



City Council

ZON21-00874

Mary Kopaskie-Brown, Planning Director

May 6, 2024
1



Request

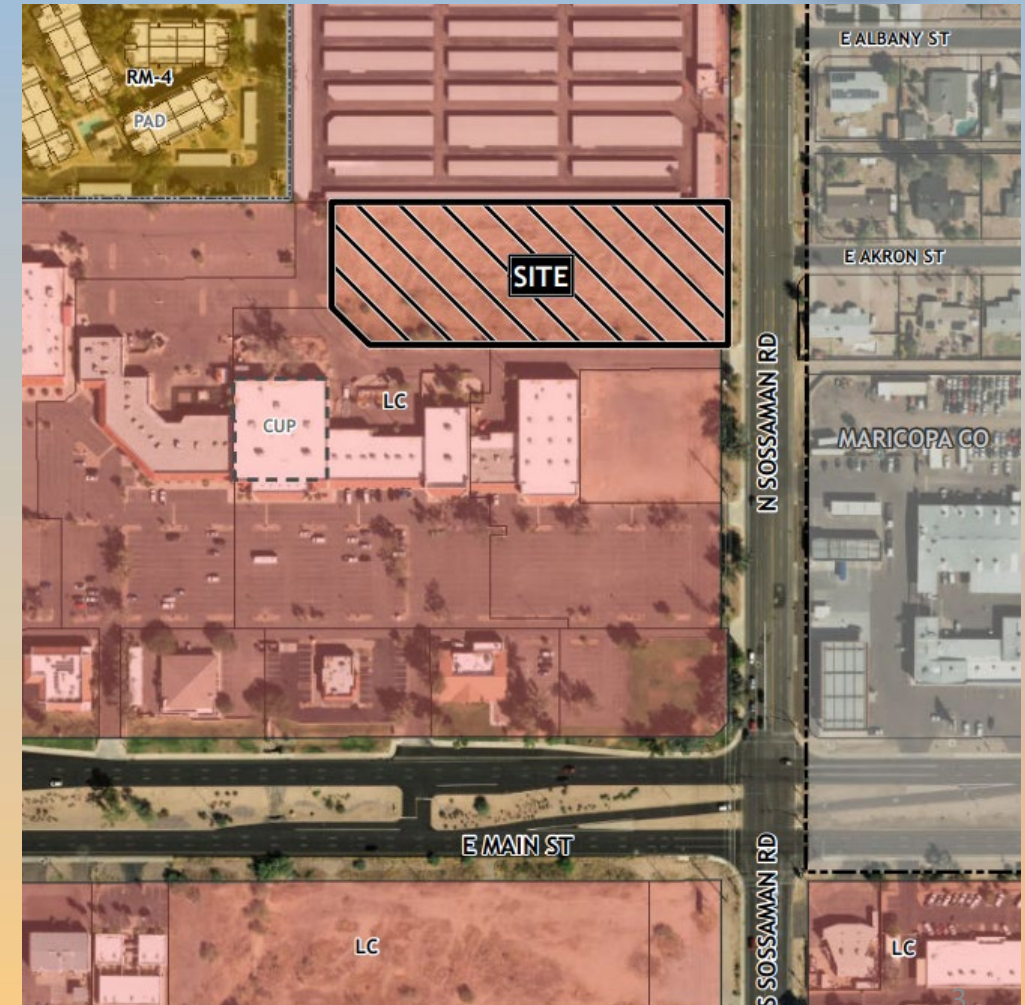
- Rezone from LC to RM-2-PAD and Site Plan Review
- To allow for a multiple residence development





