



# City Council

## ZON23-00140

Mary Kopaskie-Brown

October 16, 2023  
1



# Request

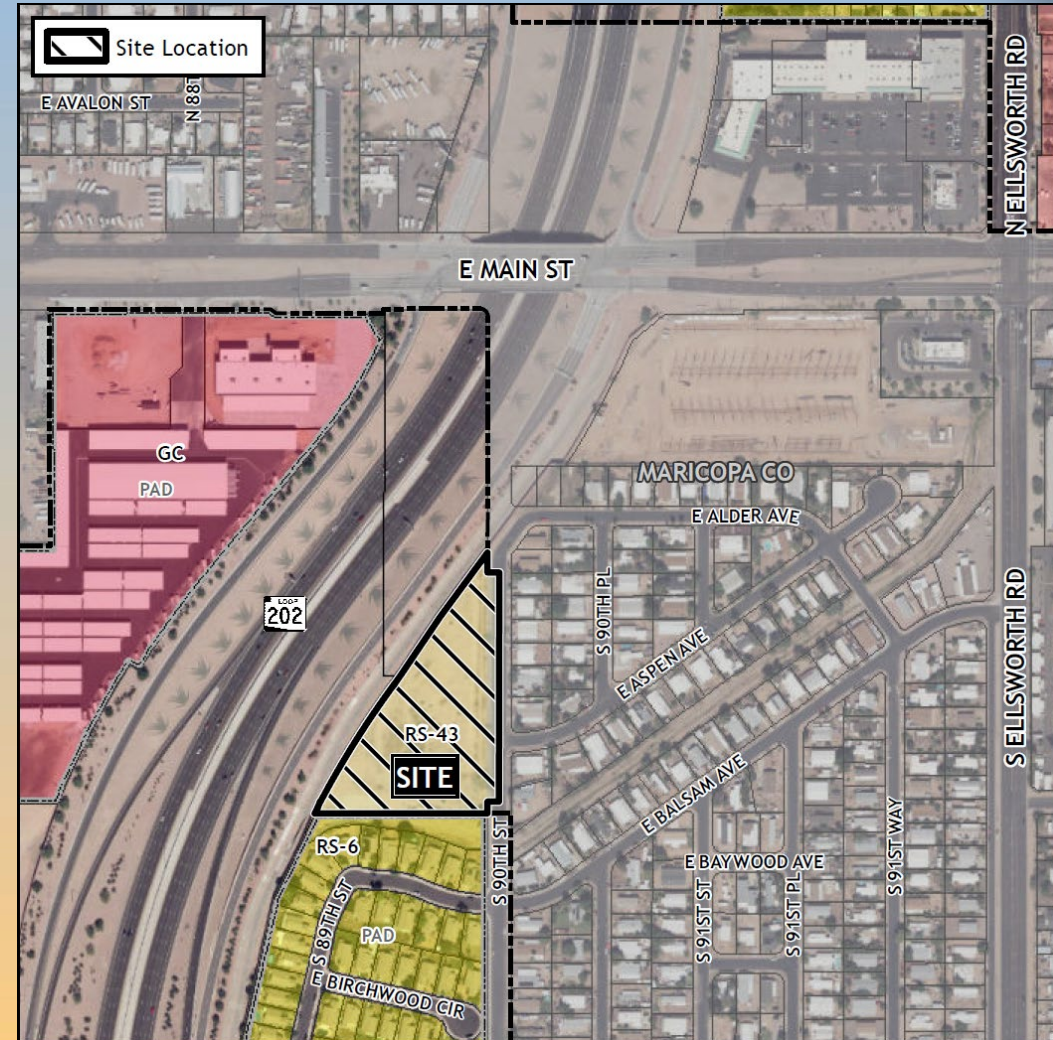
- Site Plan Review and Rezone
- To allow for a multiple residence development





# Location

- West of Ellsworth Road
- South of Main Street (Apache Trail)
- West side of 90<sup>th</sup> Street

