



City Council ZON25-00288

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Evan Balmer, Assistant Planning Director

April 20, 2026
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Request

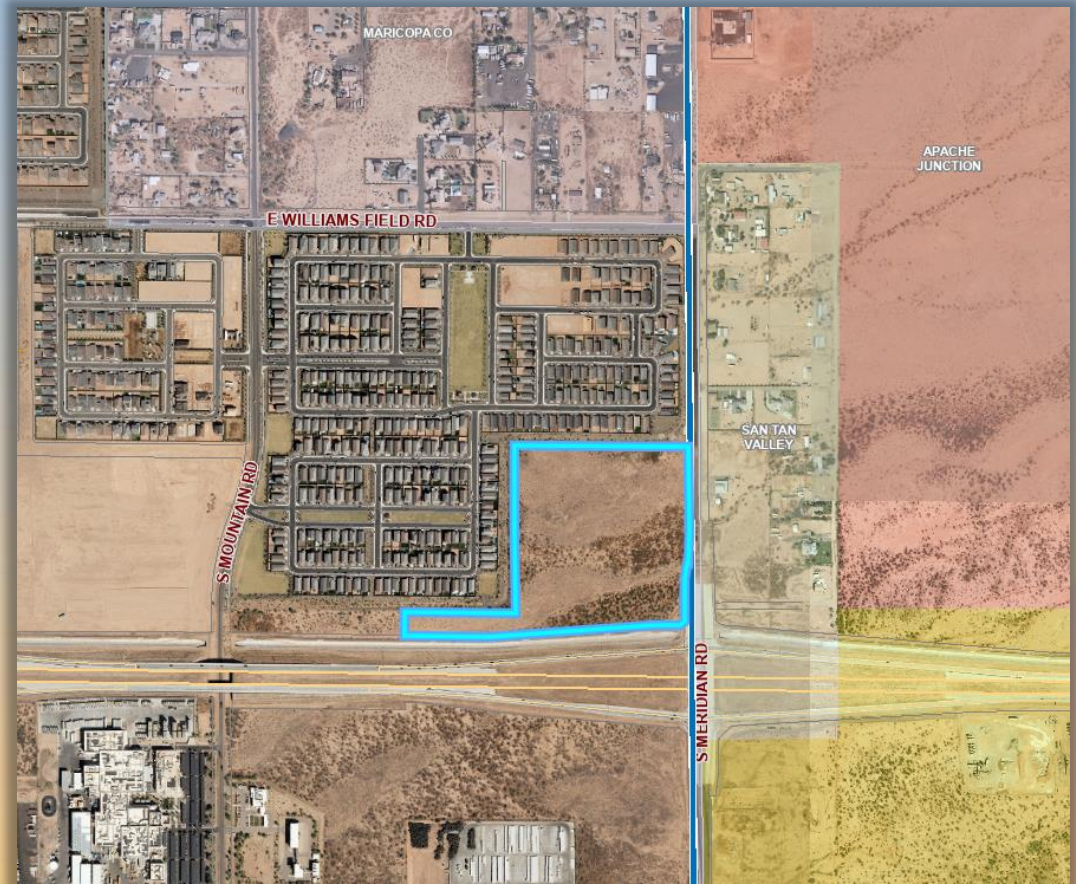
- Rezone from GI to RSL-2.5-PAD
- Product Review
- To allow for a 155-lot single-family residential subdivision