Location

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

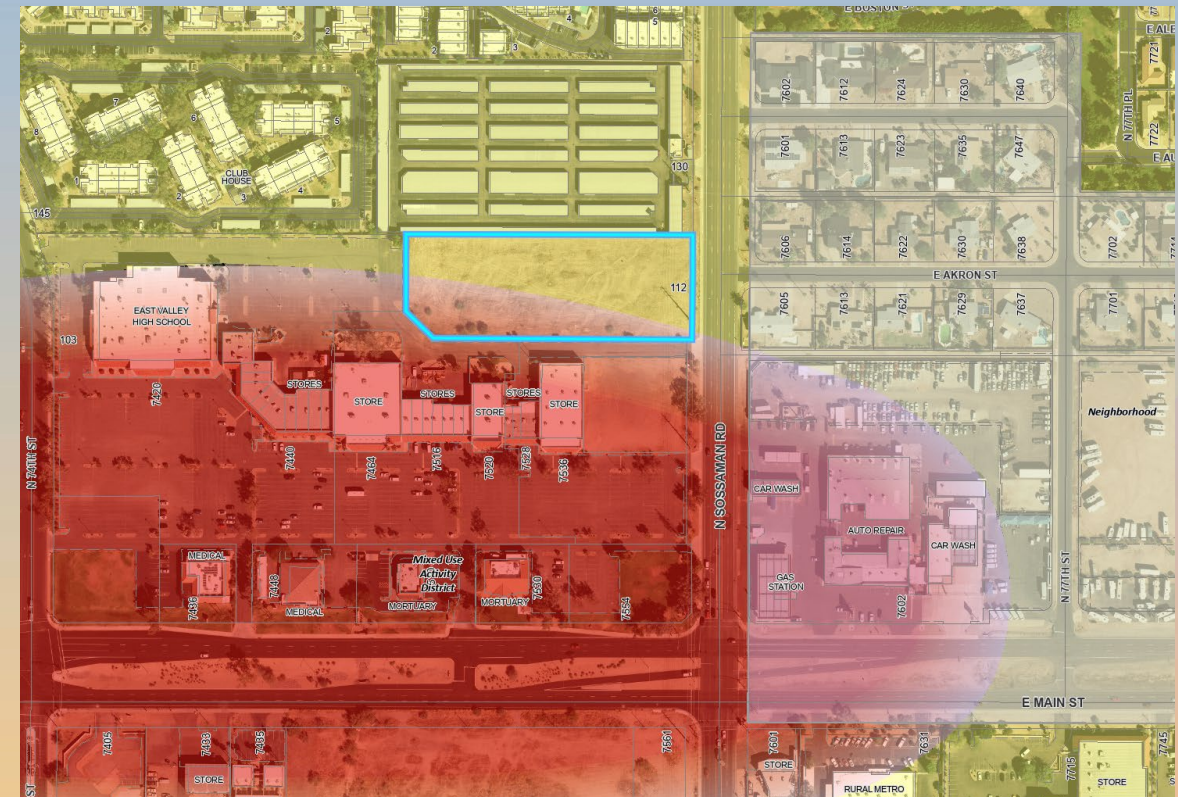




General Plan

Neighborhood with a Suburban Subtype

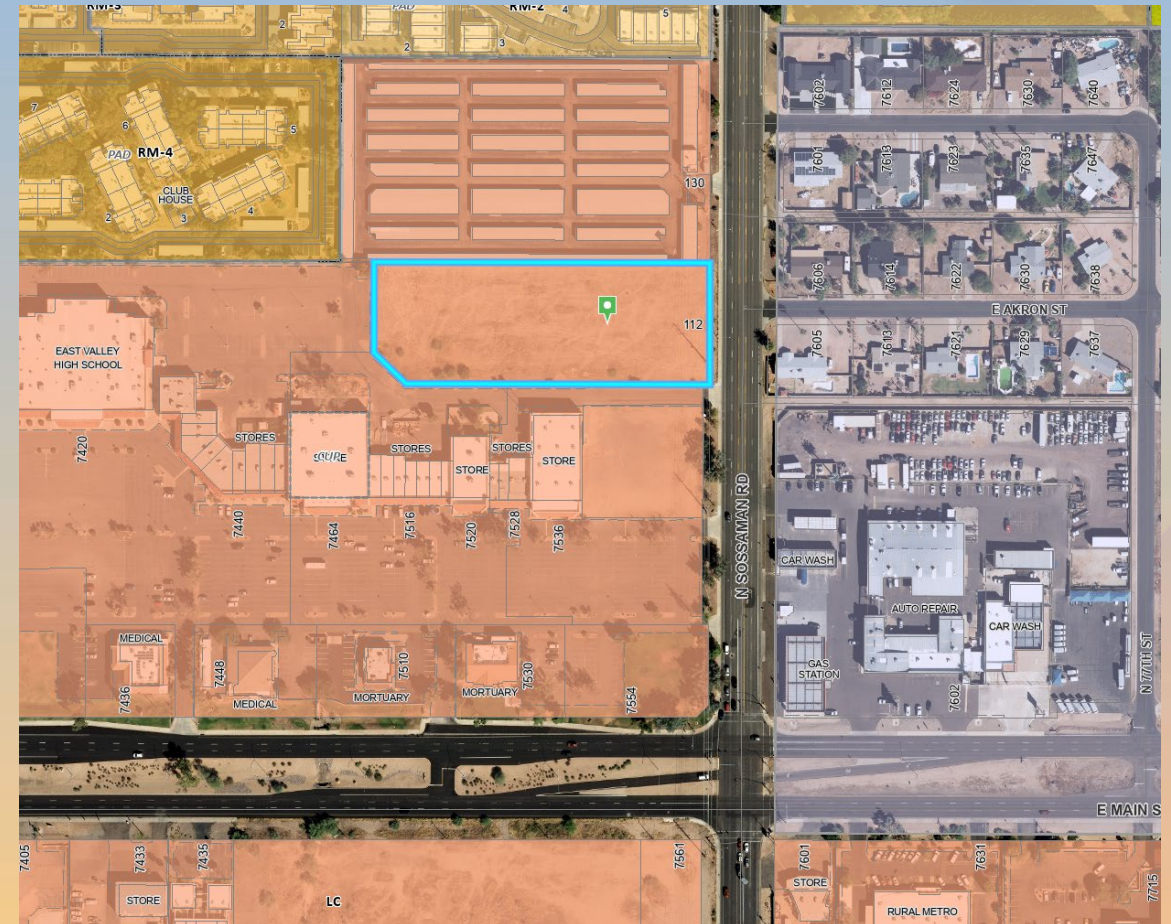
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-2 is a primary zoning district
- Multiple Residence is a primary use