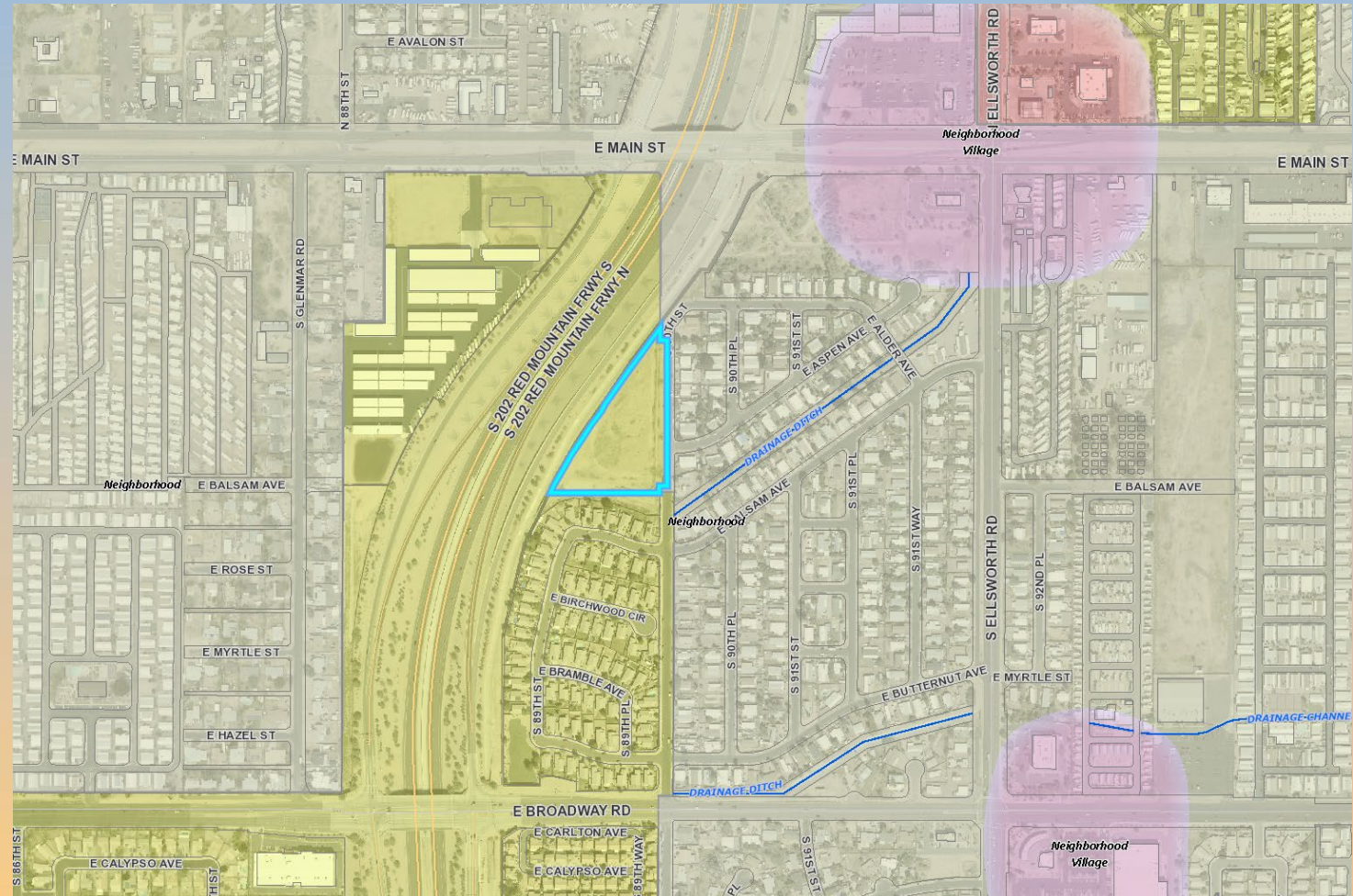




# General Plan

## Neighborhood

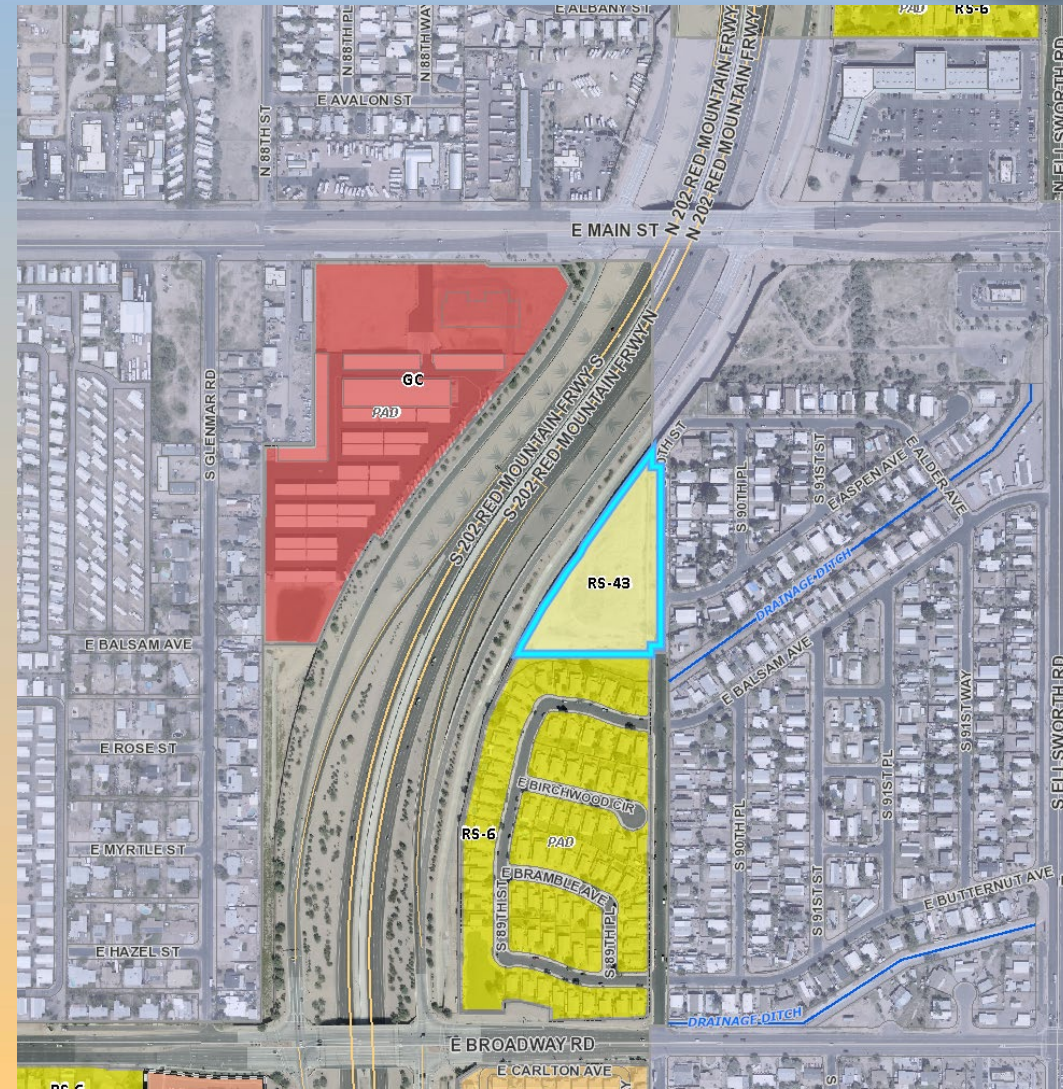
- Safe places to live and enjoy surrounding community





# Zoning

- Currently zoned RS-43
- Proposed rezone to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD)





