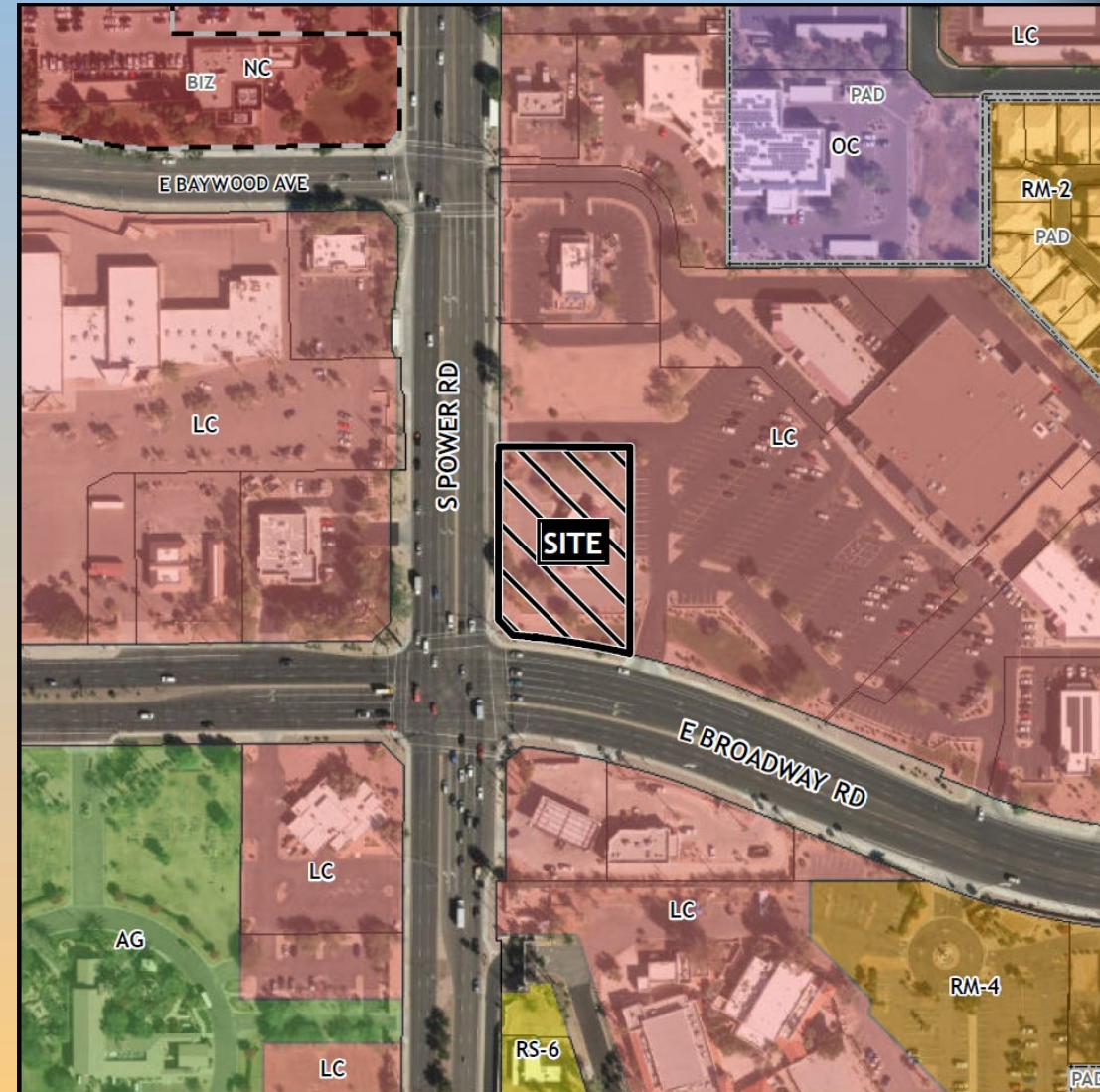
- Major Site Plan Modification and amending the conditions of Case No. Z91-038
- To allow for a restaurant with a drive-thru facility





Location

- East of Power Road
- North of Broadway Road





General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences

Transit Corridor

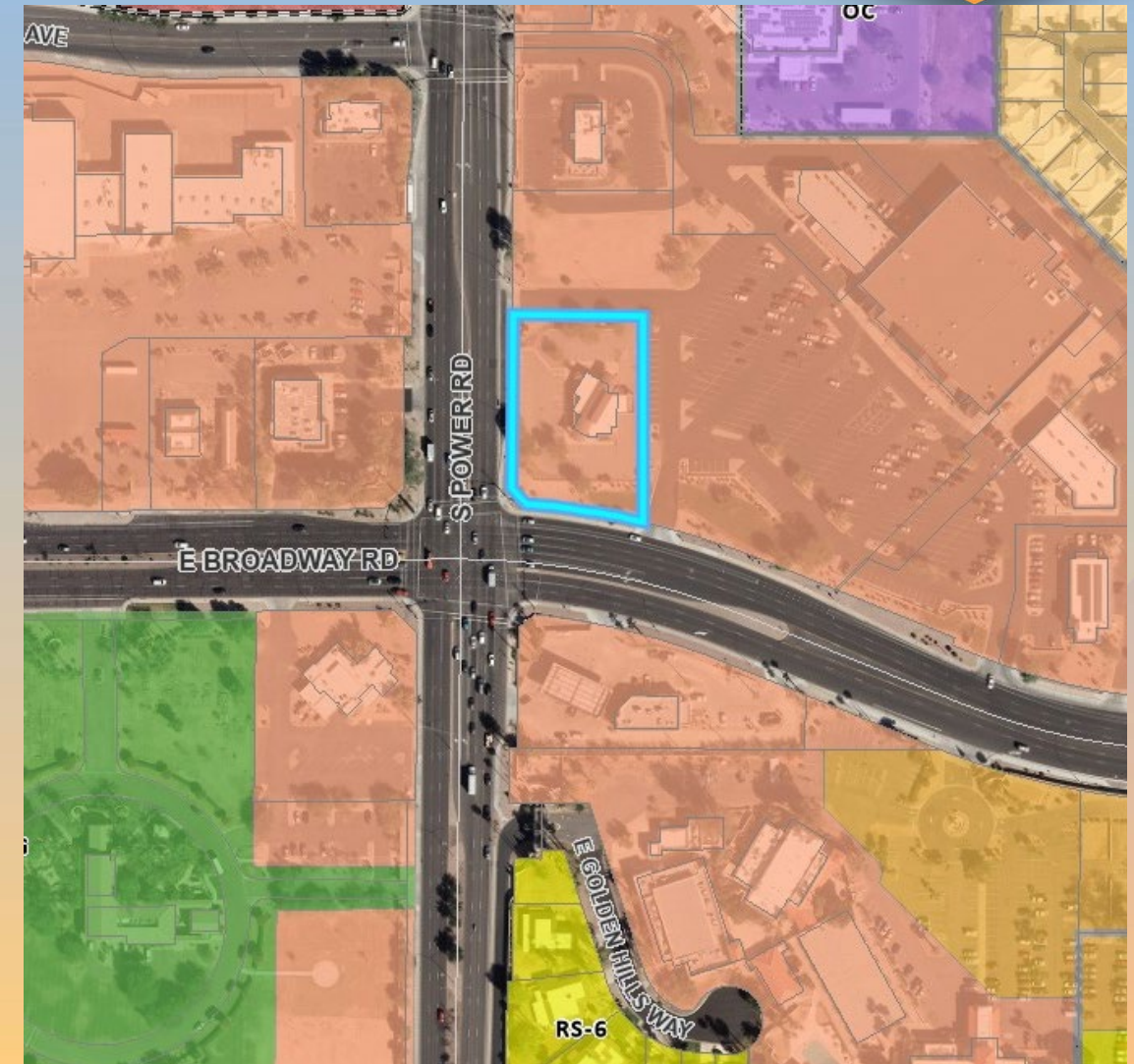
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





Zoning

- Limited Commercial (LC)
- Proposed use is allowed by right in the LC district





Site Photo



Looking east towards the site from Power Road



Site Photo

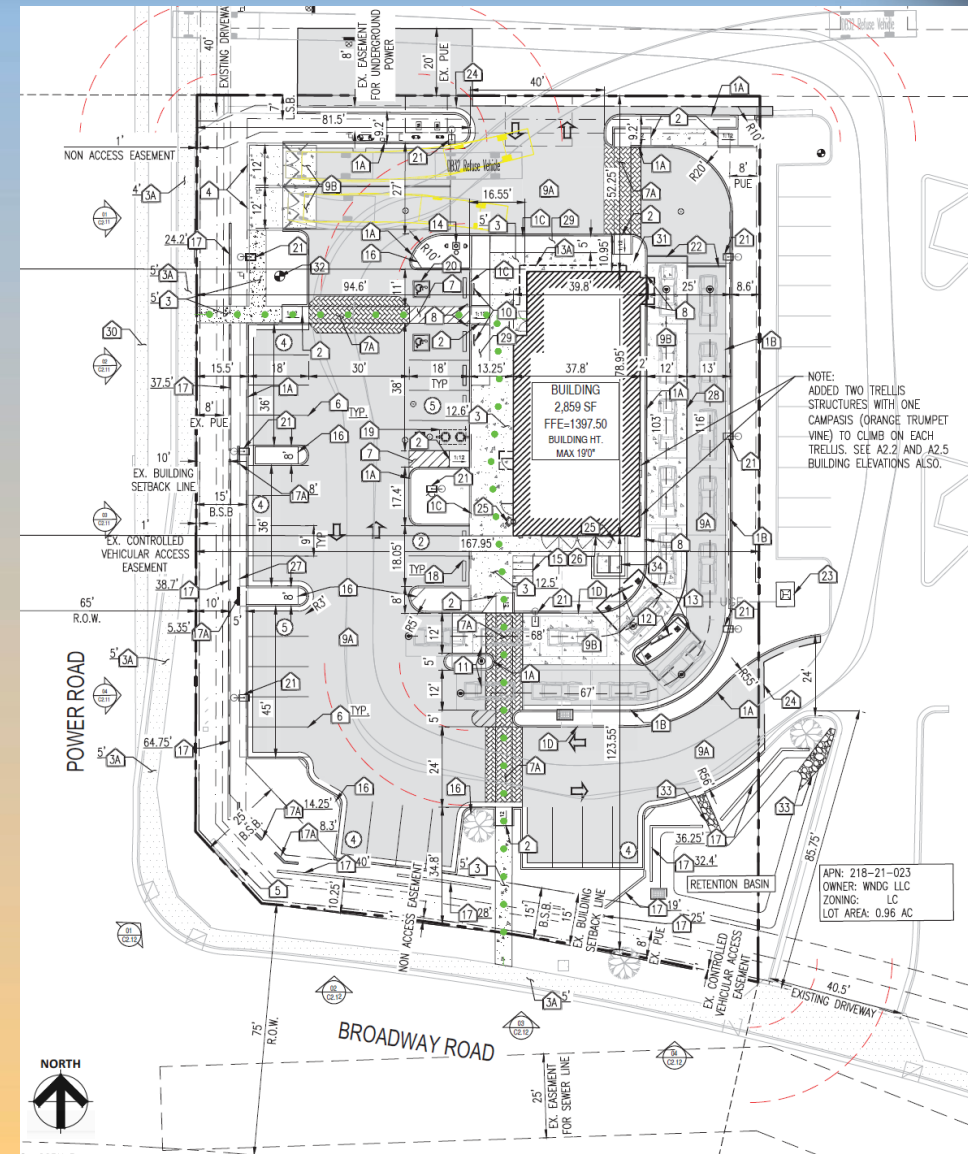


Looking north towards the site from Broadway Road



Site Plan

- Raze existing bank building and redevelop the site with a 2,859 sq. ft. restaurant with a drive-thru facility
- Access from Power Road and Broadway Road
- 28 parking spaces required; 28 spaces proposed

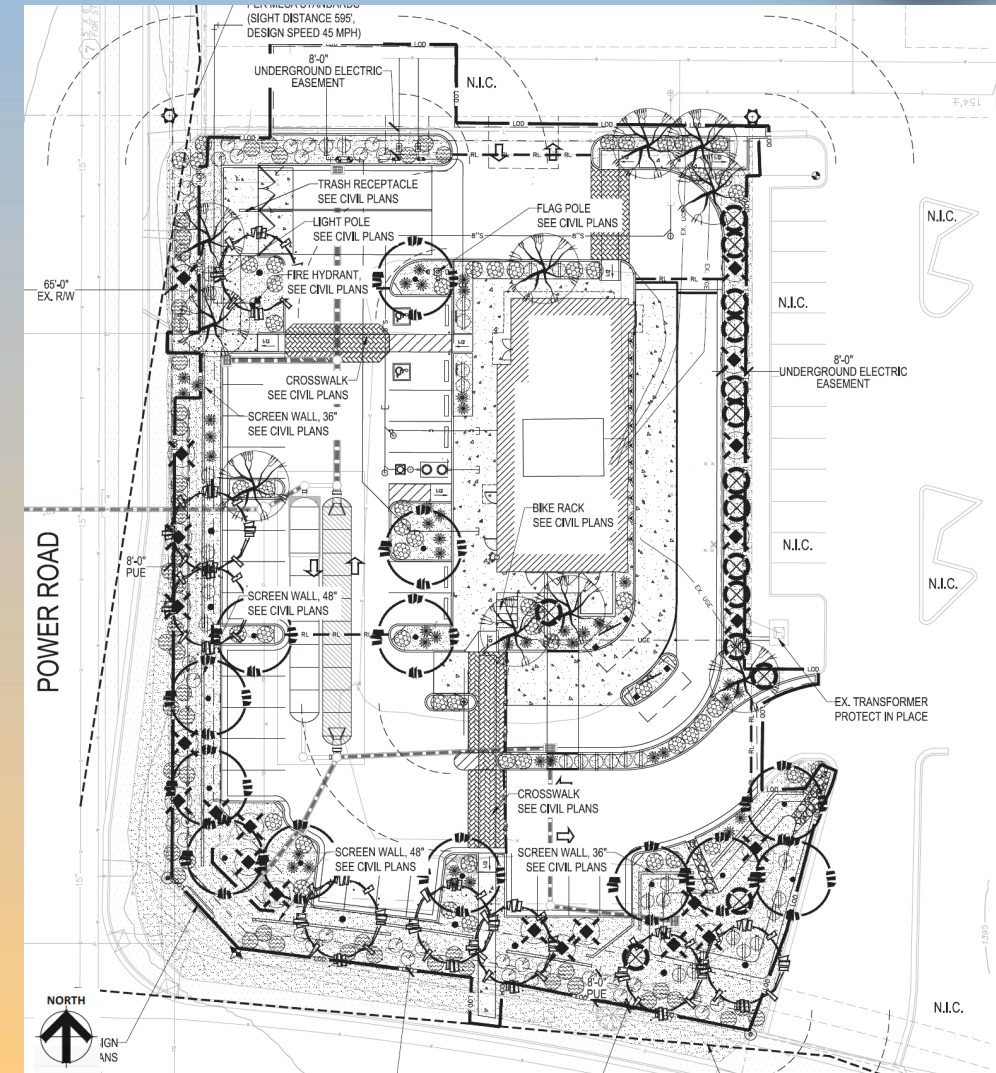




Landscape Plan

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Parkinsonia x 'Desert Museum'	24" Box	**SF = 50	10
Desert Museum Palo Brea		*ADWR	
Caliper Size: 1.5"			
Prosopis juliflora	36" Box	**SF = 50	13
Arizona Native Mesquite		*ADWR	
Caliper Size: 2.0"			
Acacia salicina	24" Box	**SF = 100	8
Willow Acacia		*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS / VINES			QTY
Lantana 'New Gold'	5 Gallon	**SF = 25	55
New Gold Trailing Lantana	can full	*ADWR	
Lantana montevidensis	5 Gallon	**SF = 25	49
Purple Trailing Lantana	can full	*ADWR	
Campsis radicans	5 Gallon		12
Trumpet Creeper	can full	*ADWR	
SHRUBS / ACCENTS			QTY
Hesperaloe parviflora	5 Gallon	**SF = 25	43
Red Yucca	can full	*ADWR	
Ruellia peninsularis	5 Gallon	**SF = 25	34
Baja Ruellia	can full	*ADWR	
Bougainvillea gl. v. 'La Jolla'	5 Gallon	**SF = 25	22
La Jolla Bougainvillea	can full	*ADWR	
Muhlenbergia rigida 'Nashville'	5 Gallon	**SF = 5	37
Nashville Muhly Grass	can full	*ADWR	
Leucophyllum langmaniae	5 Gallon	**SF = 25	15
Langman's Sage	can full	*ADWR	
LANDSCAPE MATERIALS			QTY
Decomposed Granite. Match existing size and color			17,250
2" deep in planting areas per plan.			s.f.





Renderings





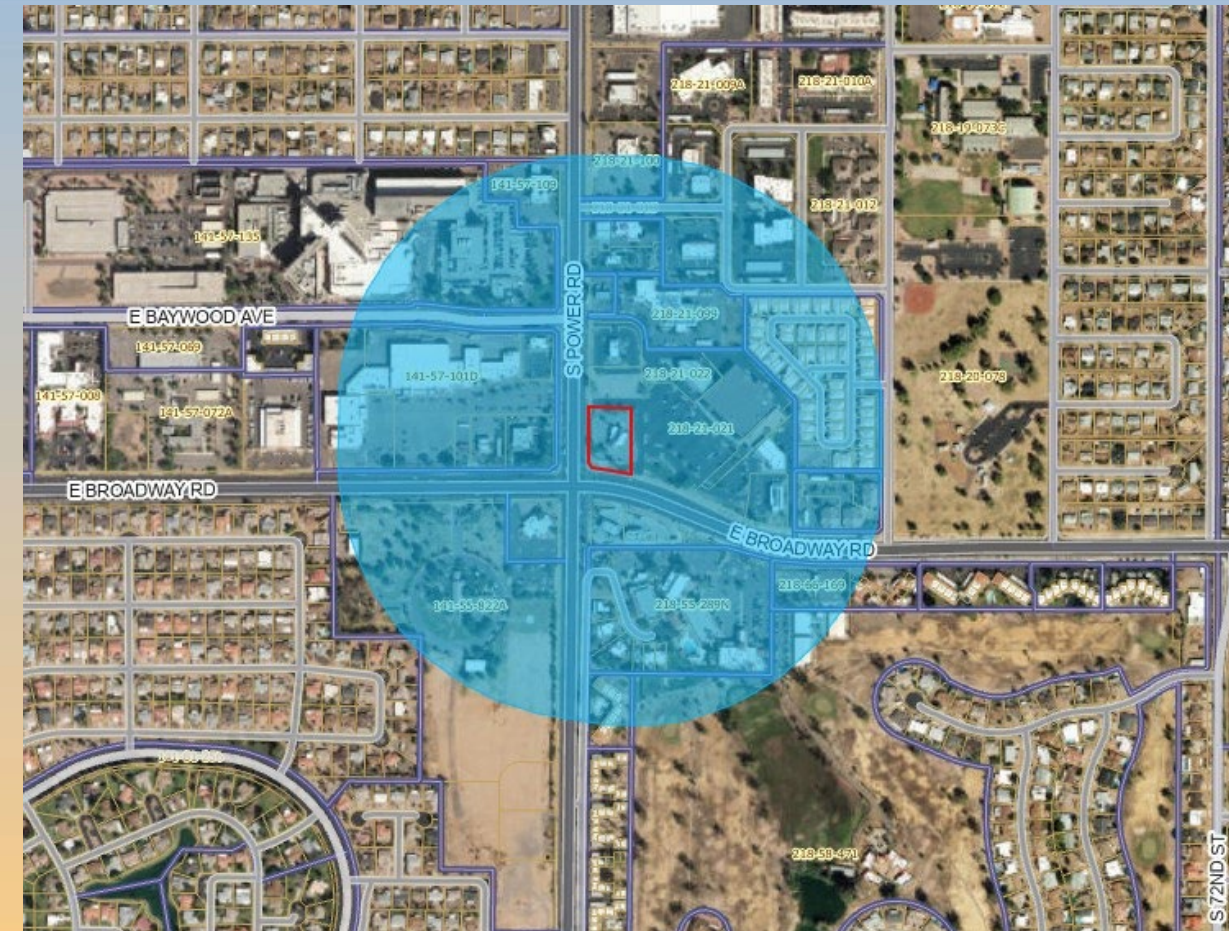
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