Zoning

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





Site Photo

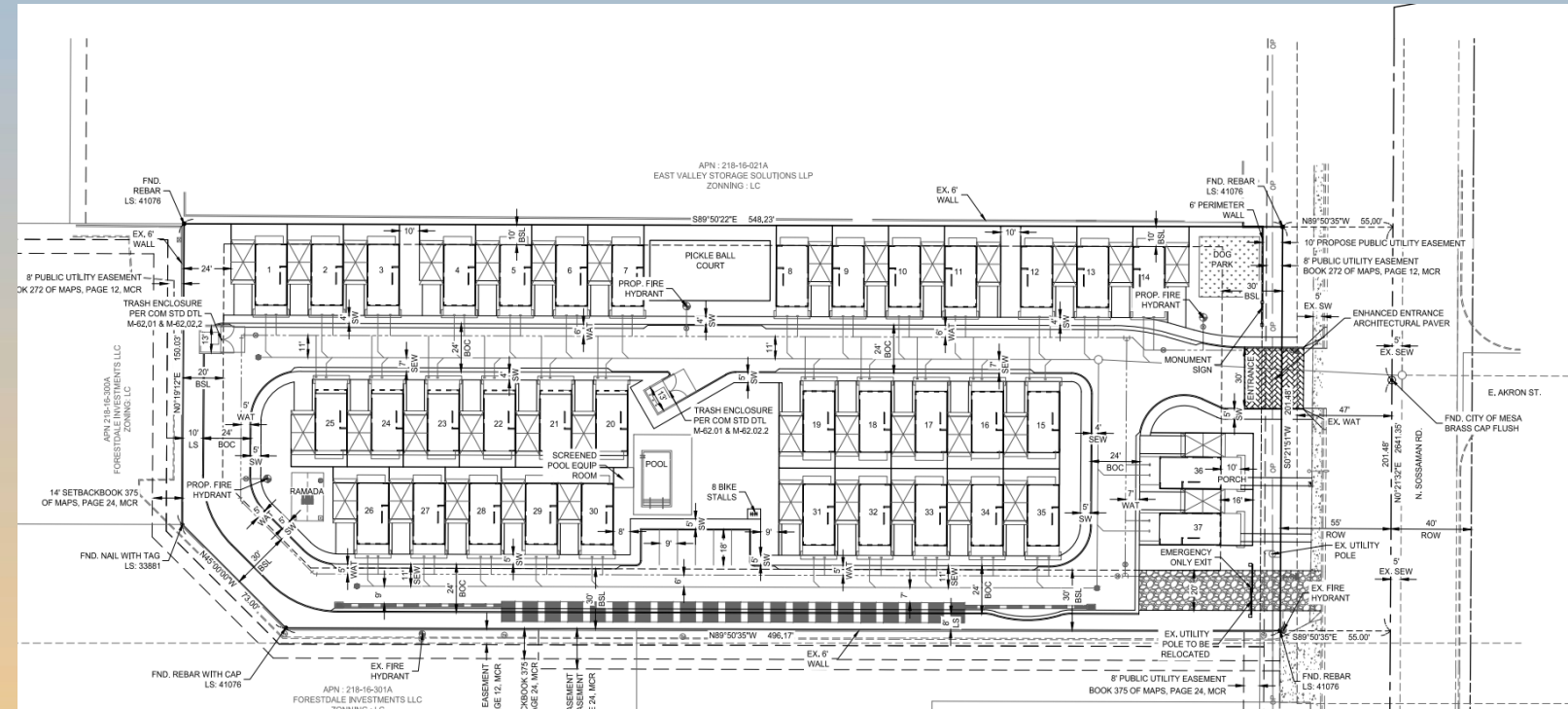


West from Sossaman Road



Site Plan

- 37 units; 13.45 DU/AC
- Centralized amenity space
- Access from Sossaman Road
- 78 parking spaces required; 83 spaces proposed (37 carport spaces)