# Site Photo

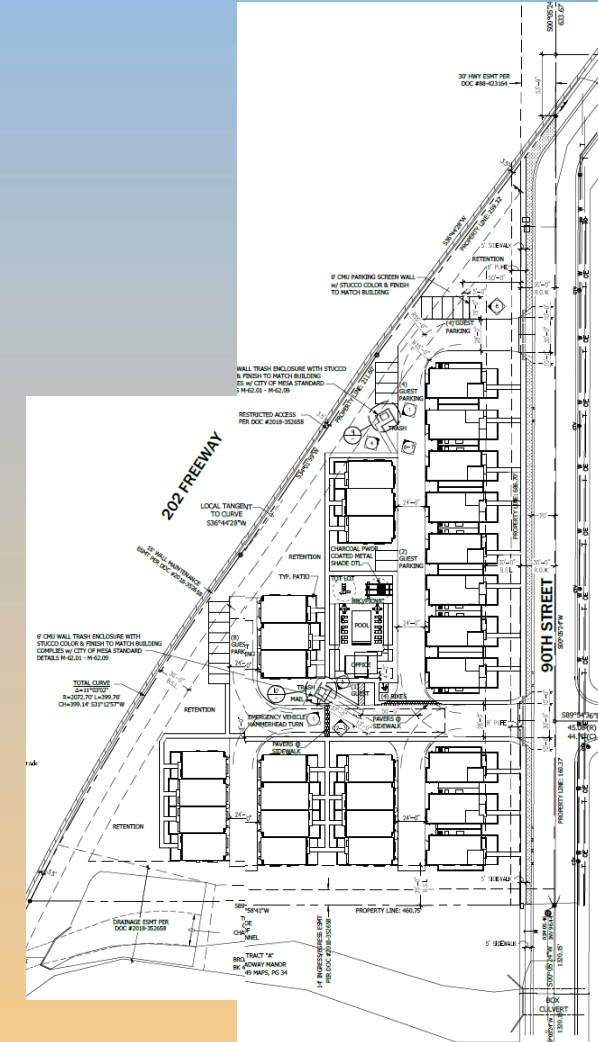


Looking Northwest from S 90<sup>th</sup> Street



# Site Plan










- 11 Single residence detached units located along 90<sup>th</sup> Street
- 5 Buildings of attached Multiple Residence units
- General amenity area provided central to the site with a pool, tot lot and BBQ