ZON23-00923

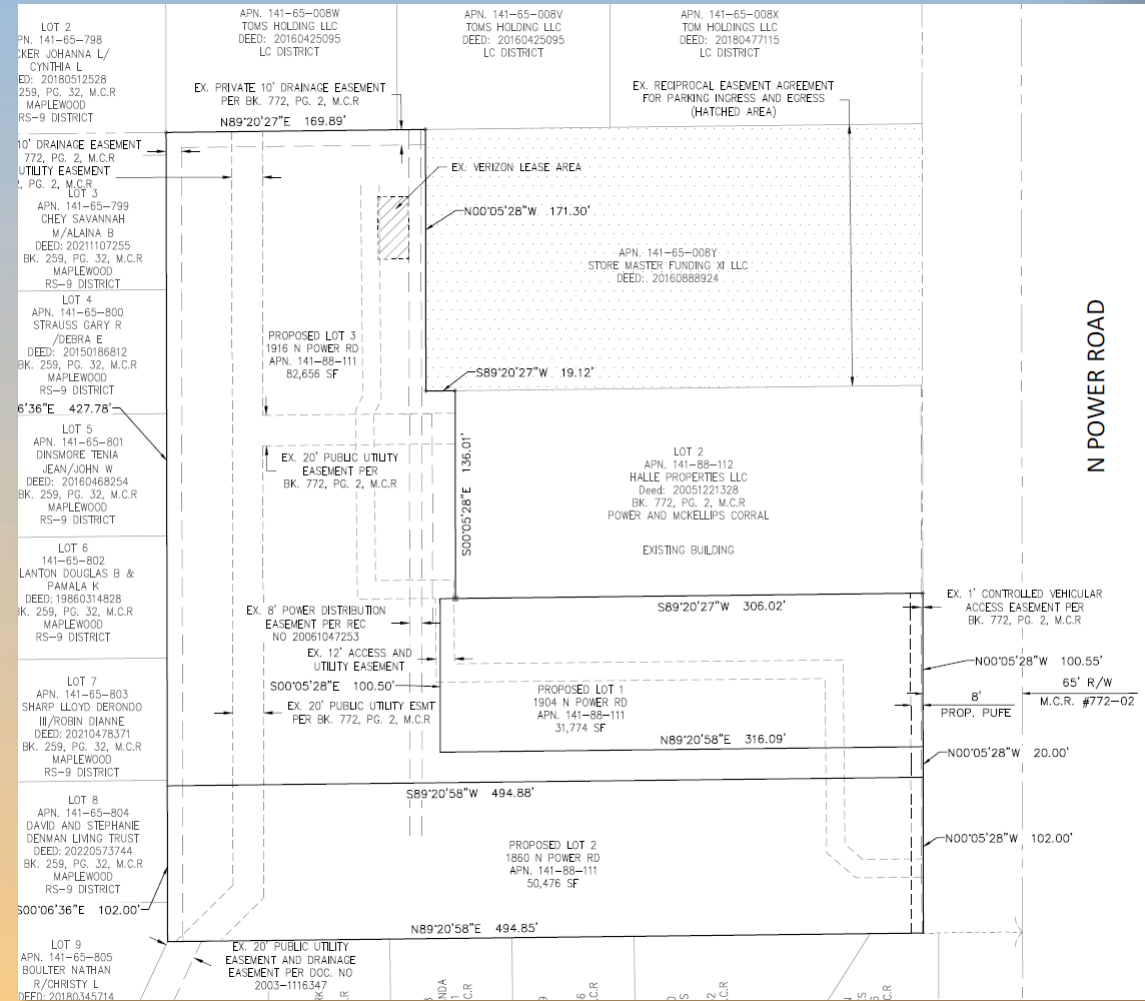
Charlotte Bridges, Planner II

April 10, 2024



Request

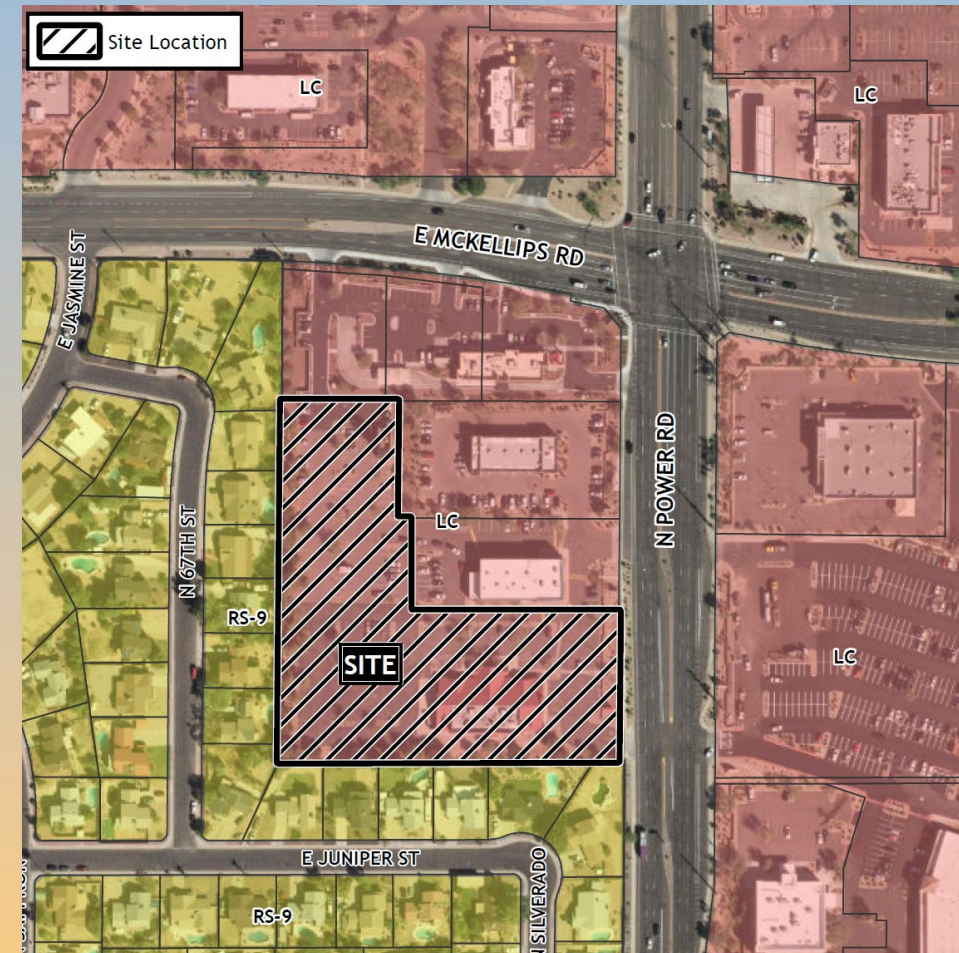
- Preliminary Plat for a 3-lot commercial subdivision





Location

- South of McKellips Road
- West of Power Road

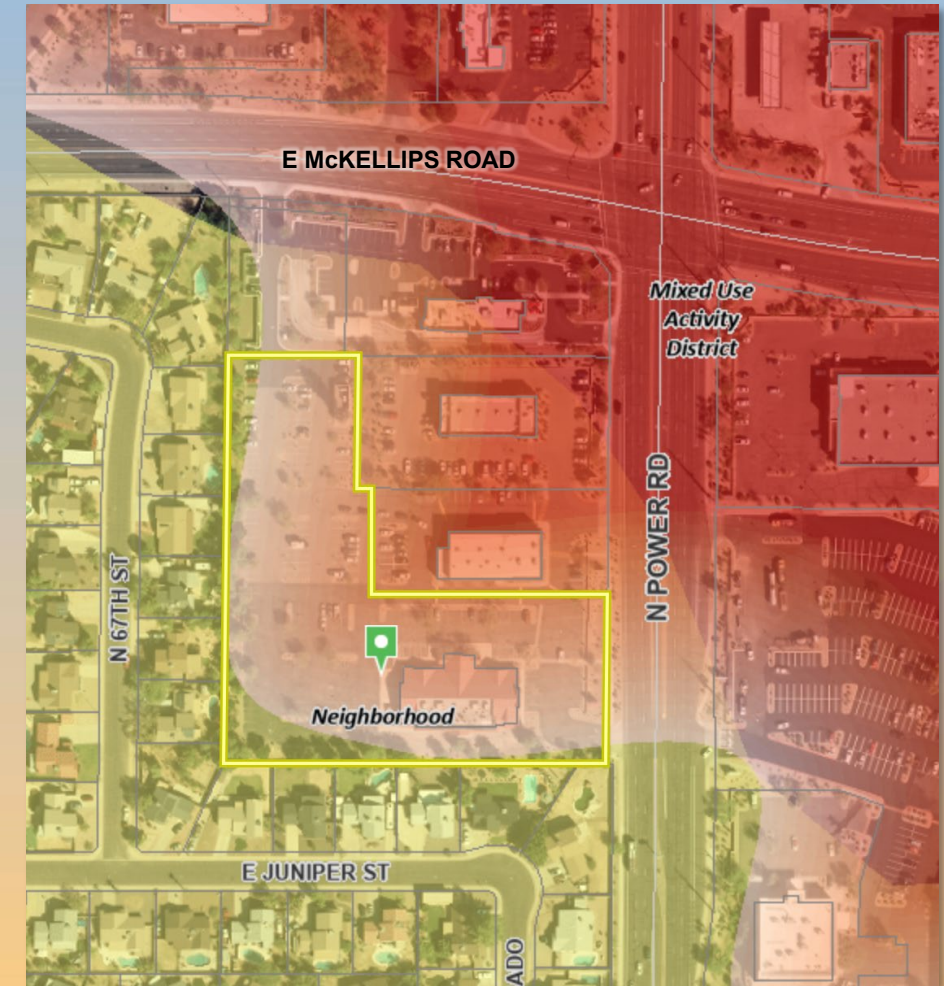




General Plan

Mixed Use Activity District

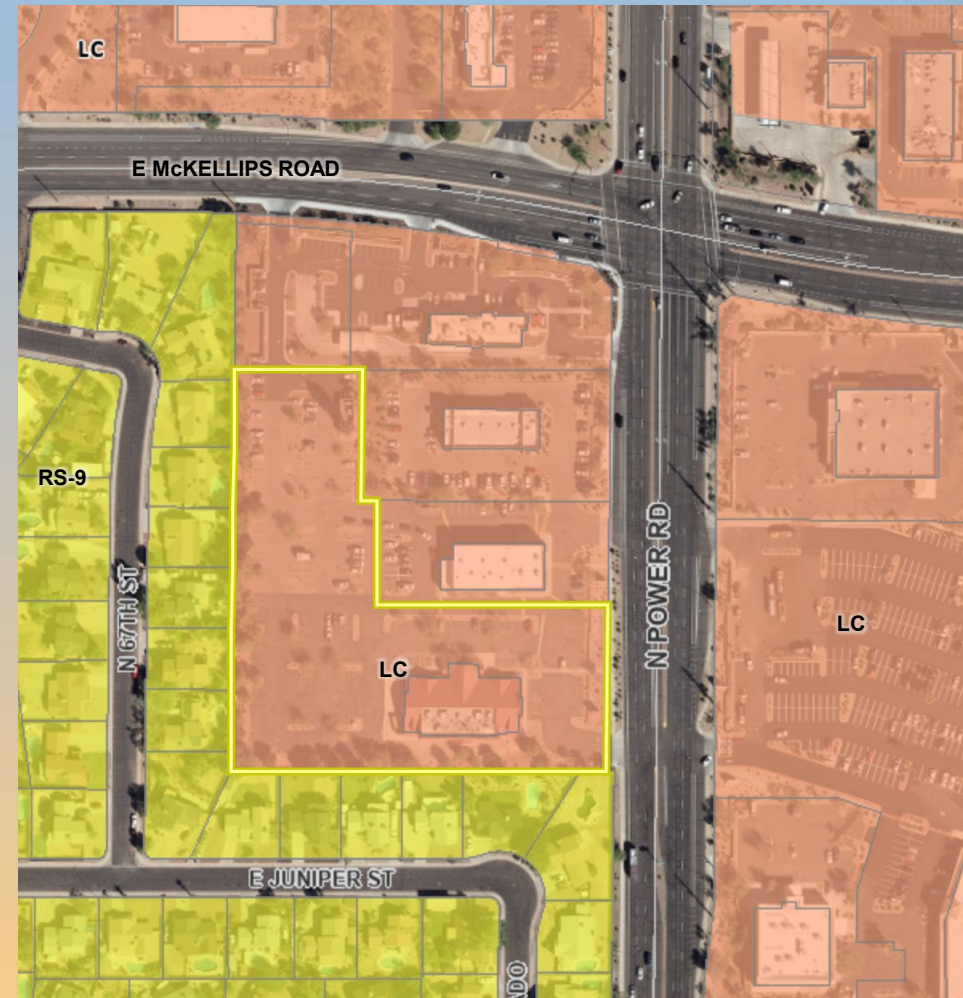
- Large scale and regional activity areas with a significant retail commercial component
- Designed and developed to attract customers from a large radius





Zoning

- Limited Commercial (LC)