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
- In response to public comments - additional parking added to site





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

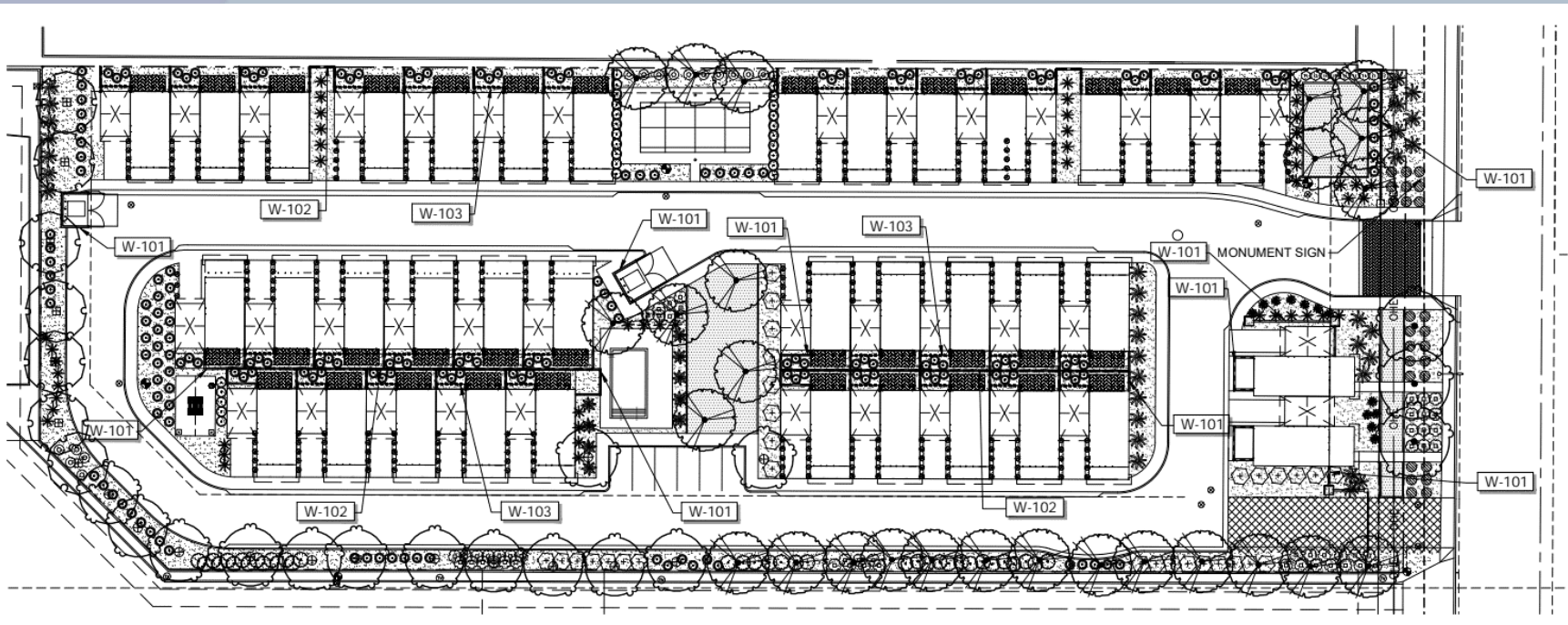
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(5-0)***