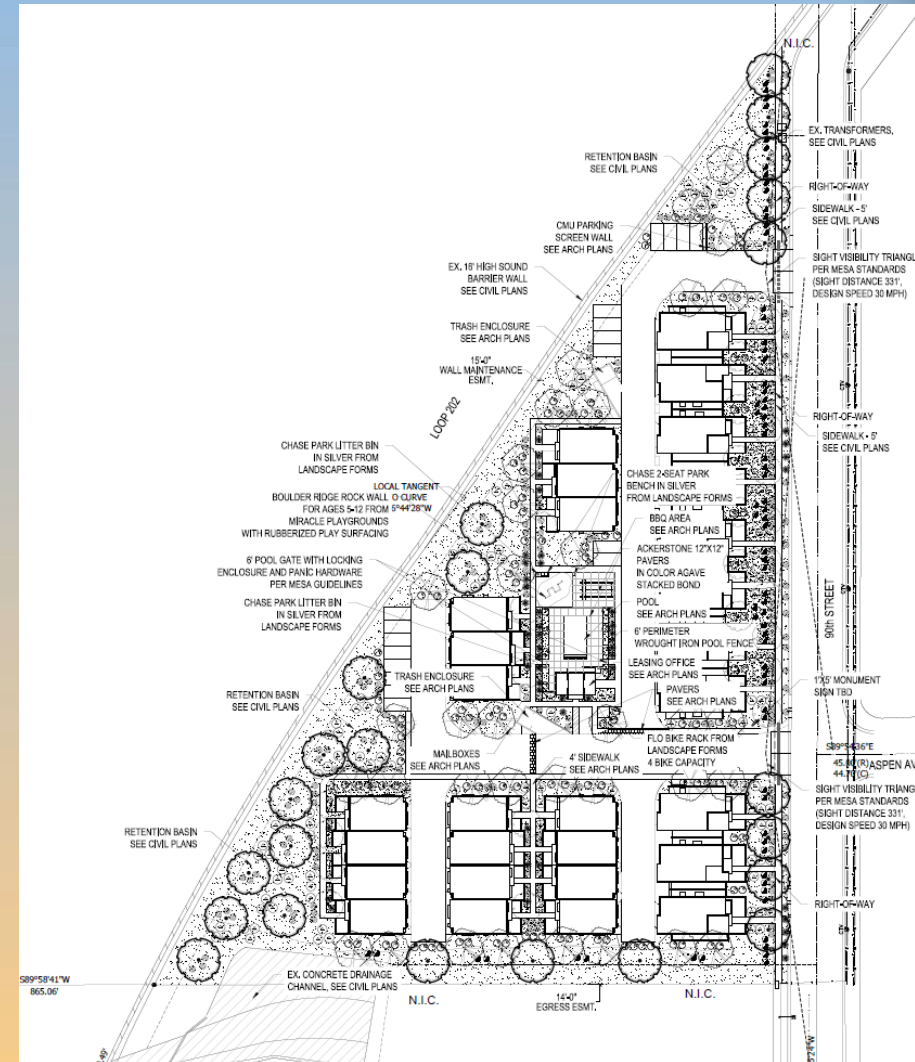


# Landscape Plan

## PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Acacia salicina Willow Leaf Acacia Caliper Size: 2.0"	36" Box	*ADWR	23
 Chitalpa tashkentensis Chitalpa Caliper Size: 1.5"	24" Box	*ADWR	34
 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			QTY
 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
 Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gallon can full	*ADWR	130
LANDSCAPE MATERIALS			QTY
 Decomposed Granite, 1/2" screened 'Painted Desert', 2" deep in planting areas per plan.			64,720 S.F.

\*ADWR = Arizona Department of Water Resources  
Approved Low-Water Use Plant







# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Minimum Yards – MZO Table 11-5-5

- Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)

15 feet per story  
(30 feet total)

**0 feet**

Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5

-Two story buildings

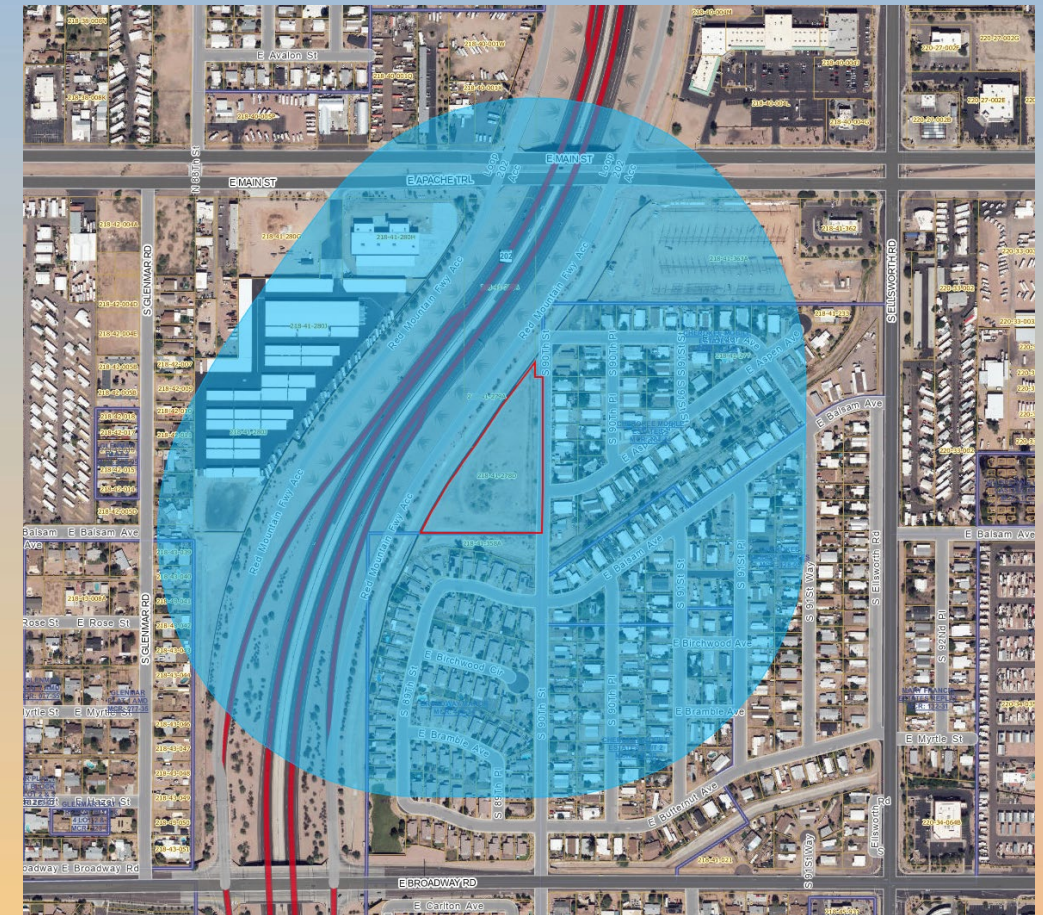
30 feet

**10 feet**



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from 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

***Planning & Zoning Board recommend Approval with Conditions (6-0)***  
***Staff recommends Approval with Conditions***



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