Site Photo

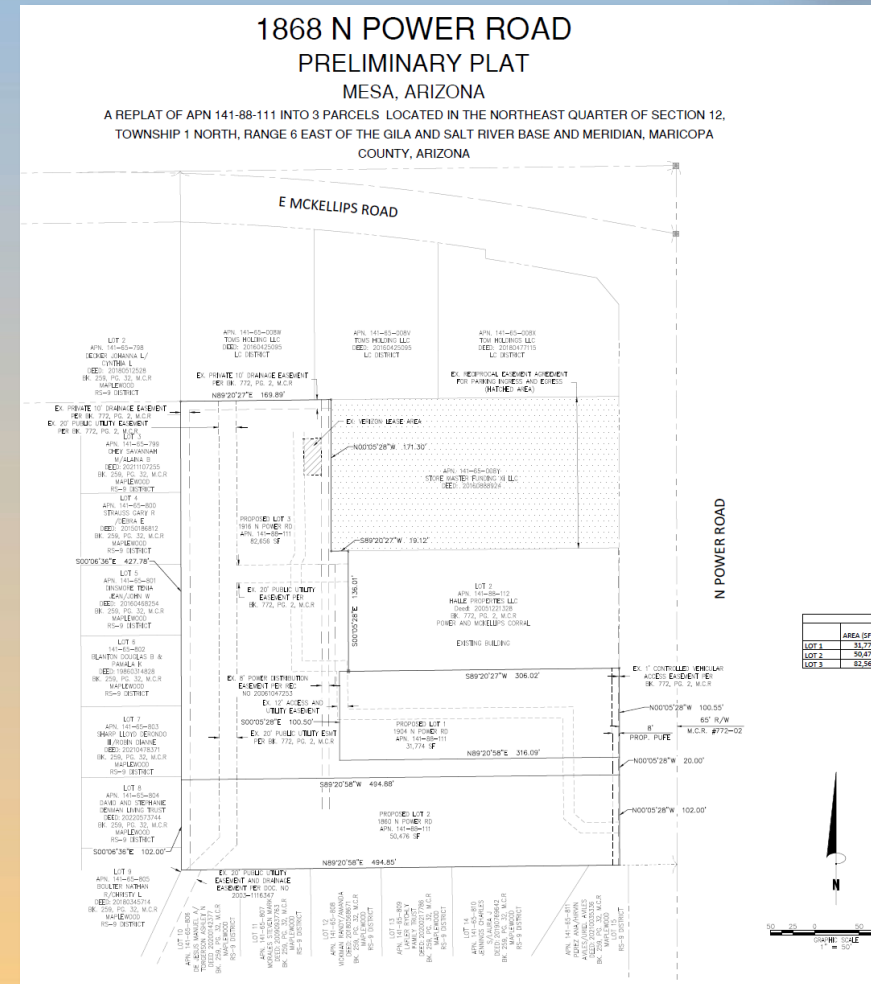


Looking west from Power Road



Preliminary Plat

- 3-lot commercial subdivision





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions



ZON23-00743

Central Mesa Reuse Pipeline

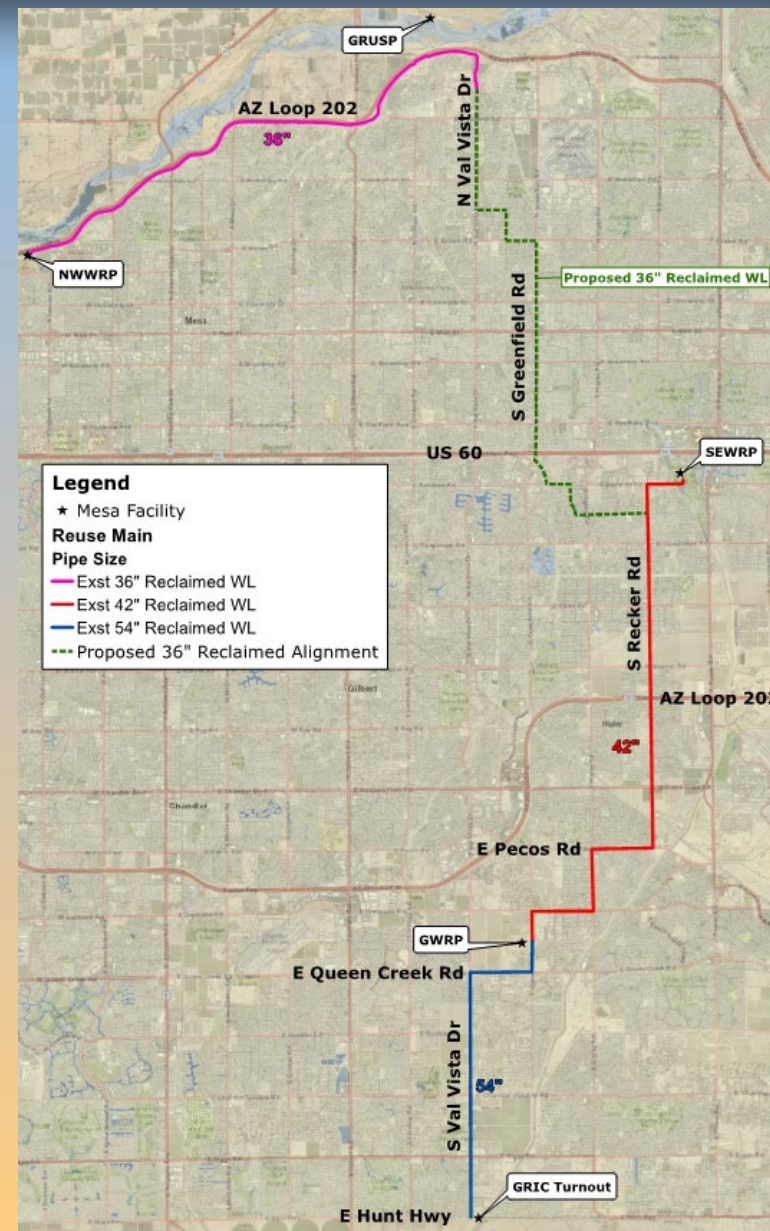
Chloe Durfee Daniel, Planner II

April 10, 2024



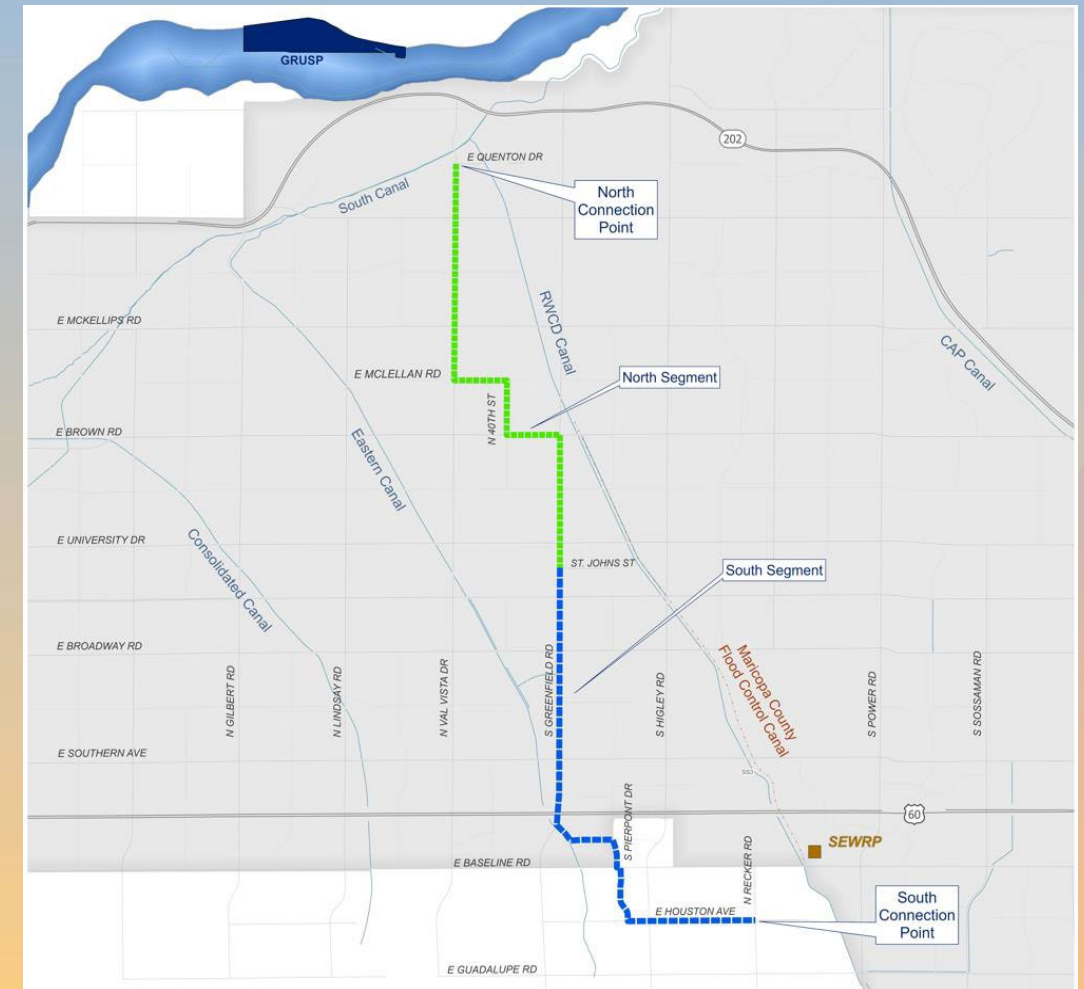
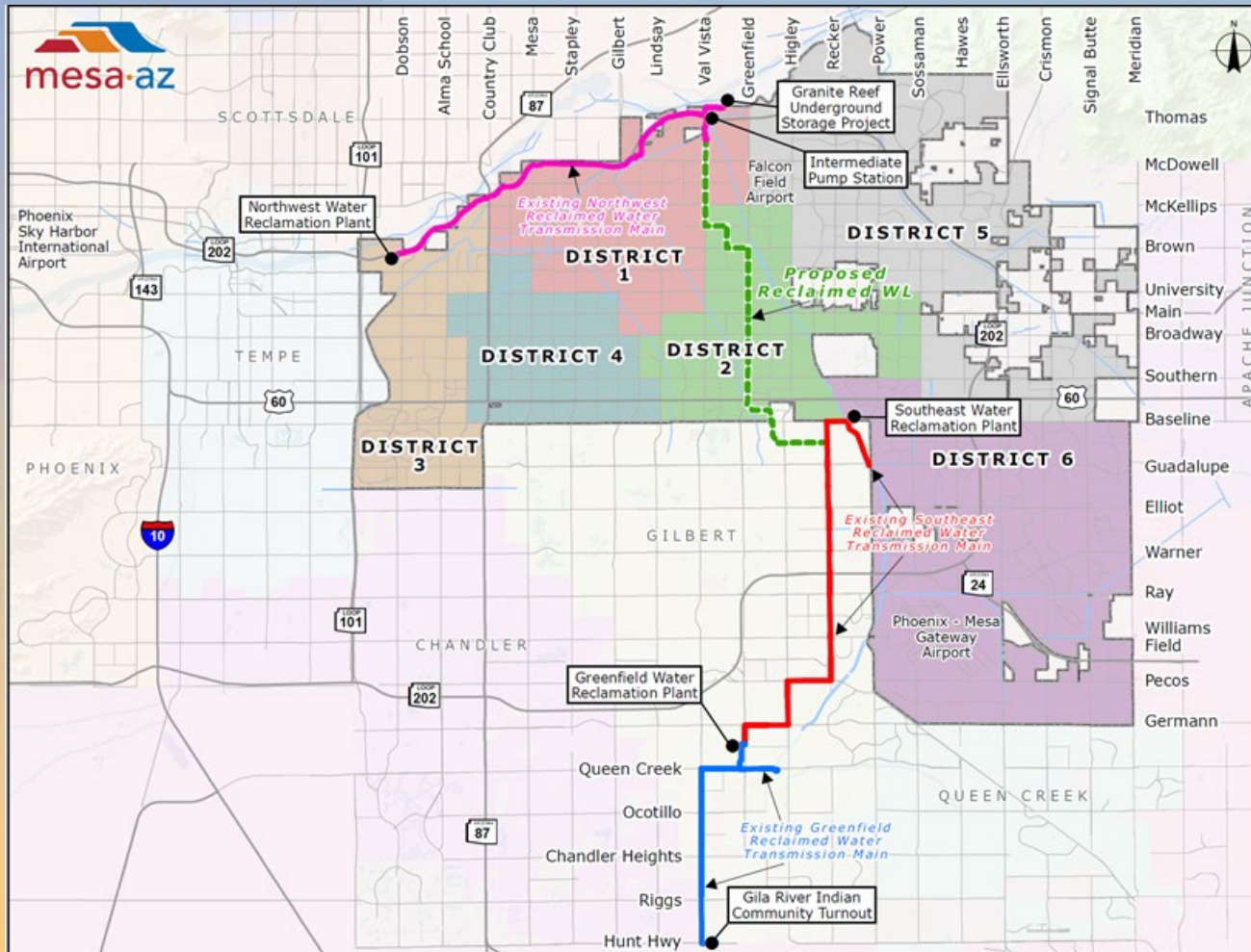
Central Mesa Reuse Pipeline-Plants

- 10.5 miles of 36" Pipeline
- SEWRP and NWWRP Mods to existing effluent pump stations
- New Intermediate Pump Station at Thomas & Val Vista
- Designed to deliver 12 MGD average flow with a peak flow rate of 18 MGD from NWWRP to GRIC turnout
- New pipe initial deliveries to the Gila River Indian Community will be about 9,000 AF/year





Pipeline Alignment





IPS Tank Overflow Hydraulics

- 23.5 ft elevation difference between IPS Tank overflow and GRUSP outfall.
- Design peak flow for CMRP is 18 mgd
- Max flow to GRUSP through overflow was limited to 15 mgd to reduce the height of the tank and overflow structure.





Request

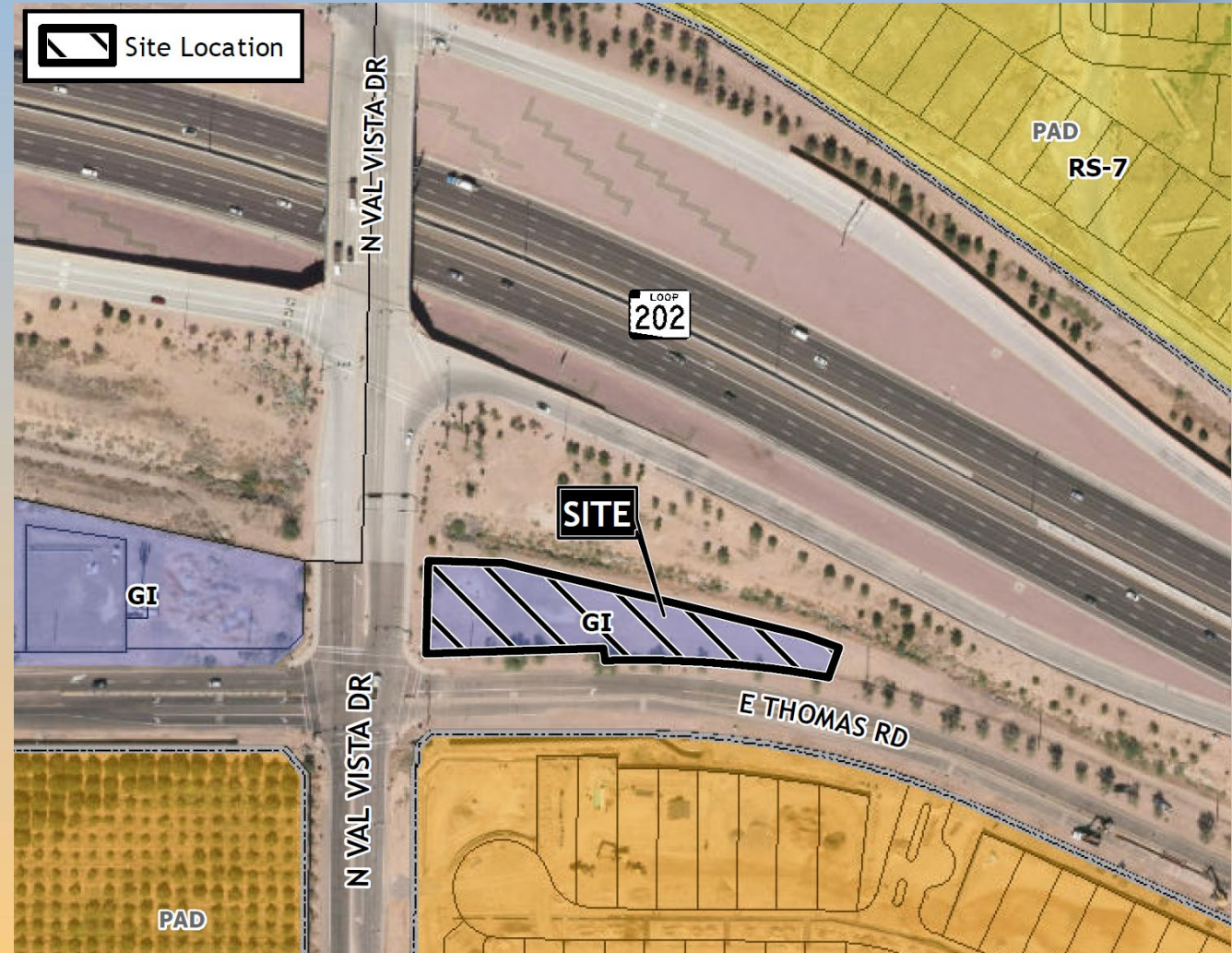
- Rezone from GI to PS-BIZ, Council Use Permit, and Site Plan Review
- To allow for the development of a major utility





Location

- North of Thomas Road
- East of Val Vista Drive

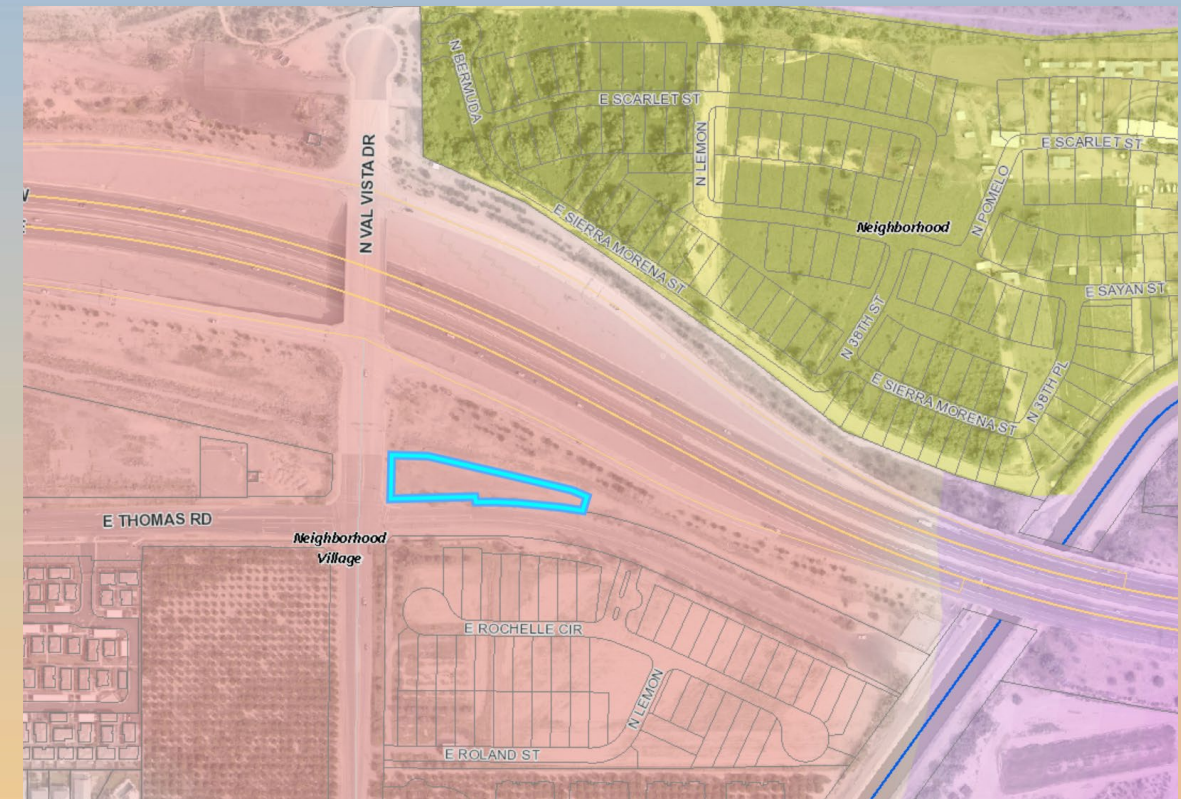




General Plan

Neighborhood Village Center

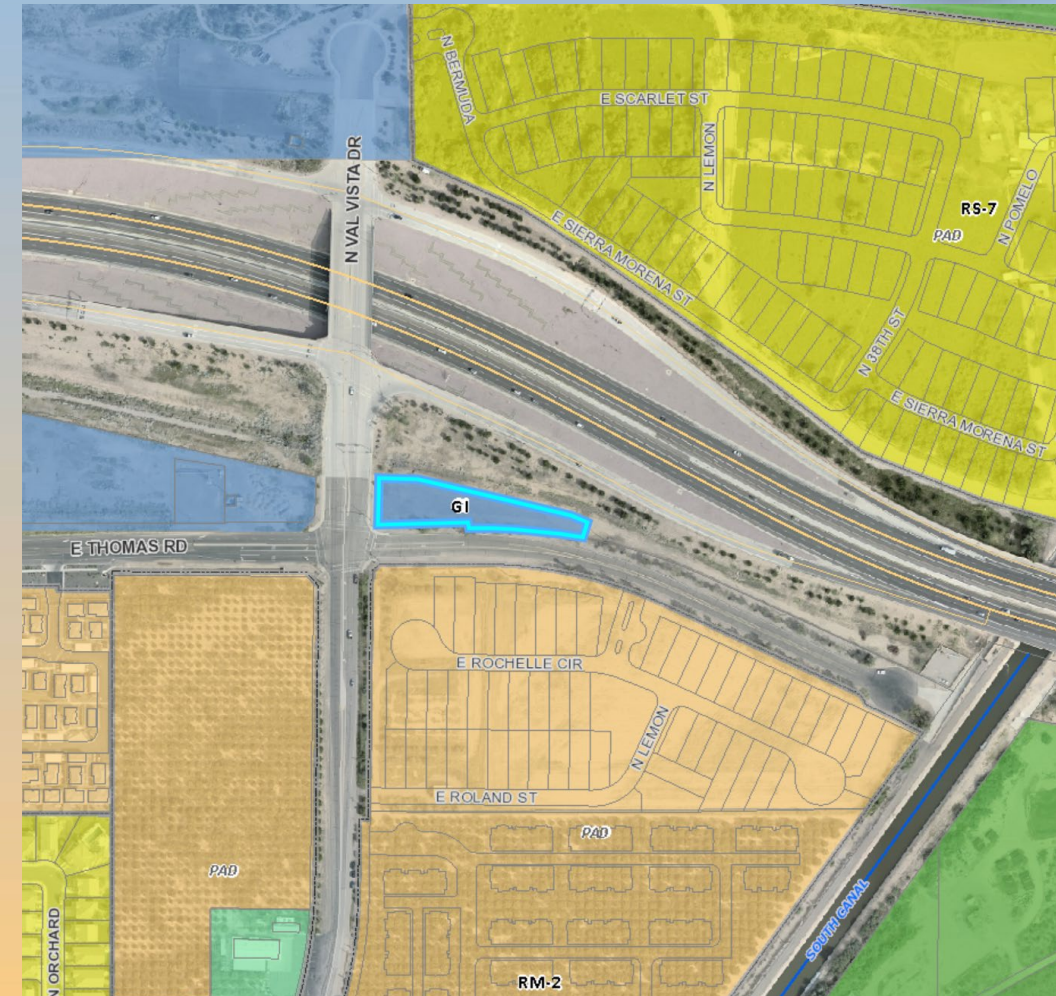
- provide for the regular shopping and service needs of the nearby population while serving as the focal points for the surrounding neighborhoods





Zoning

- Existing zoning General Industrial (GI) with a rezone to Public and Semi-public with a Bonus Intensity Zone Overlay (PS-BIZ)
- Proposed use is permitted within PS





Site Photos



Looking northwest towards the site



Context of surrounding area

- SunBurst Shutters
- Estates at Pioneer Crossing
- Burden West at Pioneer Crossing





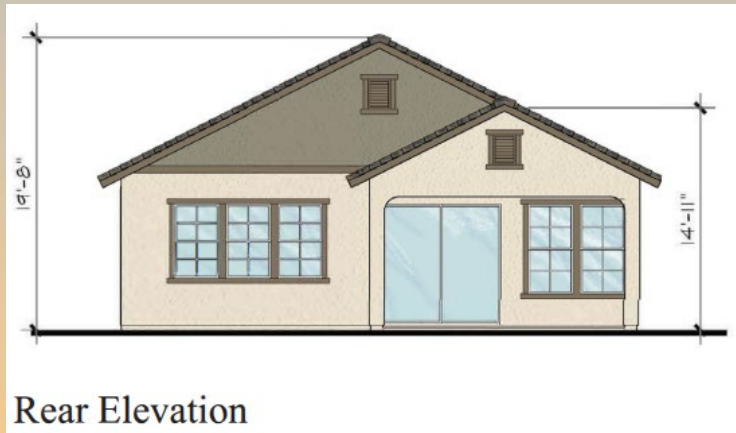
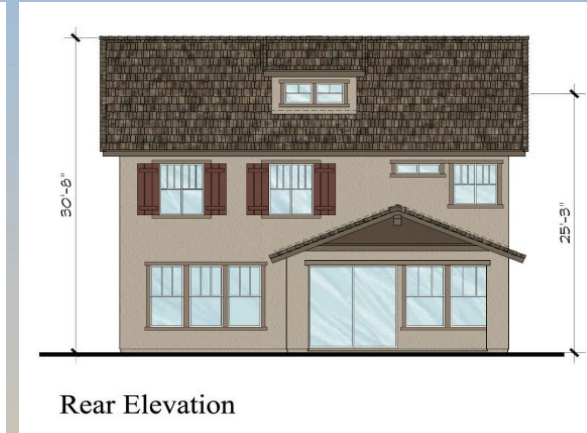
Sunburst Shutters

