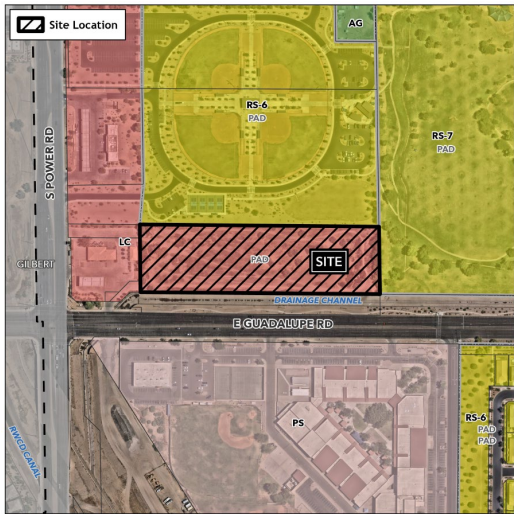




Planning and Zoning Report

Date	August 26, 2026	
Case No.	ZON24-00708	
Project Name	Park North	
Request	- Rezone 5.0± acres from Limited Commercial with a Planned Area Overlay (LC-PAD) to Multiple Residence-3 with a Planned Area Development Overlay (RM-3-PAD) - Site Plan Review for a 78-lot attached single residence development	
Project Location	Approximately 270 feet east of the northeast corner of South Power Road and East Guadalupe Road	
Parcel No(s)	304-05-982A	
Project Area	5.0± acres	
Council District	District 6	
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)	
General Plan Designation	Mesa 2040 General Plan: Neighborhood Character Area	
Applicant	Rob Stephan, Excolo Development	
Owner	EXDEV Park North, LLC	
Staff Planner	Charlotte Bridges, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays and the review criteria for Site Plan Review outlined in Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 5.0± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Multiple Residence-3 with a Planned Area Development Overlay (RM-3-PAD) and Site Plan Review approval for a 78-lot, two-story, attached single residence development (Proposed Project).

Concurrent Applications:

- Design Review: The Design Review Board reviewed the building elevations and landscape design at their August 11, 2026, meeting and provided comments related to the proposed landscape palette. Staff will work with the applicant to address these comments prior to the submittal of any building permit (Case No. DRB24-00707).
- Preliminary Plat: A separate Preliminary Plat application, to be approved by the Planning Director, is required for the Proposed Project (SUB26-00320).

Site Context

General Plan:

- The subject request was originally submitted on August 5, 2024, and was reviewed under the Mesa 2040 General Plan, which was in effect at the time the application was submitted.
- The Mesa 2040 General Plan identified the subject property is within the Neighborhood Character Area with a Suburban Sub-Type.
- Per Chapter 7 of the 2040 Mesa General Plan, the intent of the Neighborhood Character Area is to provide safe places for people to live where they feel secure and enjoy their surrounding community. In the Suburban Sub-Type, single residence is a primary use, and the RM-3 district is considered a secondary zoning district.
- Per the 2040 Mesa General Plan, (page 7-6), secondary zoning districts are intended to support primary zoning districts and are only permitted after the primary zoning district and primary land use requirements are satisfied. The proposed RM-3 District is consistent with the 2040 Mesa General Plan since the majority (greater than 55%) of the subject Suburban Sub-type character area is established with primary zoning districts and, because single residence is a primary land use, this project supports the surrounding uses of the character area.
- The Proposed Project conforms with the goals and objectives of the Mesa 2040 General Plan by creating a horizontal mix of uses with the property to the west, adding to the mixture of housing types, providing additional population to help support commercial development in the area and contributing to the vitality of the character

area. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning:

- The project site is zoned LC-PAD.
- The applicant is requesting to rezone the project site to RM-3-PAD.
- Single residence uses are permitted in the RM-3 District.
- The project site is within the Airfield Overflight Area 3 (AOA 3) Overlay; a single residence use is permitted use in the AOA3 District.

Surrounding Zoning & Use Activity:

The proposed attached single residence development is compatible with surrounding land uses, which include commercial development to the west, park facilities to the north and east, and a public school across Guadalupe Road to the south.