mesa·az



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' Beauty Natal Plum	5 gal.	27
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	Dasylirion longissimum 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	

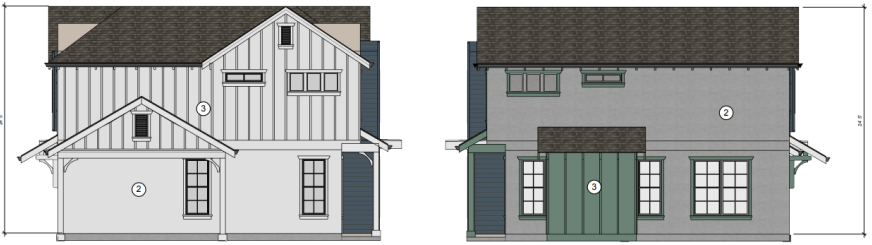


Elevations



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

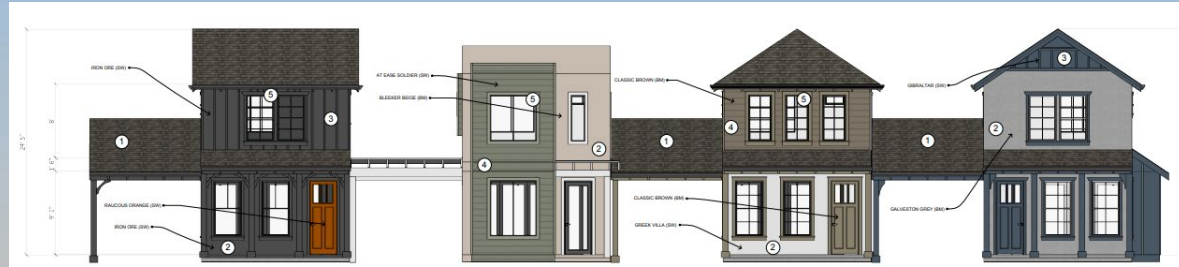
- 1 MATERIAL SPECIFIED SHALL BE 1/2" OSB SHEATHING WITH 1/2" GYPSUM BOARD OVER SHEATHING. FINISH SHALL BE PAINTED OR STAINED TO MATCH THE COLOR OF THE EXTERIOR WALLS OR TRIM.
- 2 HARD TRIMMED FINISH (WOOD OR VINYL)
- 3 JAMES HARDIE SIDING (WOOD OR VINYL)
- 4 JAMES HARDIE SIDING (WOOD OR VINYL)
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE PAINTED TO MATCH THE COLOR OF THE EXTERIOR WALLS OR TRIM.



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 WITH 1/2" GYPSUM BOARD OVER SHEATHING. FINISH SHALL BE PAINTED OR STAINED TO MATCH THE COLOR OF THE EXTERIOR WALLS OR TRIM.
- 2 HARD TRIMMED FINISH (WOOD OR VINYL)
- 3 JAMES HARDIE SIDING (WOOD OR VINYL)
- 4 JAMES HARDIE SIDING (WOOD OR VINYL)
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE PAINTED TO MATCH THE COLOR OF THE EXTERIOR WALLS OR TRIM.