- Height of 31' 4"





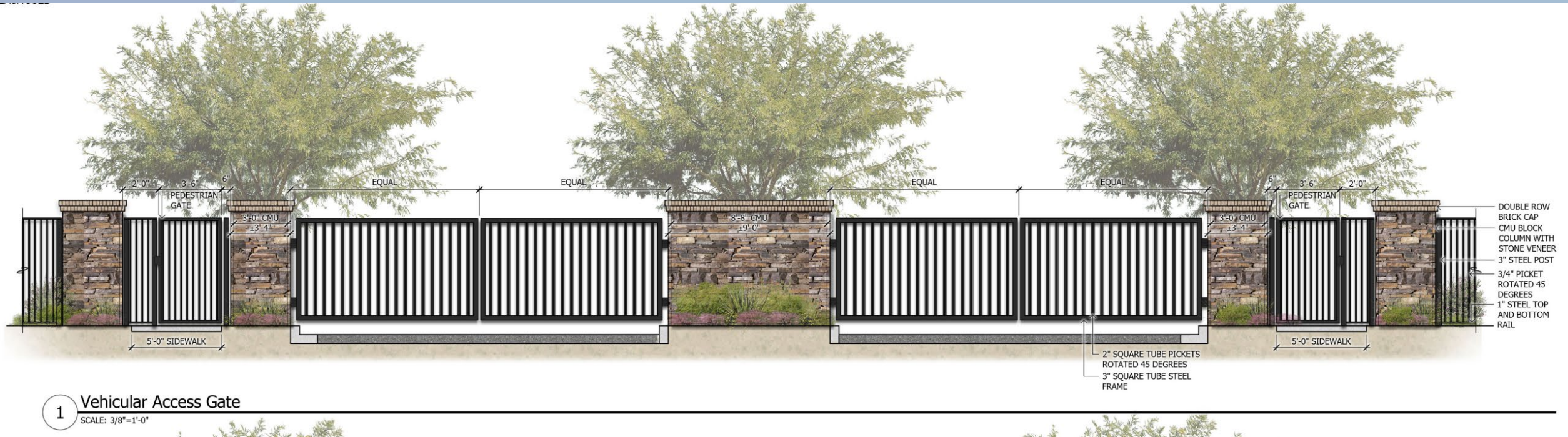
Estates at Pioneer Crossing



Approved Product Heights



Estates at Pioneer Crossing

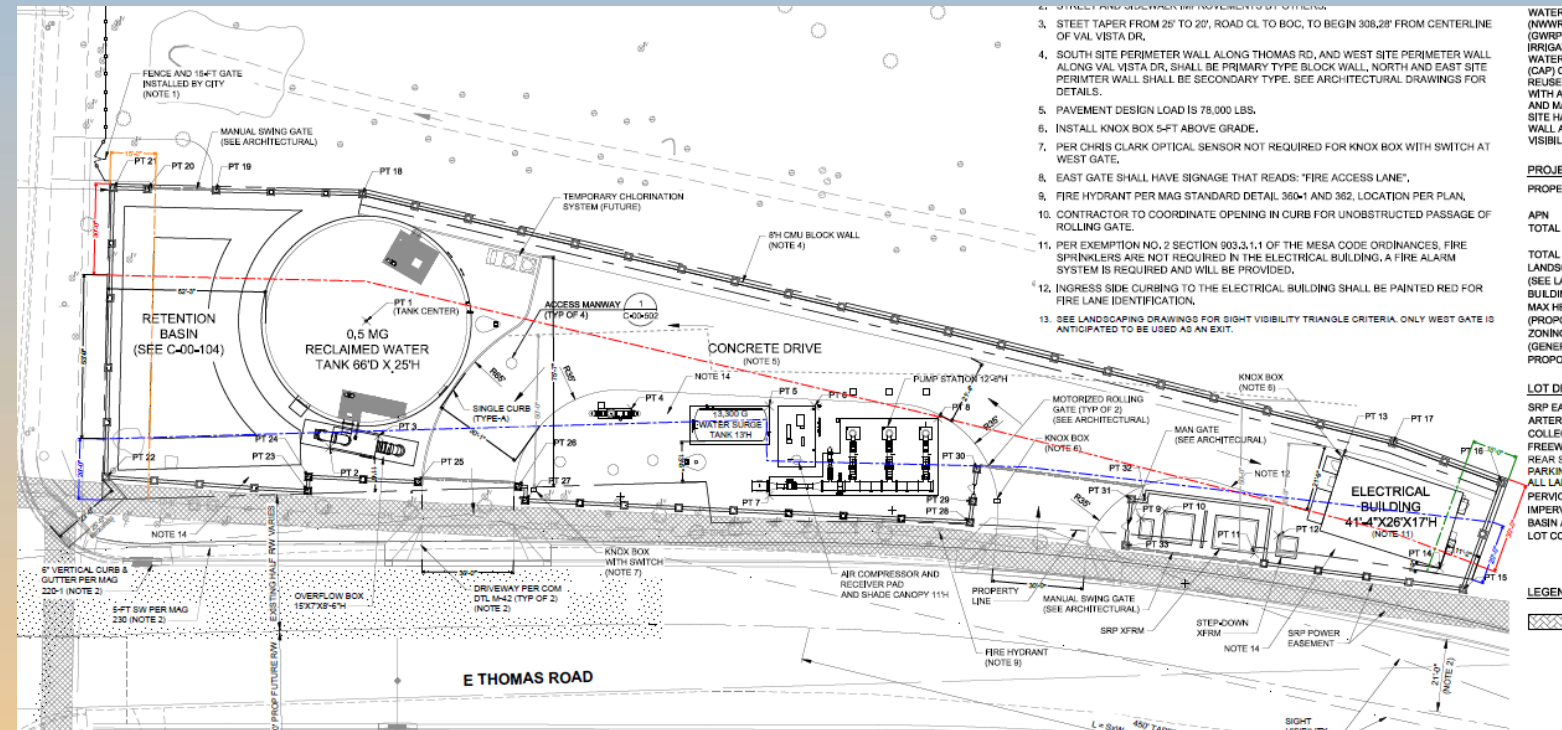


Main Gate facing Proposed Project



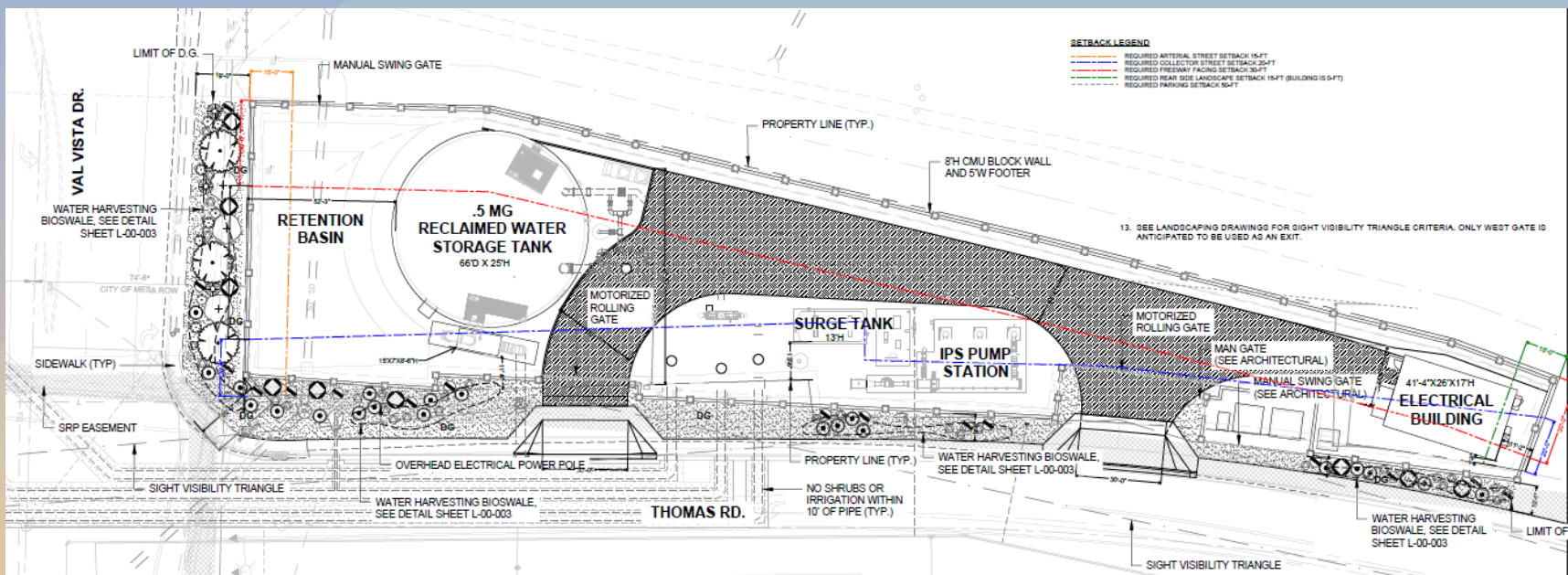
Site Plan

- 25 ft tall steel reclaimed water storage tank with volume of 0.5± million gallons
- Access from Thomas Road
- 13 ft tall 13,300-gallon horizontal surge tank
- 17 ft tall electrical building
- Additional equipment on site





Alternative Landscape Plan



LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER
	3	VITEX AGNUS-CASTUS	CHASTE TREE	36" BOX	1.75" CALIPER MULTI-TRUNK
	3	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	36" BOX	1.5" CALIPER MULTI-TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
	30	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL	
	4	CALLIANDRA X 'SIERRA STARR'™	HYBRID FAIRY DUSTER	5 GAL	
	16	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	
	21	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL	
	5	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL	
	9	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	15 GAL	
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
	3	HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL	
INERT MATERIALS	QTY	ITEM	SIZE	COLOR	
	6,508 SF	DECOMPOSED GRANITE (DG)	1/2" SCREENED (2" DEPTH)	PAINTED DESERT	



Rendering



Looking northeast towards the site



Rendering



Looking south from the Loop 202



Rendering



Looking north towards the site from the Thomas Road



Design Review Board

- DRB reviewed the elevations and landscape design at their March 12, 2024, work session
- Staff is working with applicant to address comments
- DRB April 9, 2024, for approval



Design Review Board Comments

Concerns with the lack of screening

- *Renderings were updated with a more accurate perspective to better display the screening being provided for the site*

Requests a different color for the wall and the water tank

- *The color of both the wall and the water tank were updated to a more cohesive design while still referencing the design of the wall to surrounding communities*

Requests lowering of the water tank height to the wall height

- *Reduction of tank height is not able to be completed due to project requirements*

Requests a mural or mesa logo on the water tank

- *Artwork will be added to the site. The City will work with an artist to finalize the design and a condition of approval has been added to the case to reflect this.*



Design Review Board Comments

Concerns with lack of landscaping and trees on the site

- *Renderings were updated to better reflect the provided trees and shrubs on the site*

Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color

- *The wall and building were returned to the original darker block (willow green) and brick (graphite) color while maintaining the design to be cohesive with the surrounding communities*

Concerned with perspectives from the future homes facing the project

- *Renderings were updated to provide more accurate, eye level perspectives from the neighborhood, the Loop 202, and the west side of the site.*

Move overflow piping on the south side of the tank to a different side

- *To maintain proper operation of the site and minimize additional impacts, the overflow pipe should remain on the south side of the tank*



Bonus Intensity Zone Overlay

Development Standard

MZO Required

BIZ Proposed

Maximum Wall Height -
MZO Section 11-30-4(B)1

3.5 feet

8 feet

-Front yards and required street side yards

Minimum Building Setbacks -
MZO Section 11-10-3(A)

-Front and Street Facing Side:
 Collector (Thomas Road)

20 feet

1' 9"

-Front and Street Facing Side:
 Freeway (202 freeway)

30 feet

9' 3"

-Rear: Adjacent to Non-residential District

Two or more Stories: 15 feet per story
 (30 feet)

11' 2"



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3.B</i></p> <p>-Non-Single Residential Uses Adjacent to Other Non-Single Residence</p>	<p>15 feet</p>	<p>0 feet</p>
<p><u>Required Landscape Yards –</u> <i>MZO Table 11-10-3.A</i></p> <p>- Front and Street Facing Side: Collector (Thomas Road)</p> <p>-Front and Street Facing Side: Freeway (202 freeway)</p>	<p>20 feet</p> <p>30 feet</p>	<p>0 feet</p> <p>0 feet</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Setbacks at Intersections –</u> <i>MZO Section 11-30-10</i></p> <p>- Arterial with Major/Midsection collector</p>	<p>25 feet</p>	<p>23 feet</p>
<p><u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i></p> <p>- Setback from property line</p>	<p>50-foot radius</p>	<p>35' 5" radius</p>



Bonus Intensity Zone Overlay

Development Standard

MZO Required

BIZ Proposed

Perimeter Landscape – Required Plant Material –
MZO Section 11-33-3(A)

- Arterial (Val Vista Drive)
- Collector (Thomas Road)

1 tree and 6 shrubs per 25 linear feet of street frontage (5 trees/29 shrubs total)

1 tree and 6 shrubs per 25 linear feet of street frontage (18 trees/108 shrubs total)

1.27 trees and 5.93 shrubs per 25 linear feet of street frontage (6 trees/ 28 shrubs total)

0 trees and 3 shrubs per 25 linear feet of street frontage (0 trees/ 59 shrubs total)



Council Use Permit

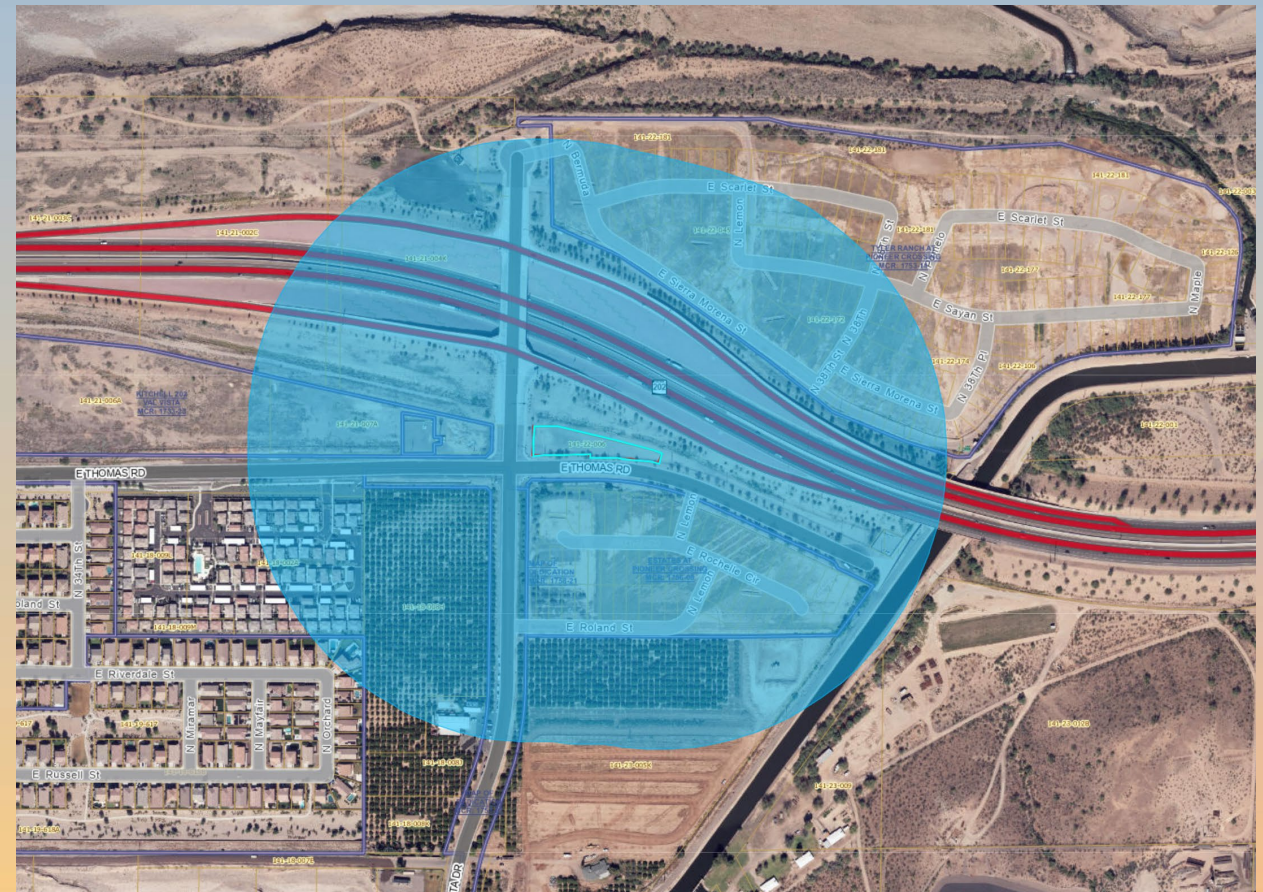
Section 11-70-6(D): Council Use Permit Required Findings

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not received any emails or phone calls





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for a BIZ overlay
- ✓ Meets CUP review criteria of MZO Section 11-70-6(D)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

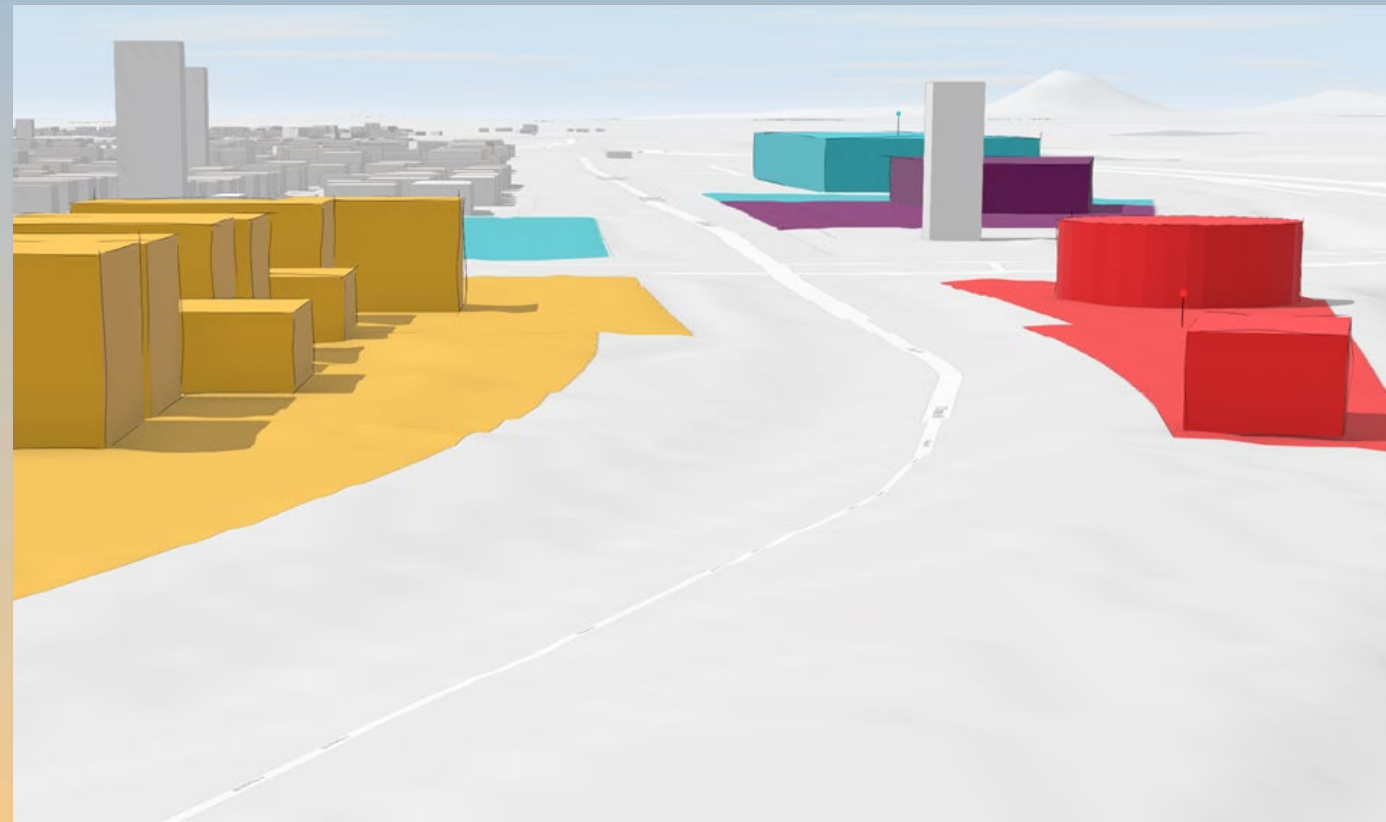
Staff recommends Approval with Conditions