Northwest LC Christopher J. Brady Park	North RS-6 Christopher J. Brady Park	Northeast RS-7 Christopher J. Brady Park
West LC-PAD Commercial Development	Project Site LC Vacant	East RS-7 Christopher J. Brady Park
Southwest (Across Guadalupe Road) MCFCD canal	South MCFCD canal (Across Guadalupe Road) PS Highland Junior High (Gilber Unified School)	Southeast MCFCD canal (Across Guadalupe Road) PS Highland Junior High (Gilber Unified School)

Site History:

- August 21, 1983: City Council annexed 1,855± acres, including the site, into the City of Mesa (Ordinance No. 1731).
- November 2, 1983: City Council rezoned 30± acres of recently annexed property, including the project site, from Maricopa County-43 to City of Mesa Single Residence-7 (R1-7) (equivalent to Single Residence-7 [RS-7]) Conceptual Limited Commercial (C-2) (equivalent to current Limited Commercial [LC]) to allow for a future shopping center (Case No. Z83-128, Ordinance No. 1765).
- December 6, 2010: City Council rezoned the project site from RS-7 (Conceptual LC) to LC-PAD and approved a site plan to allow for development of medical office buildings. Construction of the medical offices did not commence within two years of approval and therefore the site plan expired (Case No. Z10-028; Ordinance No. 5010).

- June 2, 2025: City Council voted to “continue to a future date for additional review” a request to rezone the project site from LC-PAD to LC-PAD with a Council Use Permit (LC-PAD-CUP) and Site Plan Review to allow for a 120-unit multiple residence development (Ordinance No. 5940, Case No. ZON24-00708). Subsequently, the applicant submitted the revised plans for the Proposed Project being reviewed by this report.

Project/Request Details

Site Plan:

- Building Design: The Proposed Project consists of two building types for a total of 39 buildings, which contain two, attached single residences for a total of 78 attached single residences.
- The first building type is the “Side by Side”. It consists of two, two-story single residences that share a common side wall. The proposed “Side by Side” plans include three facade variations with a double car garage facing the private access drive, the primary entry located on the side elevation, a covered patio on the rear elevation and additional livable area on the second floor. The site plan indicates 21 “Side by Side” buildings located along the east, north and west perimeter of the project site.
- The second building type is the “Front to Back”. It consists of two, two-story single residences that are attached at the first floor rear wall. The proposed “Front to Back” plans include three façade variations with a double car garage facing the private access drive, the primary entry located on the side elevation and additional livable area on the second floor. The site plan indicates 18 “Front to Back” buildings located in the center of the project site.
- Access: Primary access to the project site is from Guadalupe Road via a new bridge across the MCFCD canal. A secondary access to Guadalupe Road through the commercial development to the west via a private access easement will be gated for emergency access only. Internal to the site, a private street provides access to individual residences. In addition, the applicant will work with City of Mesa Parks and Recreation to provide gated, pedestrian access to Christopher J. Brady Park at the west and east corners of the project site.
- Parking: Section 11-32-3 of the Mesa Zoning Ordinance (MZO) requires two covered parking spaces for each single residence. The plans indicate a double car garage is incorporated into the design of each attached single residence for a total of 156 garage spaces. Additionally, two parking spaces are provided on the driveways of the “Front to Back” units for total of 72 driveway spaces. The parking spaces provided in the driveway will allow for additional guest parking spaces for those residences. Finally, seven guest parking spaces are provided along the north side of the centrally located amenity area, four guest parking spaces are located along the east side of the block of “Front to Back” residences and five guest parking spaces are located to the west of the block of “Front to

Back” residences. In total, 156 garage spaces, 72 driveway spaces and 16 guest parking spaces are provided for the Proposed Project.

- Landscaping: The landscape includes trees, shrubs and inert ground cover within the central amenity area and common open spaces. Additionally, one tree is planted at the driveway of each “Front to Back” residence, while an additional tree is planted in front of each “Side by Side” building and shrubs marking the walkways leading to the front doors of the “Side by Side” residences.
- Around the perimeter of the project site, the landscape plan indicates trees and shrubs are planted in the landscape yard along the west property line. Additionally, the applicant will work with MCFCD to provide shrubs and groundcover between the canal and Guadalupe Road for the length of the proposed project site’s frontage and work with City of Mesa Parks and Recreation to provide trees in Christopher J. Brady park along the north and east sides of the proposed project site.
- Open Space: Table 11-5-4 of the MZO requires a minimum of 175 square feet of open space per unit. Section 11-5-5(A)(3)(a) of the MZO states open space may be provided in any combination of private and common open as long as units with three bedrooms have at least 120 square feet of private open space. Both of the proposed building types have three bedrooms and the plans show 200 square feet of private open space provided in the rear yards of each “Side by Side” unit, while the private open space for the “Front to Back” units is provided in the side yard and is 540± square feet for each unit. In addition to the private open space, approximately 15,358 square feet of common open space is provided throughout the development and includes a ramada, seating areas, barbeque equipment, corn hole boards and a tot lot. Overall, the plan provides for approximately 607± square feet of open space per unit.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and General Plan.