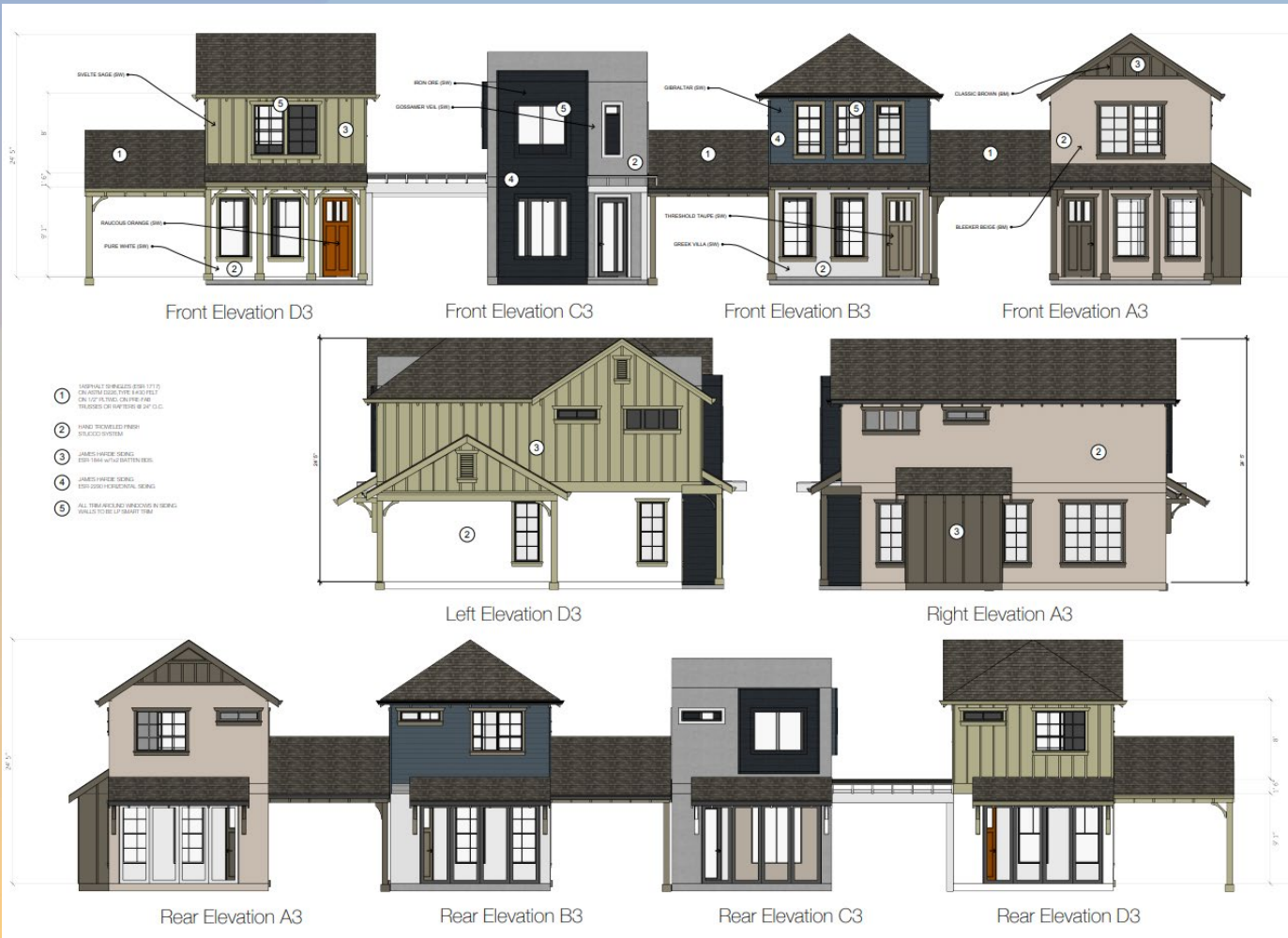
Left Elevation D2 Right Elevation A2



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



Elevations





Renderings





Renderings





Renderings