Appendix



Arc Urban Schematic



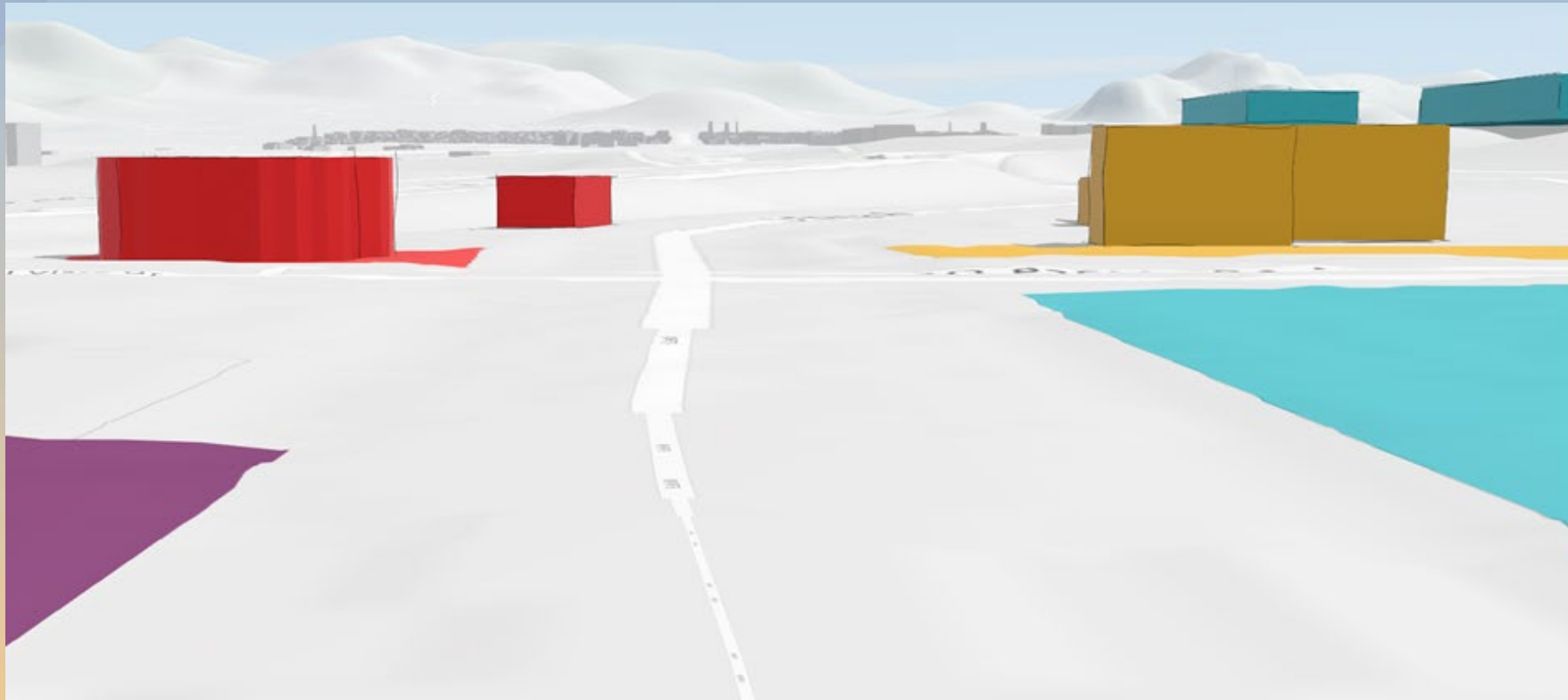


Arc Urban Schematic





Arc Urban Schematic





Arc Urban Schematic

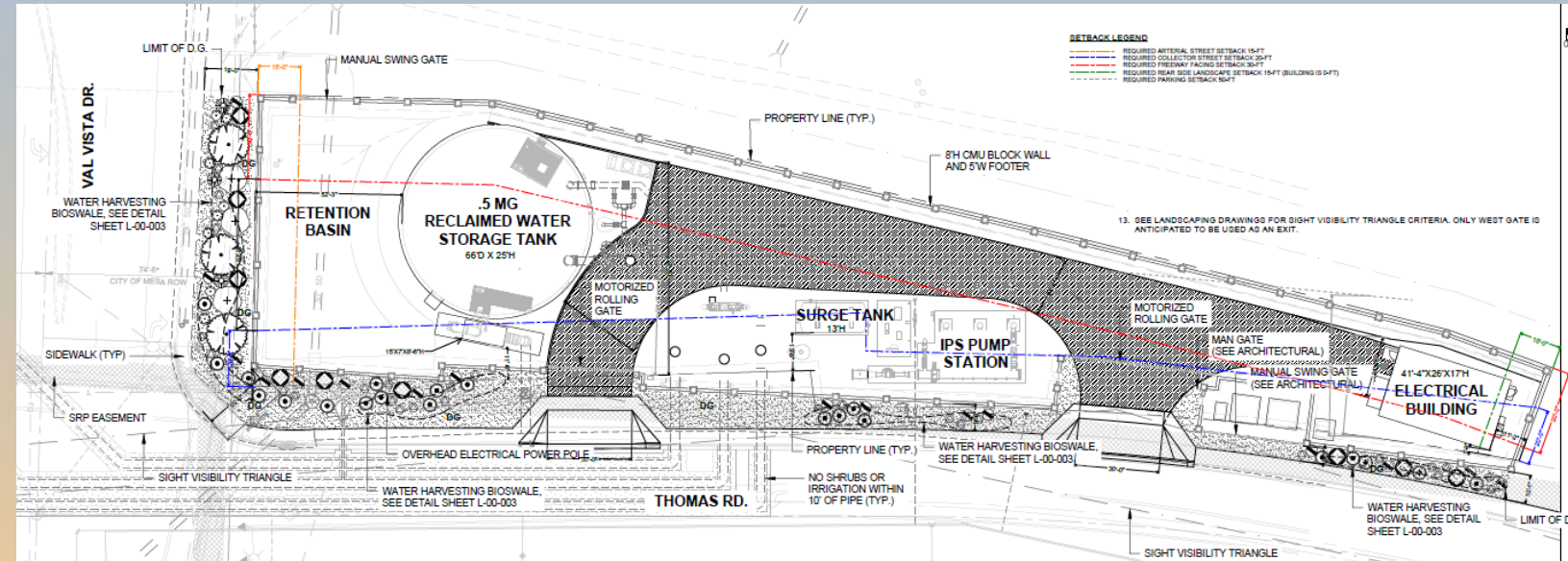




Alternative Landscape Plan

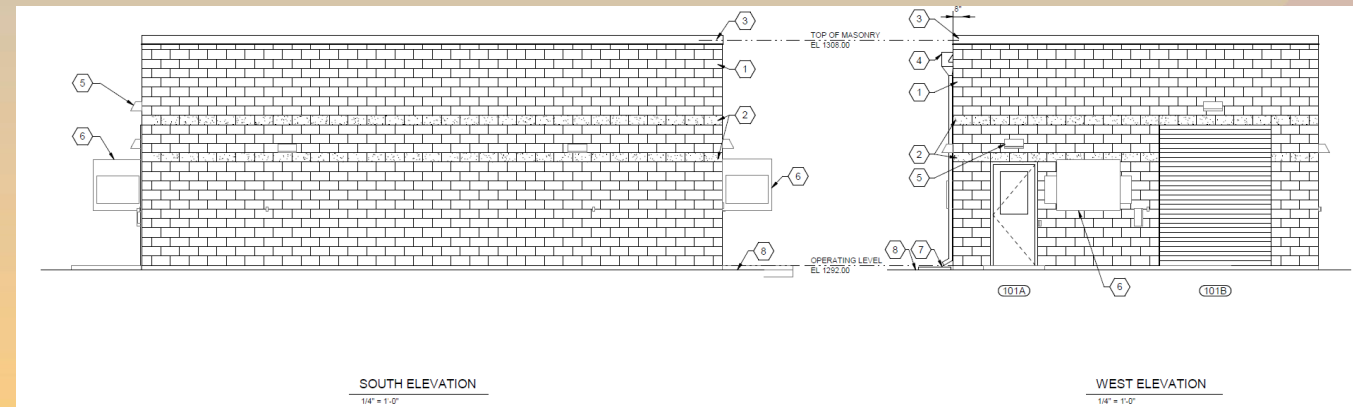
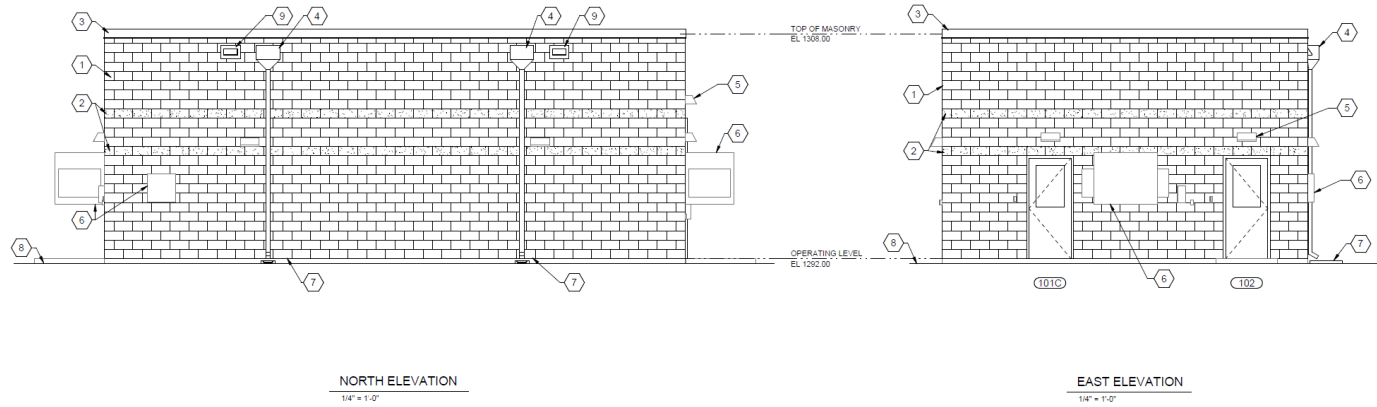
Demonstrated Design Principles:

- Plant Variety
- Naturalistic Design
- Compatibility with Surrounding Uses
- Water Efficiency
- Storm Water Management
- Plant Viability and Longevity
- Overhead Utility Line Easements



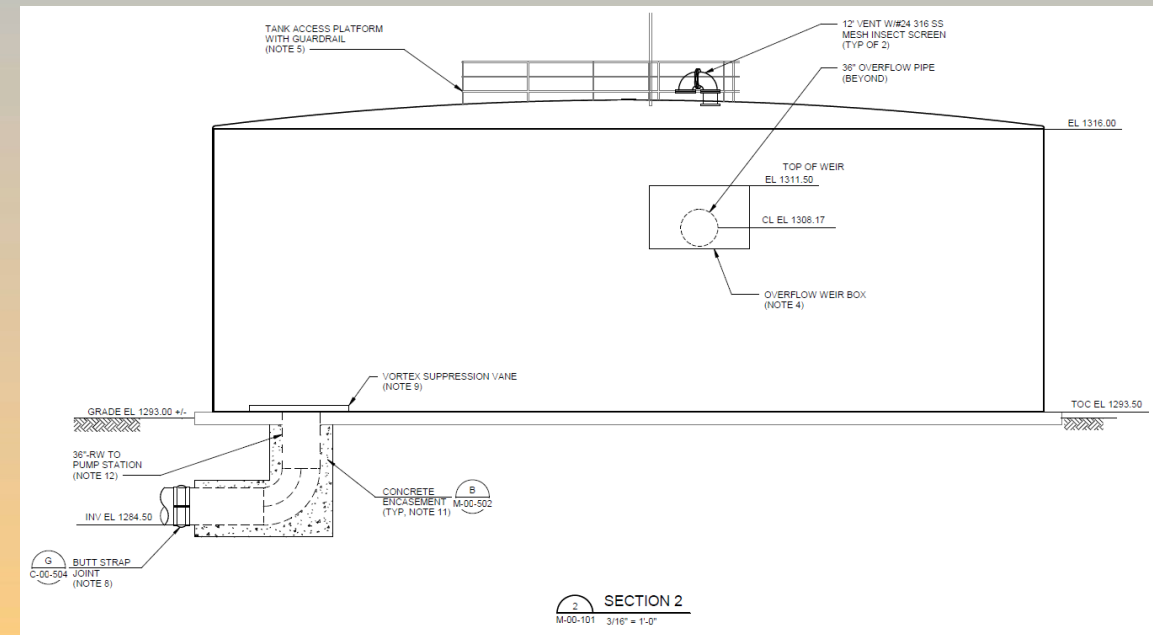
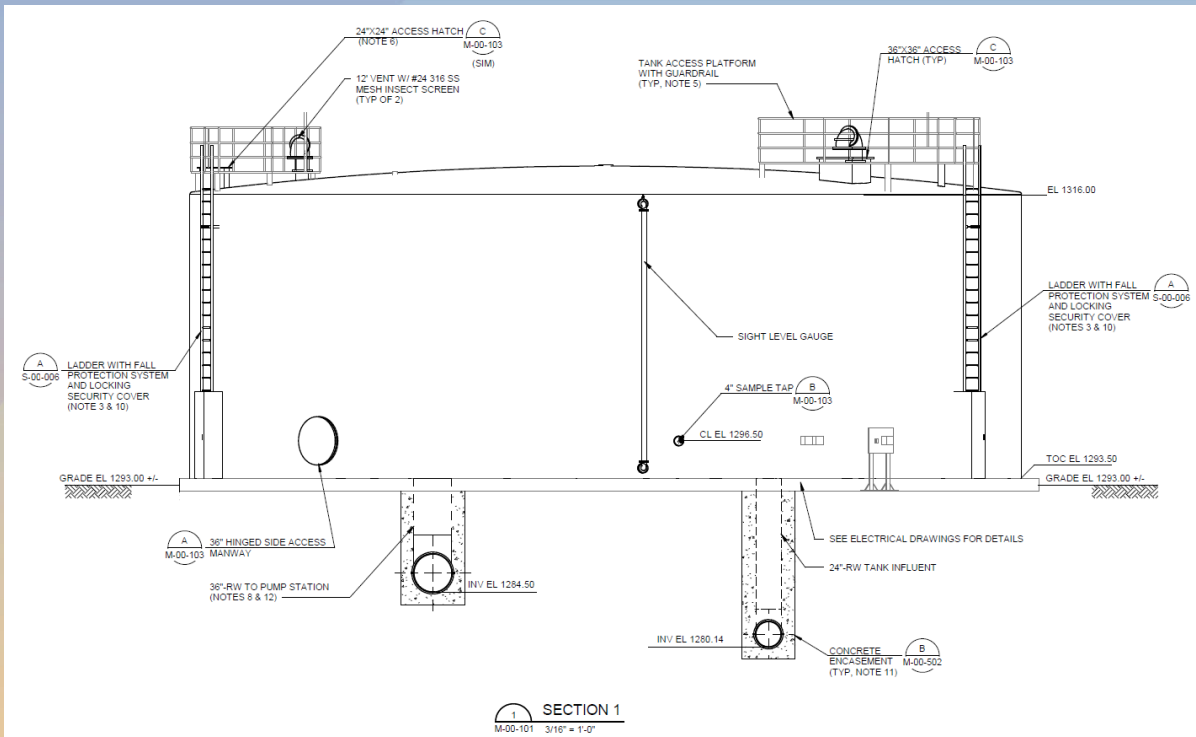


Elevations



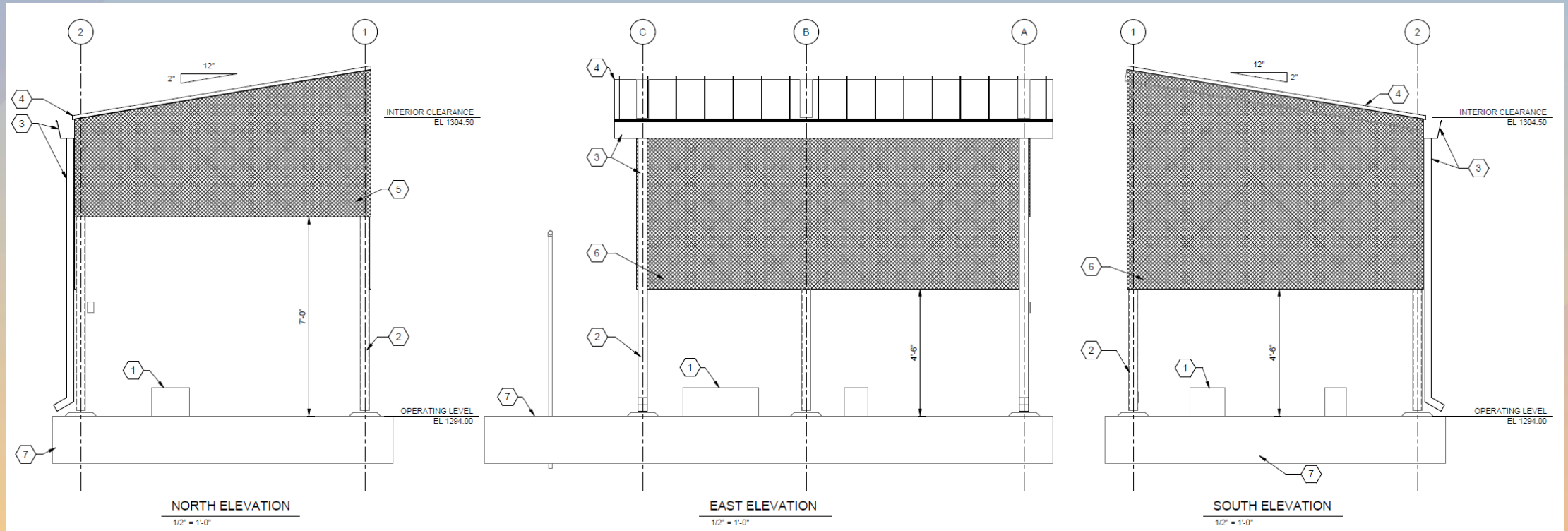


Elevations



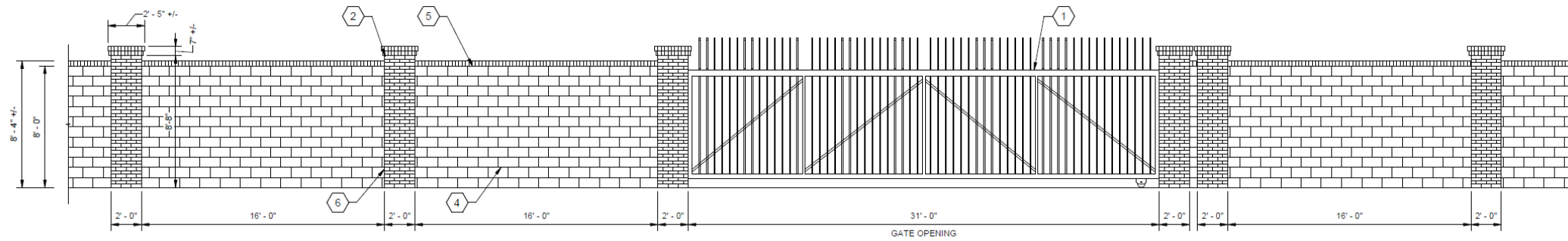


Elevations



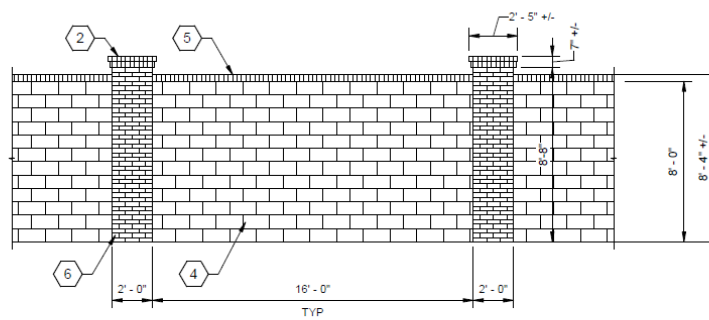


Elevations



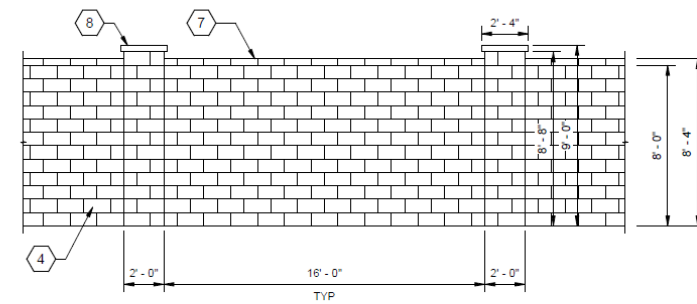
WESTERN GATE ELEVATION

1/4" = 1'-0"