The following table includes the proposed deviations for the overall property:

Development Standards	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls Maximum Height</u> – MZO Section 11-30-4(A)(1)(a): - Front Yards and Required Side Yards (Guadalupe Road):	3.5 feet	6 feet (existing chain link fence to remain)

Development Standards	MZO Required	PAD Proposed
<u>Screening – Parking Areas –</u> <i>MZO Section 11-30-9(H):</i>	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping	Drive aisles will not be screened from Guadalupe Road

The following table includes the proposed deviations for the individual lots:

Development Standards	MZO Required	"Side by Side" Units PAD Proposed	"Front to Back" Units PAD Proposed
Minimum Lot Area – <i>MZO Table 11-5-5:</i>	6,000 square feet	1,575 square feet	1,984 square feet
Minimum Lot Depth – <i>MZO Table 11-5-5:</i>	94 feet	63 feet	64 feet
Maximum Lot Coverage – <i>MZO Table 11-5-5:</i>	70%	83%	88%
Minimum Yards – <i>MZO Table 11-5-5:</i> - Front and Street-Face Side: - Rear: 1 or 2 units on lot:	20 feet 15 feet	3 feet, 6-inches to garage and livable 9 feet, 6-inches	12 feet to livable and 18 feet to garage 0 feet
Maximum Building Coverage – <i>MZO Table 11-5-5:</i>	50%	69%	53%
Setback adjacent to RS District – <i>MZO Section 11-5-5(A)(1)(a):</i> - North Property Line: - East Property Line:	30 feet (minimum 15 feet per story) 30 feet (minimum 15 feet per story)	10 feet, 8-inches 9 feet, 5-inches	NA/Meets Code

Development Standards	MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
Attached Single Residences, End Units – <i>MZO Section 11-5-5(A)(1)(c)(i):</i>	10 feet	4 feet	NA/Meets Code
Attached Single Residences, Minimum Setback for Building Not Placed on a Zero- Setback Line – <i>MZO Section 11-5-5(A)(1)(c)(ii):</i>	10 feet	4 feet	0 feet (units adjacent to common open space area)
Additional Standards for Private Open Space, Accessibility and Location – <i>MZO Section 11-5-5(A)(3)(e)(i)(1):</i> - Minimum dimension for ground level private open space:	10 feet	9 feet, 5 inches	NA/Meets Code
Additional Standards for Private Open Space, Accessibility and Location – <i>MZO Section 11-5-5(A)(3)(e)(ii):</i> - Minimum percent of covered private open space:	At least 50% of 120 square feet	42% (50 square feet) of 120 square feet	0% of 120 square feet
Site Planning and Design Standards, Building Entrance, – <i>MZO Section 11-5-5(B)(3)(c):</i> Projection or Recess – Unit entrance dimensions for roofed projection or recess: - Minimum depth: - Minimum horizontal area:	5 feet 50 square feet	3.5 feet 25 square feet	3.5 feet 25.4 square feet

Development Standards	MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
Site Planning and Design Standards, Access, Circulation and Parking, – MZO Section 11-5-5(B)(4)(f)(ii): - Attached Garages, Multi-Story Buildings – Garage doors located below upper story living space shall be recessed:	At least 3 feet from upper story façade	At least 2 feet from upper story facade	NA/Meets Code

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- A minimum of 120 square of private open is required per for each three bedroom unit. At least 200 square feet of private open space is provided for each “Side by Side” unit and at least 540 square feet for each “Front to Back” unit.
- A minimum of 175 square feet of open space is required per unit. A total of 15,358 square feet of common open space is provided for the Proposed Project, which is 197± square feet per unit. The combination of common and private open space is 49,582 square feet, which is 607 square feet per unit.
- The centralized common amenity space includes a ramada, barbeque station, seating nodes, tot lot and shade trees.
- A pedestrian connection is provided to the commercial project to the west and the applicant will work with City of Mesa Parks and Recreation Department to provide a pedestrian connect from the Proposed Project to Christopher J. Brady Park at the west and east corners of the project site.
- The applicant will work with City of Mesa Parks and Recreation to plant 44 trees in Christopher J. Brady Park along the Proposed Project’s north and east property lines.
- Installation of shrubs and groundcover between the MCFCD canal and Guadalupe Road equivalent in the length of the project site’s south property line, which will improve the streetscape along Guadalupe Road, soften the impact of the drainage channel and help screen the parking spaces and drive aisles from public view.