PRIMARY SITE WALL ELEVATION

1/4" = 1'-0"



SECONDARY SITE WALL ELEVATION

1/4" = 1'-0"



ZON23-00174

Jennifer Merrill, Senior Planner

April 10, 2024



Request

- Rezone from PEP-PAD-PAD and LC-PAD-PAD to LC, and Site Plan Review
- Preliminary Plat
- To allow for a large commercial development





Location

- North of Elliot Road
- West side of Ellsworth Road





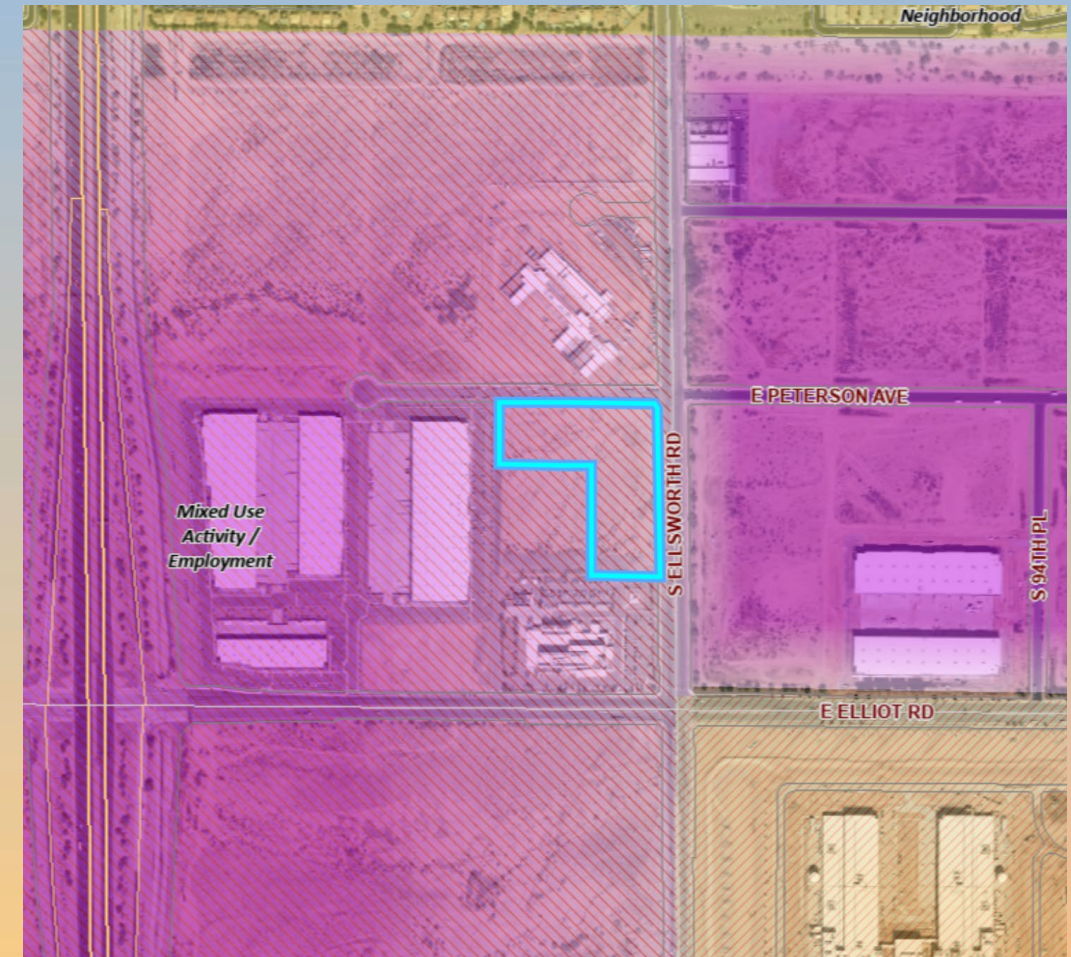
General Plan

Mixed Use Activity, Community-Scale

- Unique shopping and entertainment experiences
- Serves a four-mile radius

Mesa Gateway Strategic Development Plan – Mixed Use Community

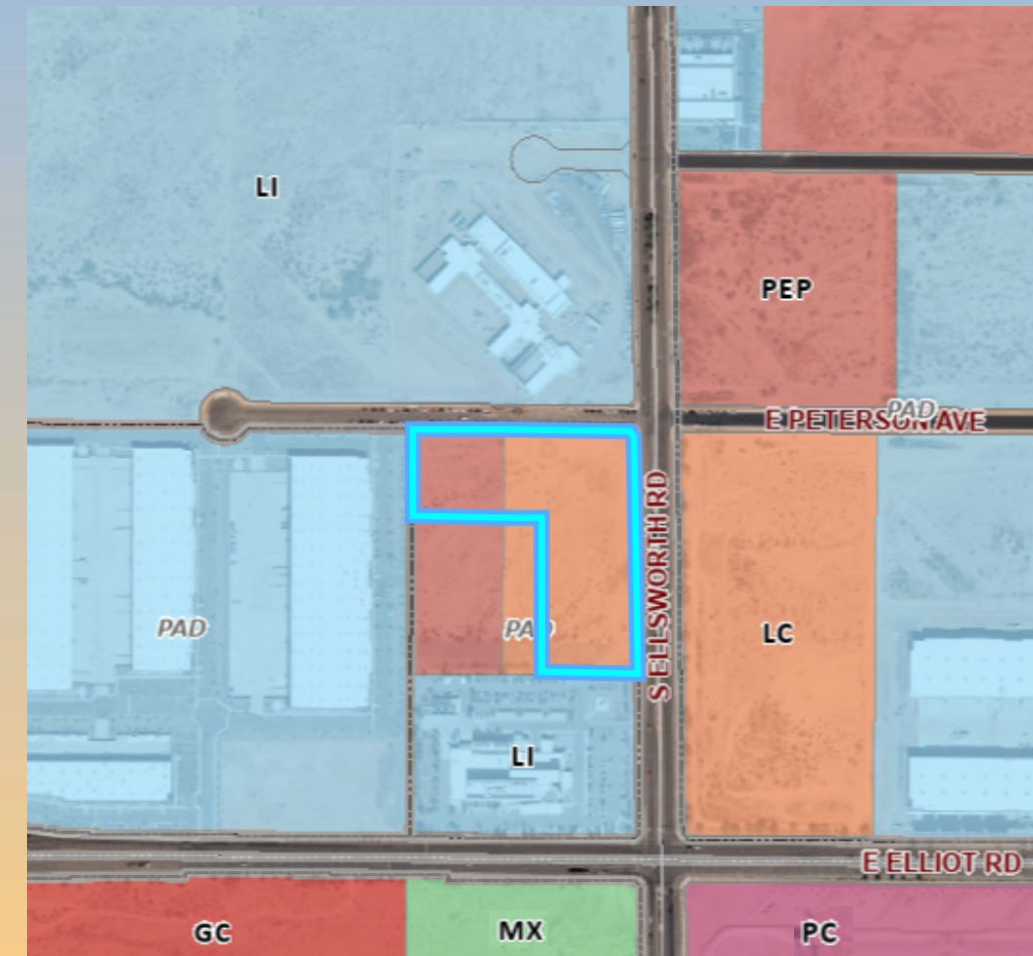
- Live/work/play
- Walkable streetscapes





Zoning

- Existing: Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) and Planned Employment Park with two PADs (PEP-PAD-PAD)
- Proposed: LC
- Hotels, Retail/Commercial uses are permitted in LC





Site Photo

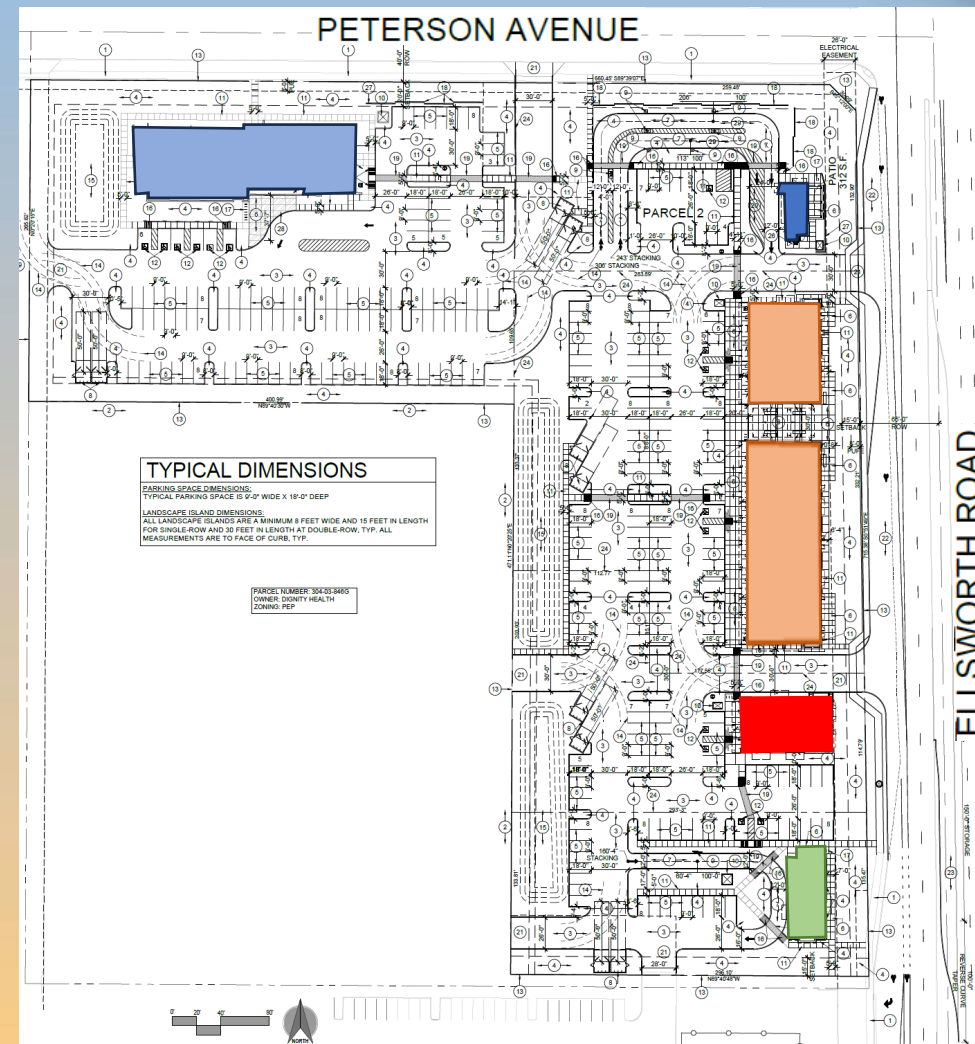


Looking southwest from
Ellsworth Road



Site Plan

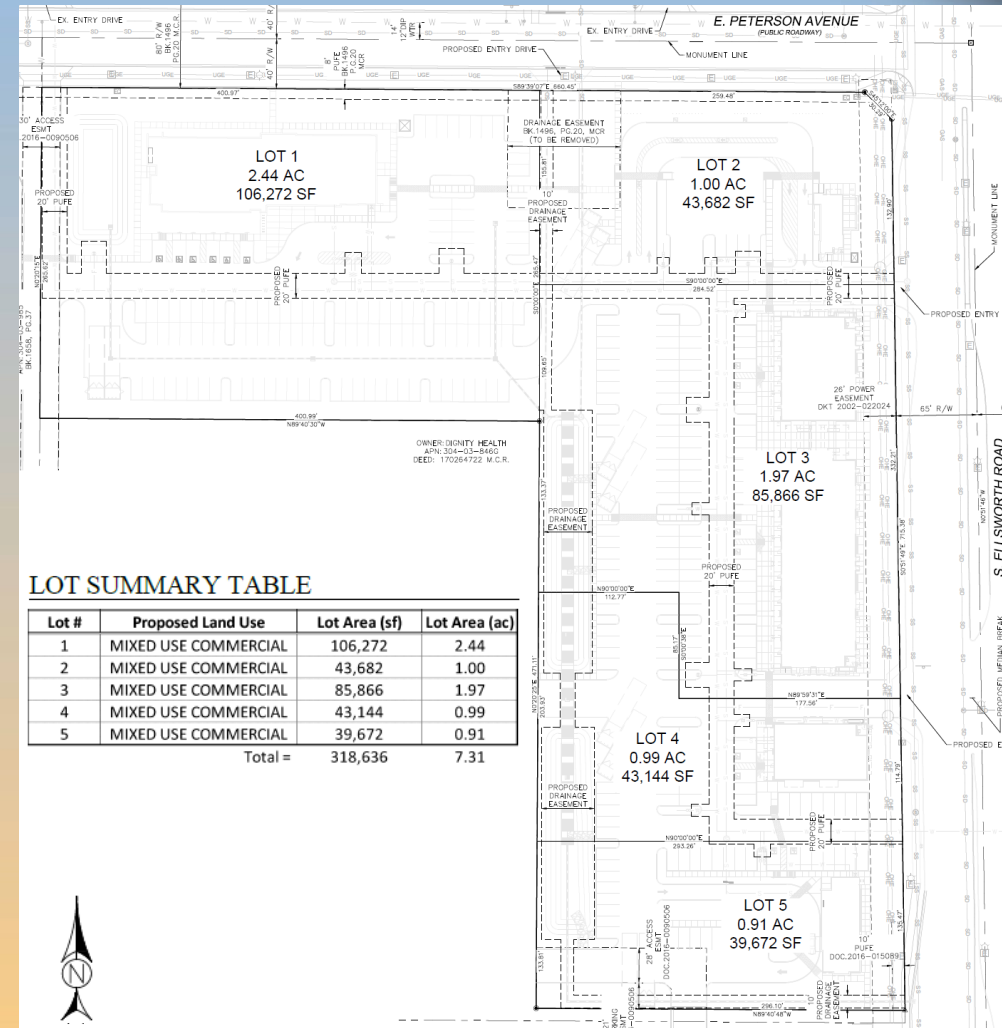
- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating
- 7 total access points (4 internal)





Preliminary Plat

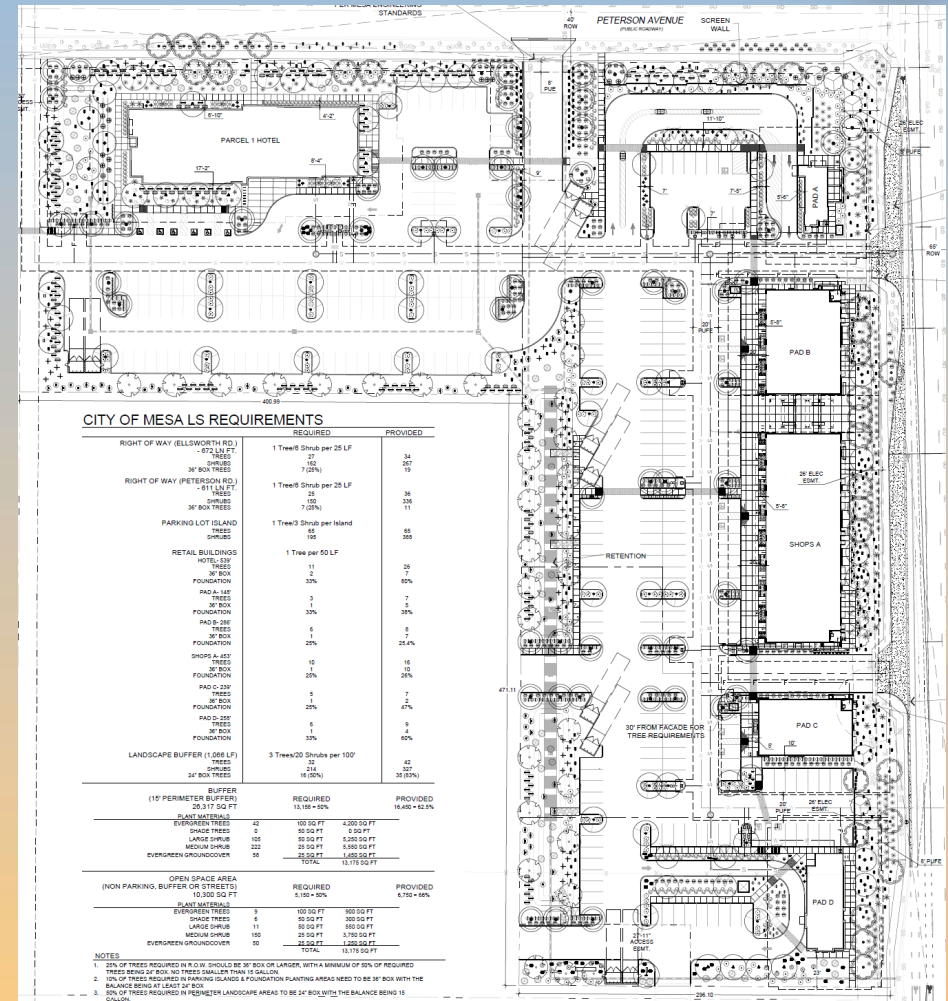
- 5 proposed lots
- Cross access and reciprocal parking easements
- Cross-access with adjacent developments





Landscape Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES/PALMS			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
ACCENTS			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	Aloe 'Blue Elf'	Blue Elf Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasyliroon longissimum	Toothless Spoon	5-Gal
	Dasyliroon wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakeights Red Yuucca	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
SHRUBS			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal
	*Dodonaea viscosa	Hopseed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp 'Lynns legacy'	'Lynns Legacy' Sage	5-Gal
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	'Rio Bravo'		
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
GROUND COVERS			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	*Lantana montevidensis	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary	1-Gal





Renderings





Renderings





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on April 18, 2023 –no members of the public attended
- Staff has not received any inquiries about the project





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Conforms with the requirements in Section 9-6-3 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



ZON22-00779

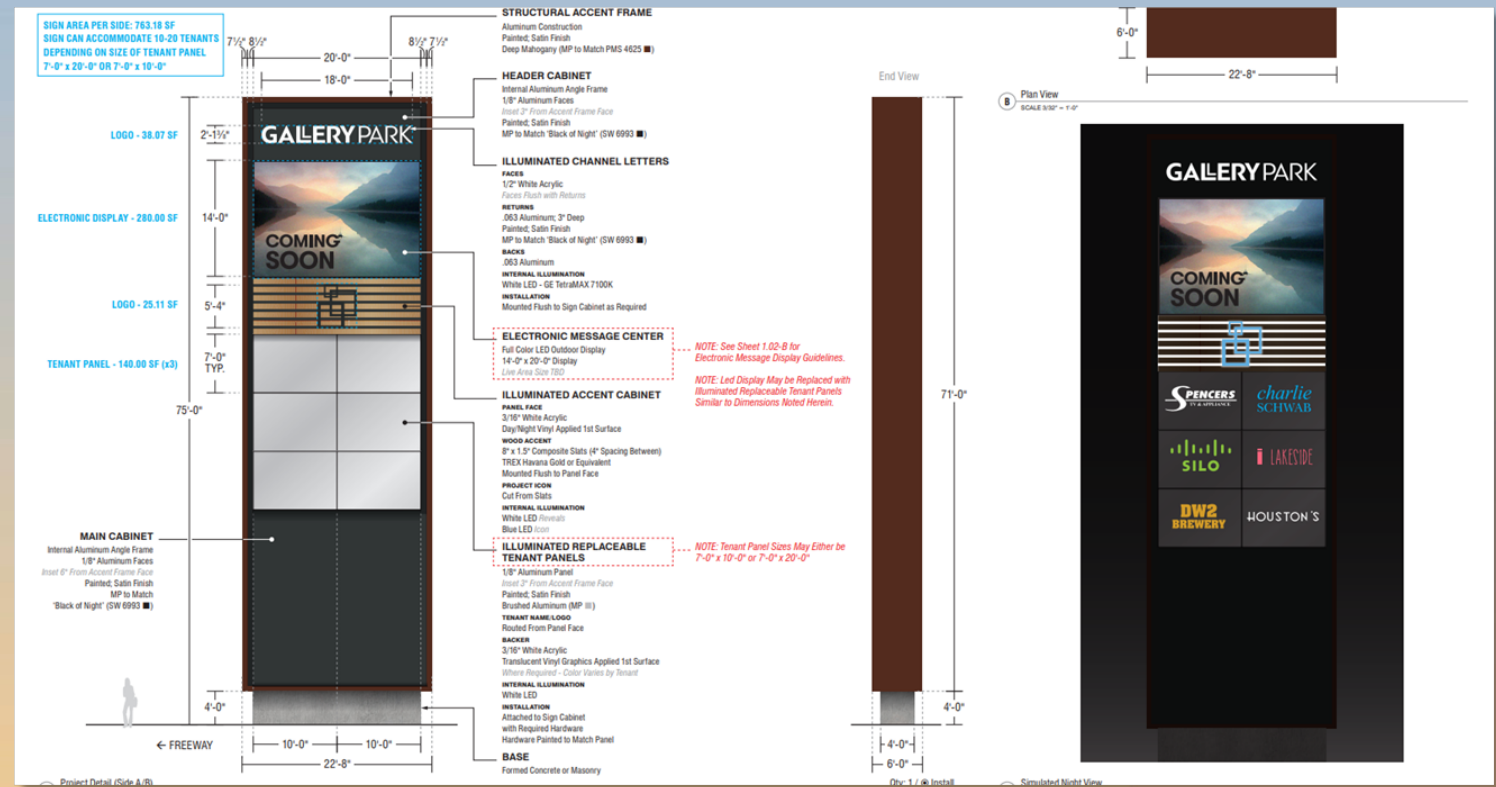
Sean Pesek, Senior Planner

April 10, 2024



Request

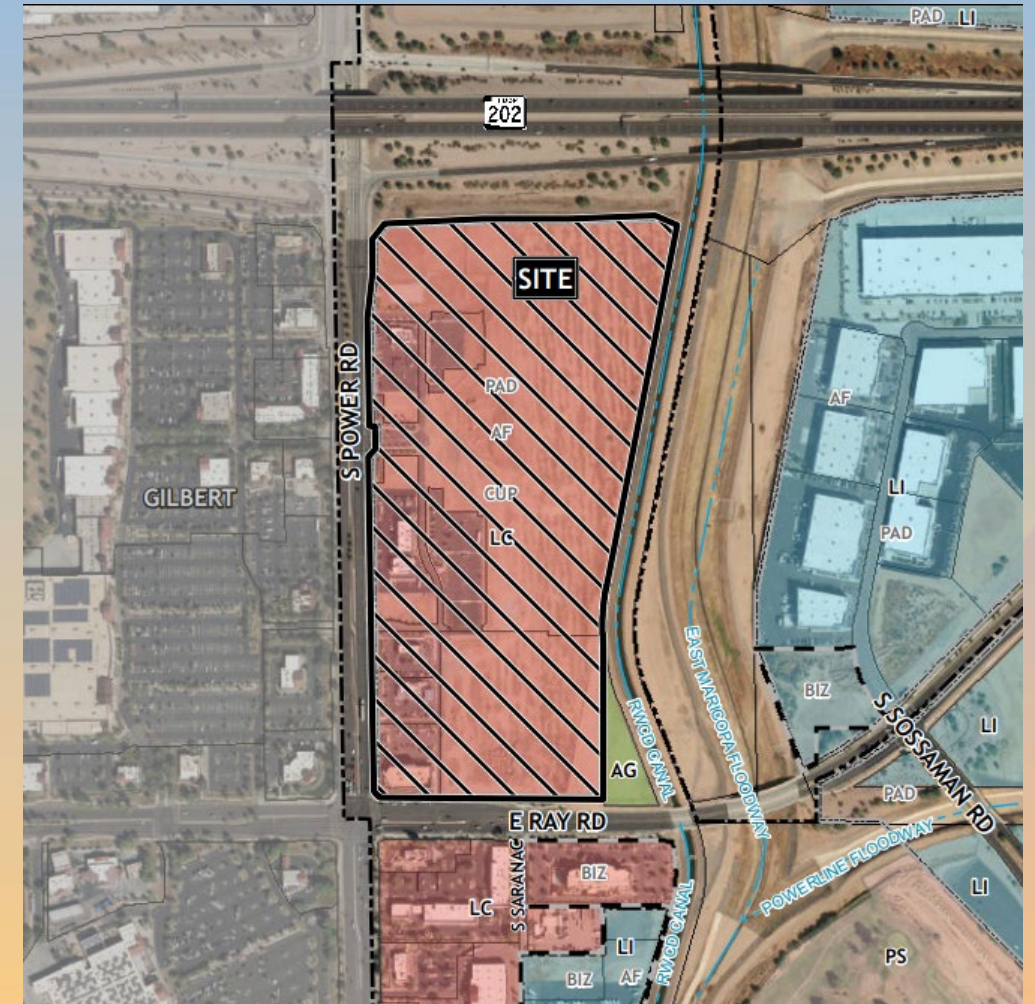
- Council Use Permit
- To allow a freeway landmark monument (FLM) sign within Gallery Park





Location

- East side of Power Road
- North side of Ray Road
- Northern portion of Gallery Park





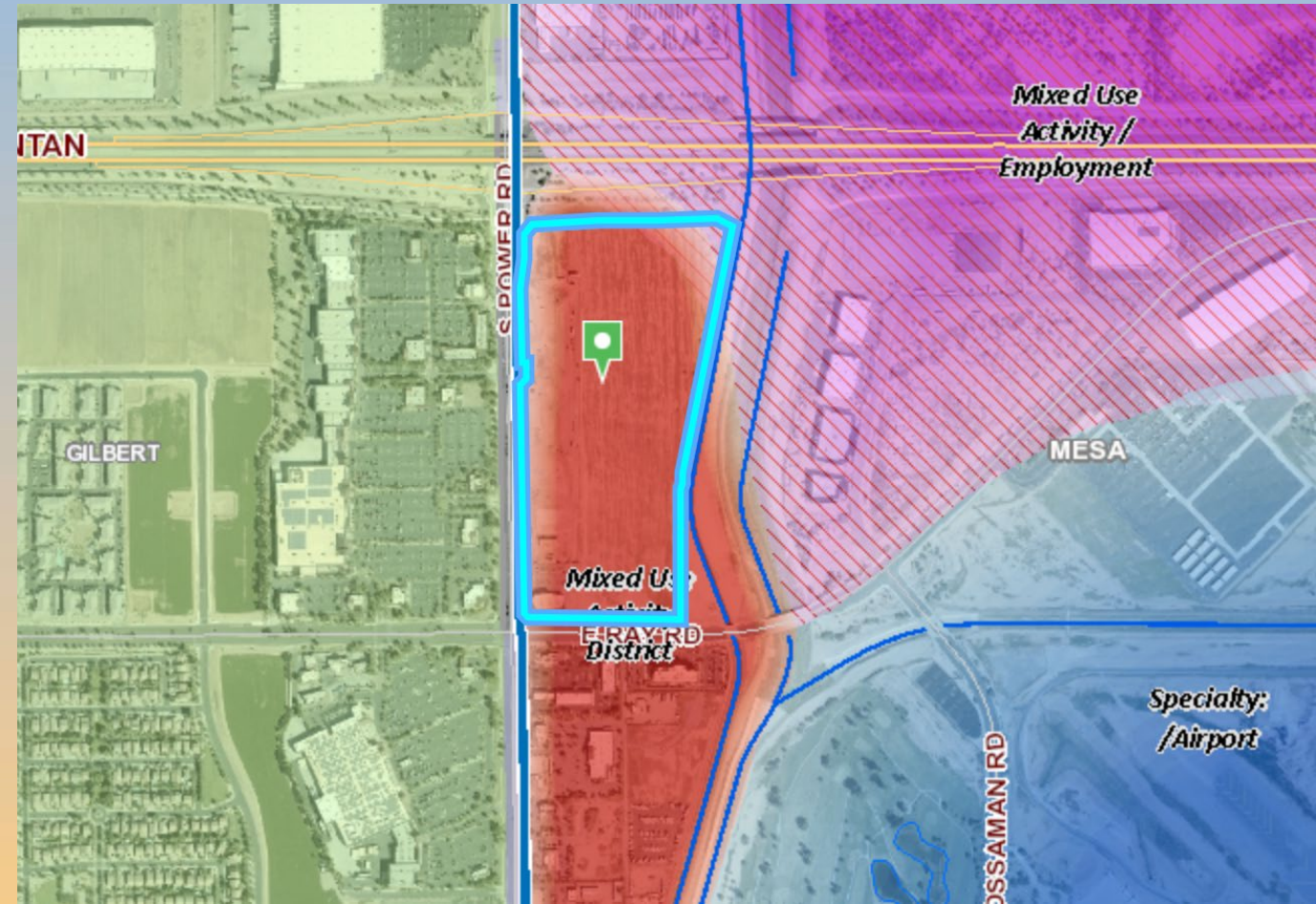
General Plan

Mixed Use Activity

- Community and regional activity area that usually has a significant retail commercial component

Mesa Gateway Strategic Development Plan – Inner Loop

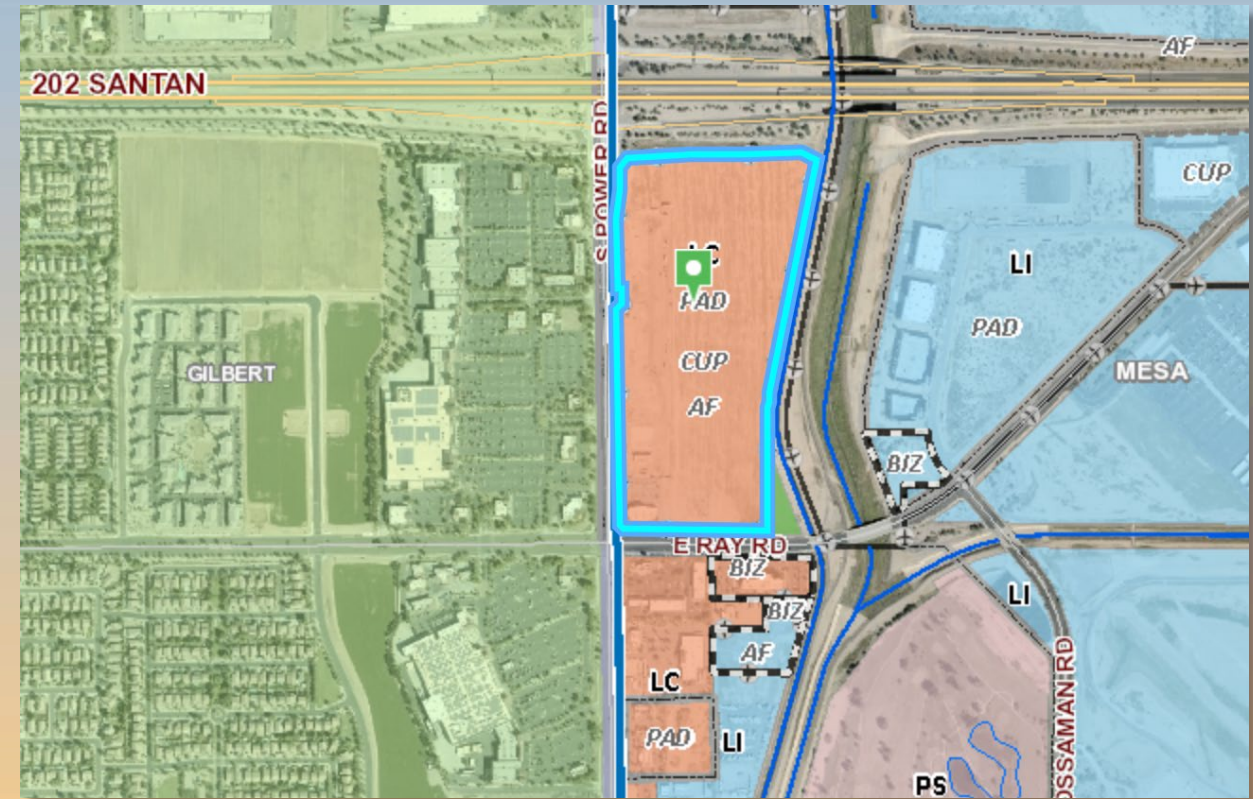
- Provide high-quality mixed-use development





Zoning

- Limited Commercial with a Council Use Permit and Planned Area Development Overlay (LC-CUP-PAD)
- Proposed FLM is permitted within LC with a CUP





Site Photo



East from Power Road

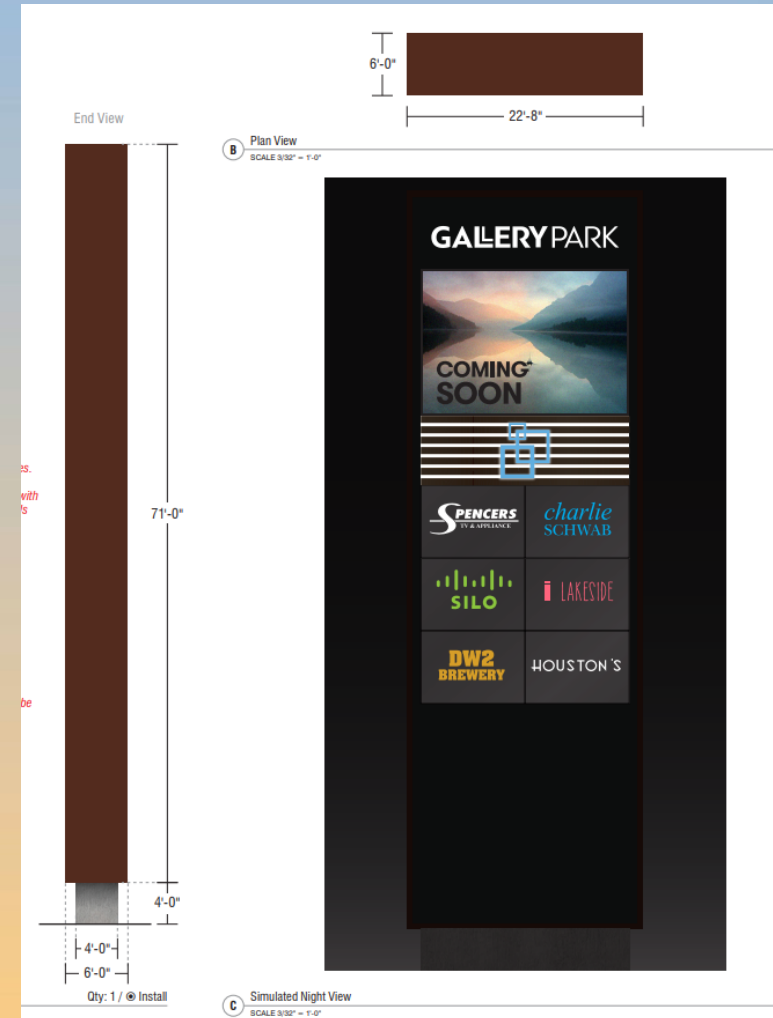
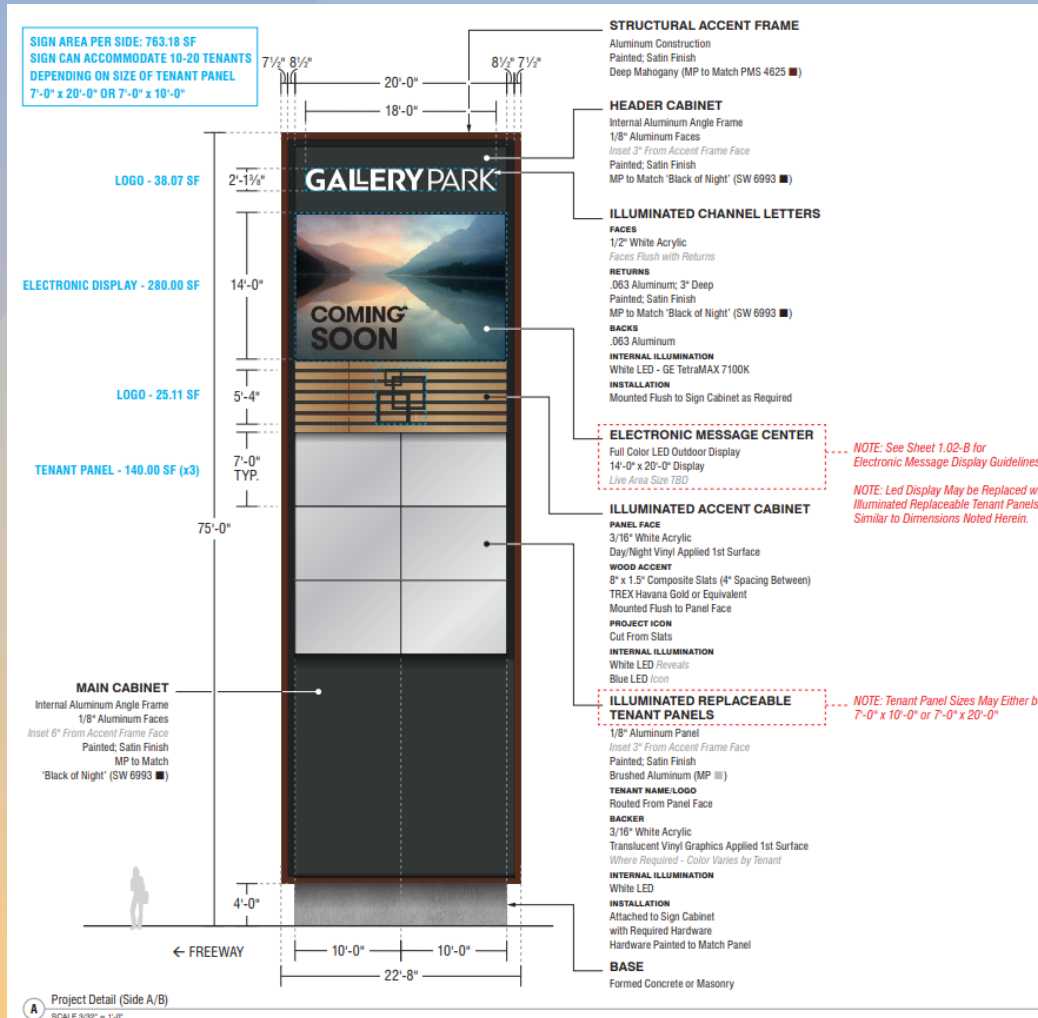