Impact Analyses

School Impact:

The Gilbert Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- Elementary: 5-12 students (Superstition Springs)
- Middle School: 7-9 students (Highland Junior)
- High School: 5-8 students (Highland High)

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on March 5, 2026. Eleven residents attended the meeting and had questions related to the following:

- Type of housing product
- Traffic and alignment of Guadalupe Road access
- Insufficient parking
- Is housing product for sale or rent?
- Building height
- Concerns with three-bedroom units

The application provided the following responses to the residents:

- Several residents preferred the single family-attached to the previously proposed apartments and comments were mostly positive.
- Offsetting the Proposed Project's access on Guadalupe Road from the school's access would create more conflicting traffic movements and may result in more U-turns.
- The Proposed Project provides eight parking spaces in excess of the required 164 parking spaces, plus the driveways of the Front to Back units may be utilized for additional guest parking.
- Is housing product for sale or rent?: To be determined. Will depend on the market when the homes become available.
- Building height: The Proposed Project is two-story and complies with maximum 40 foot height limit in the RM-3 District.
- Concerns with three-bedroom units: Explained that three-bedroom units appeal to a broader housing market, whether it is because a household needs three bedrooms or it values additional space for uses such as a home office, guest room, or other flexible living space.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received an email in support of the Proposed Project. A copy of the email is included in the Citizen Participation Report. Staff has not received any communications about the Proposed Project since the public notices were mailed.

Conditions of Approval

Staff recommends approval of the request with the following Conditions of Approval:

1. Compliance with the final site plan and plotting matrix as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00707.
3. Execute and comply with the Development Agreement (DA24-00052), and all future amendments to it.
4. Prior to the issuance of any building permit, obtain approval of a Preliminary Plat and obtain approval of and record a Final Plat.
5. Compliance with all applicable City development codes and regulations.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three miles of Phoenix-Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table(s):

The following table includes deviations for the overall property:

Development Standards	PAD Approved
<u>Fences and Freestanding Walls Maximum Height – MZO Section 11-30-4(A)(1)(a):</u> - Front Yards and Required Side Yards (Guadalupe Road):	6 feet (existing chain link fence to remain)
<u>Screening – Parking Areas – MZO Section 11-30-9(H):</u>	Drive aisles will not be screened from Guadalupe Road

The following table includes deviations for the individual lots:

Development Standards	“Side by Side” Units PAD Approved	“Front to Back” Units PAD Approved
Minimum Lot Area – <i>MZO Table 11-5-5:</i>	1,575 square feet	1,984 square feet
Minimum Lot Depth – <i>MZO Table 11-5-5:</i>	63 feet	64 feet
Maximum Lot Coverage – <i>MZO Table 11-5-5:</i>	83%	88%
Minimum Yards – <i>MZO Table 11-5-5:</i> - Front and Street-Face Side: - Rear: 1 or 2 units on lot:	3 feet, 6-inches to garage and livable 9 feet, 6-inches	12 feet to livable and 18 feet to garage 0 feet
Maximum Building Coverage – <i>MZO Table 11-5-5:</i>	69%	53%

Development Standards	“Side by Side” Units PAD Approved	“Front to Back” Units PAD Approved
Setback adjacent to RS District – <i>MZO Section 11-5-5(A)(1)(a):</i> - North Property Line: - East Property Line:	10 feet, 8-inches 9 feet, 5-inches	NA/Meets Code
Attached Single Residences, End Units – <i>MZO Section 11-5-5(A)(1)(c)(i):</i>	4 feet	NA/Meets Code
Attached Single Residences, Minimum Setback for Building Not Placed on a Zero-Setback Line – <i>MZO Section 11-5-5(A)(1)(c)(ii):</i>	4 feet	0 feet (units adjacent to common open space area)
Additional Standards for Private Open Space, Accessibility and Location – <i>MZO Section 11-5-5(A)(3)(e)(i)(1):</i> - Minimum dimension for ground level private open space:	9 feet, 5 inches	NA/Meets Code
Additional Standards for Private Open Space, Accessibility and Location – <i>MZO Section 11-5-5(A)(3)(e)(ii):</i> - Minimum percent of covered private open space:	42% (50 square feet) of 120 square feet	0% of 120 square feet

Development Standards	“Side by Side” Units PAD Approved	“Front to Back” Units PAD Approved
Site Planning and Design Standards, Building Entrance, – <i>MZO Section 11-5-5(B)(3)(c)</i> : Projection or Recess – Unit entrance dimensions for roofed projection or recess: - Minimum depth: - Minimum horizontal area:	 3.5 feet 25 square feet	 3.5 feet 25.4 square feet
Site Planning and Design Standards, Access, Circulation and Parking, – <i>MZO Section 11-5-5(B)(4)(f)(ii)</i> : - Attached Garages, Multi-Story Buildings – Garage doors located below upper story living space shall be recessed:	 At least 2 feet from upper story facade	 NA/Meets Code

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Plotting Matrix

Exhibit 5 – Landscape Plan

Exhibit 6 – Preliminary Grading and Drainage Plan

Exhibit 7 – Elevations

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report

Exhibit 10 – Power Point Presentation