Site Plan





Elevations





Renderings





Modifications to FLM Guidelines

Standard	FLM Guideline	Proposed
Sign Area for Destination Name	At least 20% of the total sign area should be used for the project or destination name	9% of the total sign area is used for the project or destination name
FLM Separation	No closer than two thousand feet (2,000') from an existing or approved Freeway Landmark Monument on the same side of the freeway	776 feet from an existing Freeway Landmark Monument on the same side of the freeway (Located in the Town of Gilbert)
FLM Maximum Sign Area	Maximum 1 square foot of total sign area per 2 lineal feet of freeway frontage, not to exceed 750 square feet (535.5 square feet for the Proposed Project)	1,526 square feet of total sign area
Electronic Message Display	The display is limited to text messages only, with no animation or video	The electronic display includes static text and graphics
Electronic Message Display Interval	Each message shall be displayed for a minimum period of one hour	Each message shall be displayed for a minimum of 8 seconds before changing



Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods on August 16, 2022
- Virtual meeting held on August 30, 2022, with no attendees
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Complies with the review criteria for a CUP in Section 11-70-6
- ✓ Complies with the review criteria for a FLM in Section 11-43-7
- ✓ Freeway Landmark Monument Guidelines

Staff recommends Approval with Conditions



ZON21-00874

Sean Pesek, Senior Planner

April 10, 2024



Request

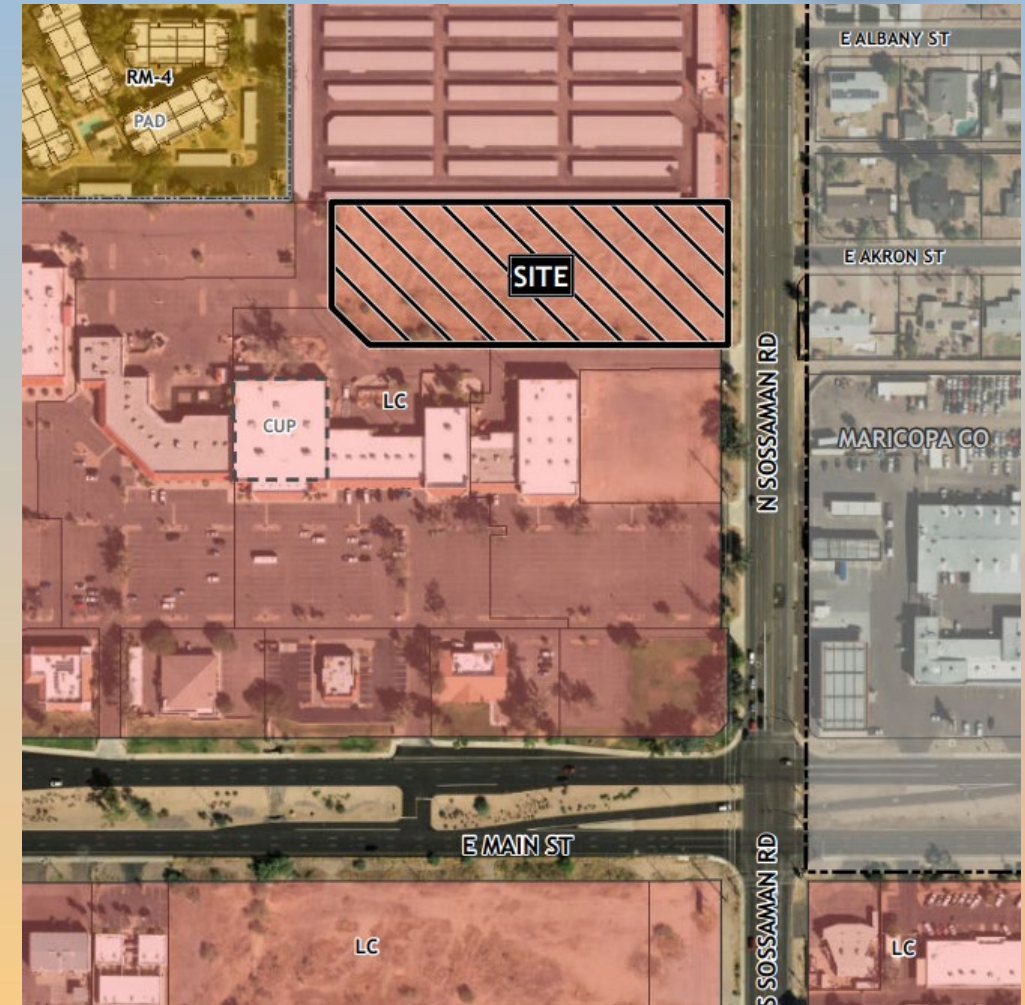
- Rezone from LC to RM-2-PAD and Site Plan Review
- To allow for a multiple residence development





Location

- West side of Sossaman Road
- North of Main Street
- Existing strip commercial center to the south
- Maricopa County residential to the east

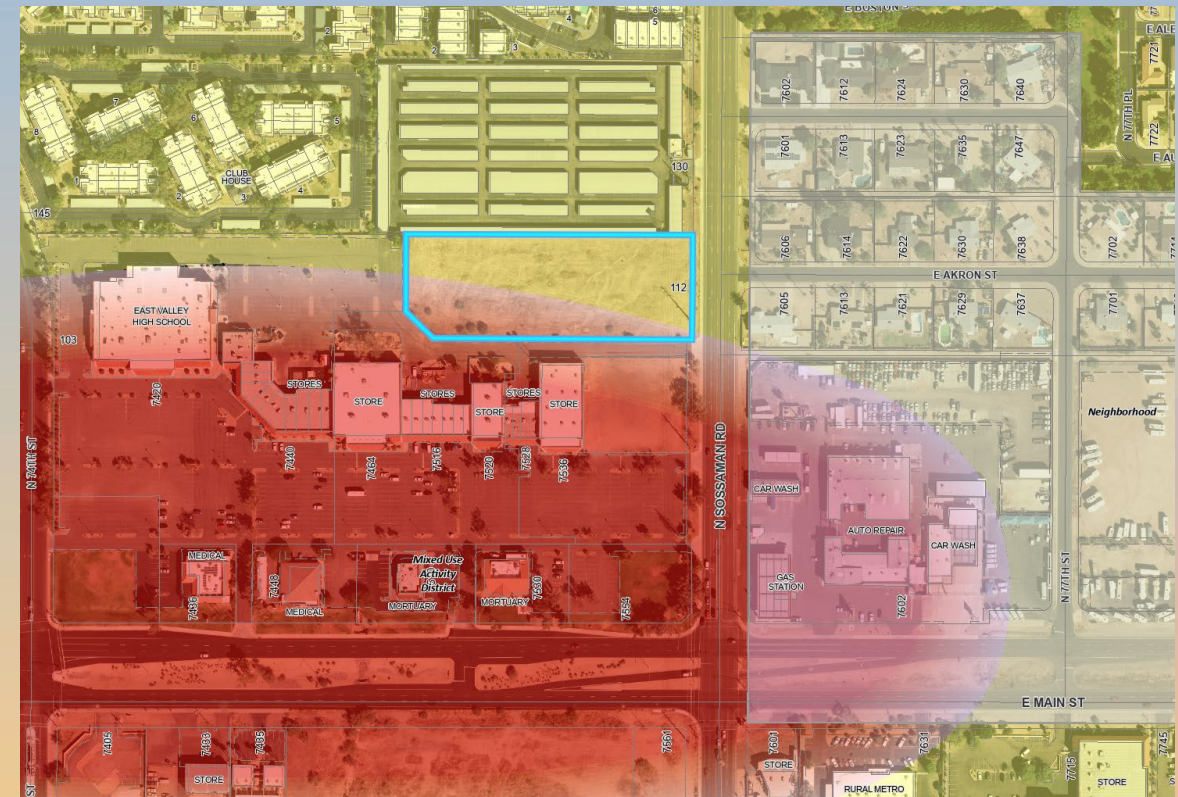




General Plan

Neighborhood with a Suburban Subtype

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





Zoning

- Existing zoning: LC
- Proposed zoning: RM-2-PAD
- Proposed use is permitted in the RM-2 zone





Site Photo

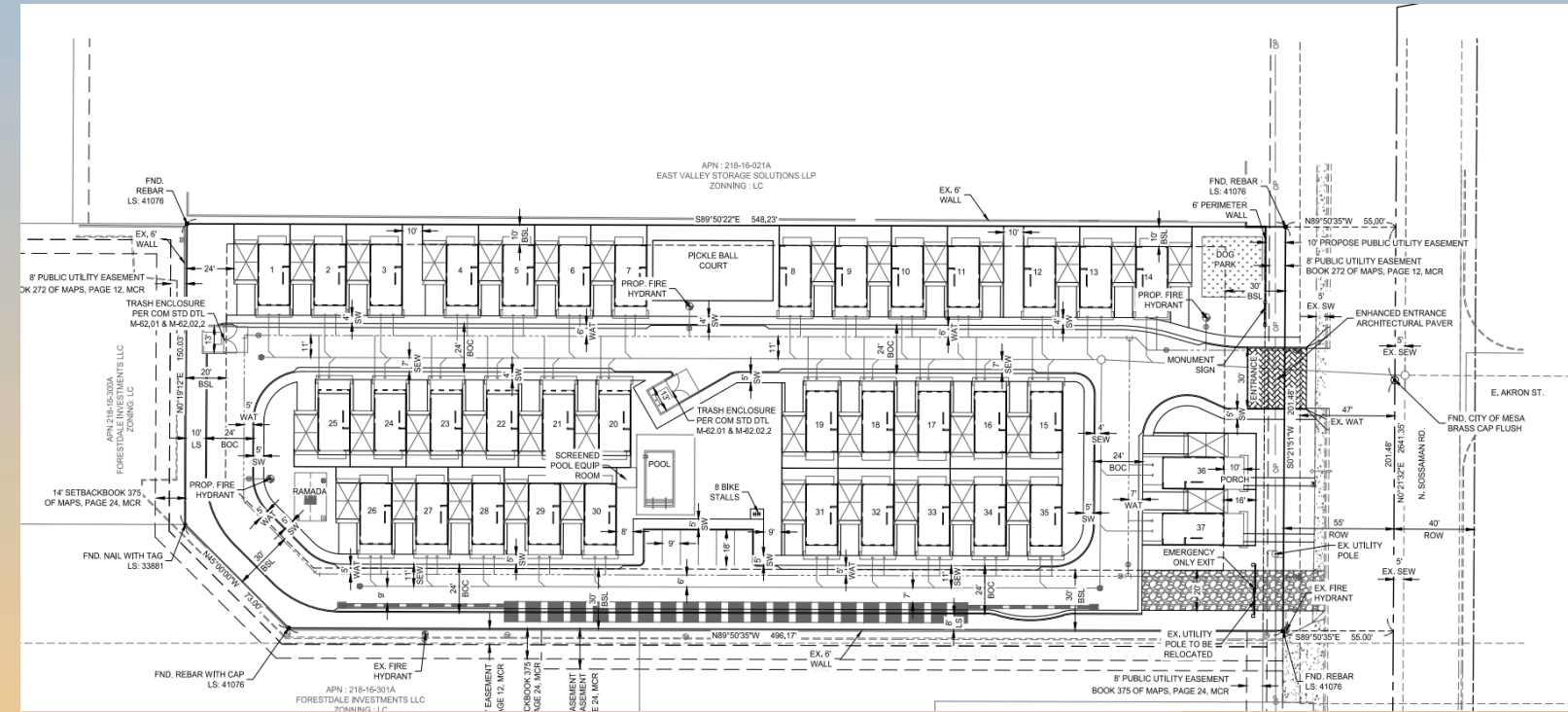


West from Sossaman Road



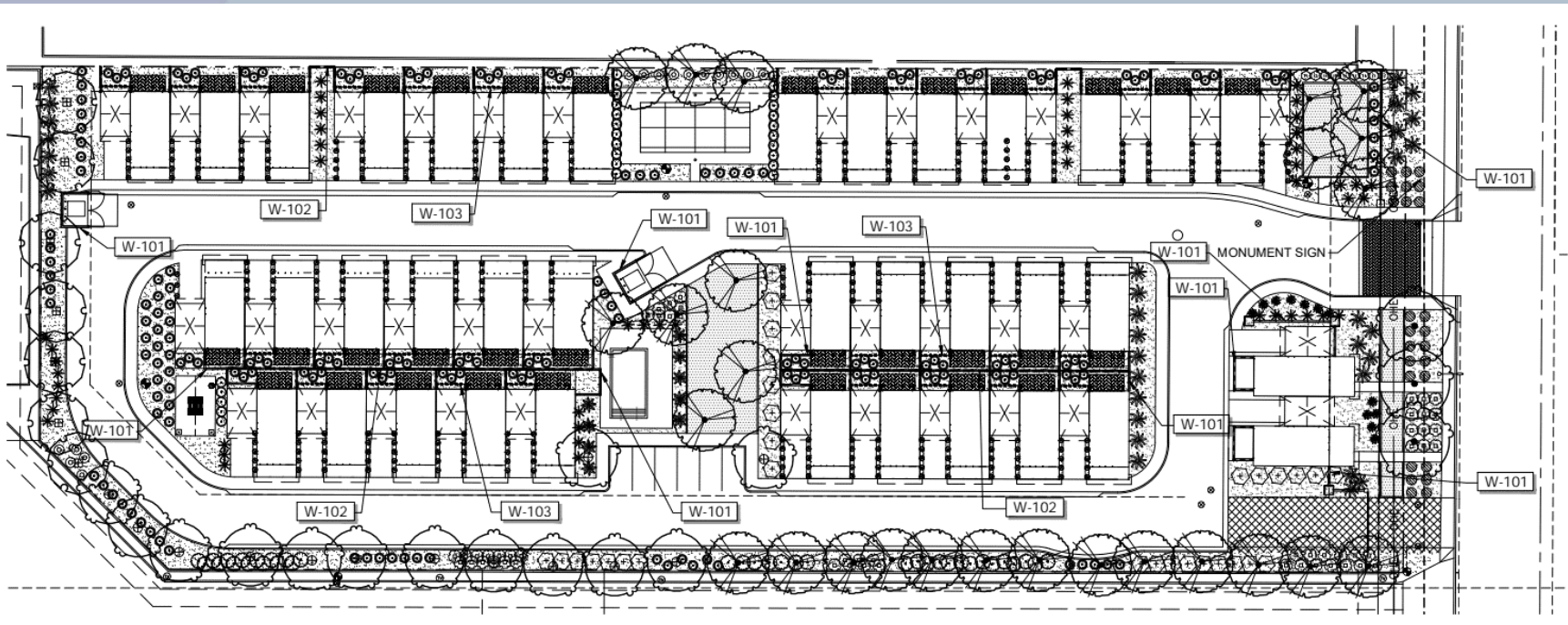
Site Plan

- 37 units; 13.45 DU/AC
- Centralized amenity space
- Access from Sossaman Road
- 78 parking spaces required; 80 spaces proposed (37 carport spaces)





Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	26
	Pistacia x 'Red Push' Pistache	24"box	3
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24" Box	7
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24" Box	13
SHRUBS			
	Agave desmetiana Dwarf Century Plant	5 gal.	12
	Agave geminiflora Century Plant	5 gal.	337
	Carissa macrocarpa 'Boxwood' Beauty Natal Plum	5 gal.	27
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	Dasyliroa longissima Toothless Desert Spoon	5 gal.	32
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal	36
	Hesperaloe parviflora Red Yucca	5 gal.	49
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal.	25
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	187
	Phoenix roebelenii Pigmy Date Palm Multi-Trunk	5 gal.	9
	Ruellia peninsularis Wild Petunia	5 gal	15
	Russelia equisetiformis Firecracker Plant	5 gal	9
	Tecoma stans angustata Yellow Bells	5 gal.	30
SYMBOL	BOTANICAL / COMMON NAME	QTY	
GROUND COVERS			
	Cynodon dactylon 'Midiron' Bermuda Grass	3,368 sf	

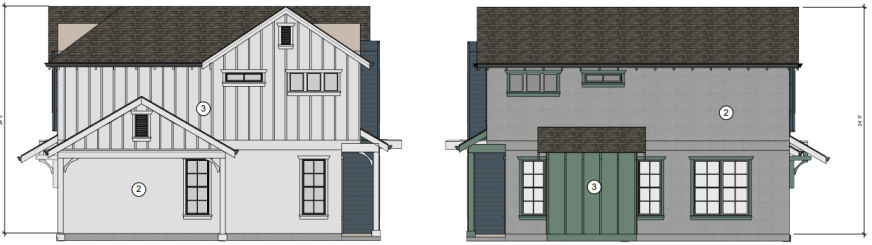


Elevations



Front Elevation D1 Front Elevation C1 Front Elevation B1 Front Elevation A1

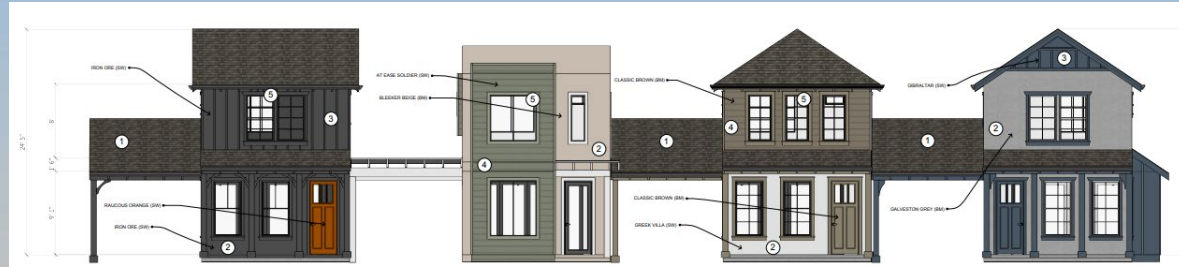
- 1 MATERIAL SPECIFIED SHALL BE 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OR 5/8" GYP BOARD OR 1/2" GYP BOARD OR 5/8" GYP BOARD
- 2 HARD TRIMMED FINISH SOLID CORE SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES, 1/2" GYP BOARD
- 4 JAMES HARDIE SIDING, 6000 SERIES, 1/2" GYP BOARD
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE TO BE OF QUALITY



Left Elevation D1 Right Elevation A1

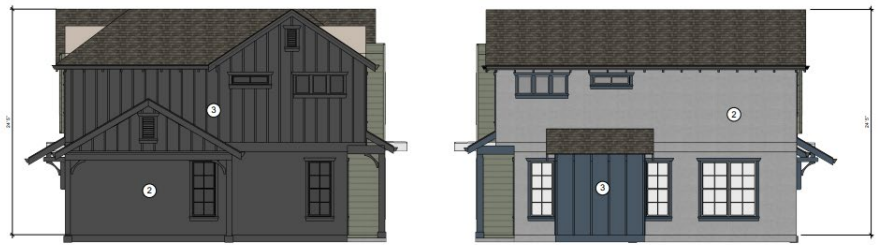


Rear Elevation A1 Rear Elevation B1 Rear Elevation C1 Rear Elevation D1



Front Elevation D2 Front Elevation C2 Front Elevation B2 Front Elevation A2

- 1 MATERIAL SPECIFIED SHALL BE 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OR 5/8" GYP BOARD OR 1/2" GYP BOARD OR 5/8" GYP BOARD
- 2 HARD TRIMMED FINISH SOLID CORE SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES, 1/2" GYP BOARD
- 4 JAMES HARDIE SIDING, 6000 SERIES, 1/2" GYP BOARD
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE TO BE OF QUALITY



Left Elevation D2 Right Elevation A2



Rear Elevation A2 Rear Elevation B2 Rear Elevation C2 Rear Elevation D2



Elevations





Renderings





Renderings





Renderings





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	15 feet per story (30 feet total)	6 feet total (North Property Line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	30 feet	12 feet
<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-Single residence adjacent to non-single residence	15-foot landscape yard	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	17 non-deciduous trees and 110 shrubs	5 non-deciduous trees and 64 shrubs



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meetings held on October 20, 2021 and November 15, 2021
- Staff has not been directly contacted by interested parties





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