Location

- West side of Meridian Road
- North side of State Route 24





General Plan

Proposed - Mixed Residential

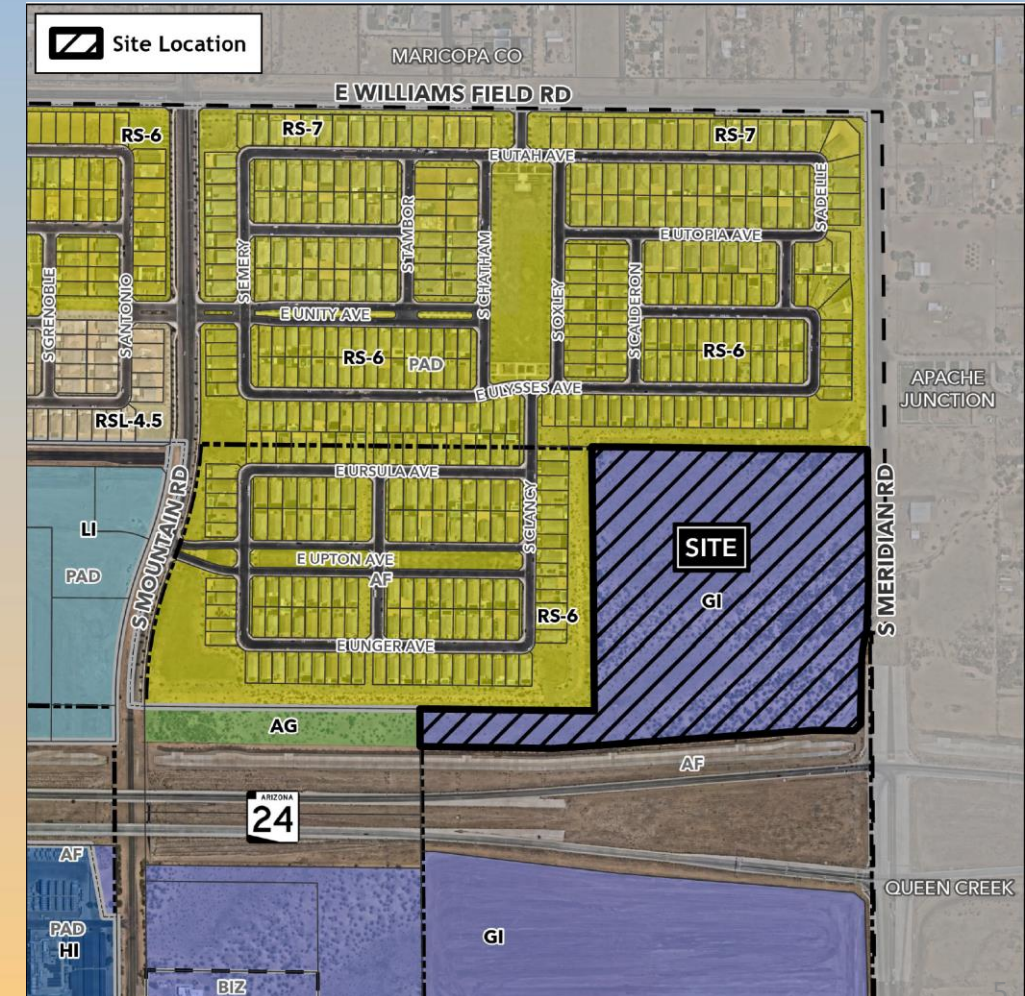
- Primarily residential area with a variety of housing types
- Lot sizes vary and support innovative development patterns
- Provides connectivity and includes multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and RM-4





Zoning

- Current: GI
- Proposed: RSL 2.5 PAD
- Detached SFR with a proposed density of 5.6 du/ac
- 155 lots





Site Photos



Looking north from the NWC of Meridian Road and State Route 24



Site Photos



Looking southwest from Meridian Road



Preliminary Plat

- 168 lots
- Typical lot – 3,120 sq.ft.
- Lot width minimum – 39 ft.
- Oversized lot width – 50 ft.
- Lot depth minimum – 80 ft.
- Oversized lot width – 80 ft.
- Enhanced architecture at corner lots (*)





Landscape Plan

- Main amenity area at site entry – pickleball, ramada, seating, shaded ropes course, bag toss
- Secondary pocket park with shaded seating
- Tree lined paseo with 5ft-wide concrete path





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Garage Standard</u> – Aggregate Width of Garage Doors	50%	56%
<u>Minimum Yards (ft.)</u> – Front – Garage Rear	20 feet 15 feet	18 feet 8 feet
<u>Encroachments</u> -	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 15 feet to a rear property line	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>RSL Open Space Requirements</u> – Minimum Depth</p>	<p>6 feet as an upper story balcony 8 feet as a porch or patio 10 feet as a courtyard or lawn area</p>	<p>6 feet as an upper story balcony 8 feet as a porch, patio, courtyard or lawn area</p>
<p><u>Materials</u> – Primary Materials</p>	<p>Minimum of 2 kinds of primary exterior materials required that are distinctive in texture or masonry</p>	<p>Spanish elevations may contain only one primary exterior material</p>



Planned Area Development

- Front porches exceed minimum requirements; courtyard wall provided with Spanish elevations
- Public open space exceeds minimum size requirements (33% v. 18%); private open space area exceeds requirements (400sq.ft. min. v 280sq.ft.)
- Amenity areas include pickleball, ramada, rope course, pocket park
- Building design and site design
- Driveway parking and on-street parking is available



Renderings





Renderings





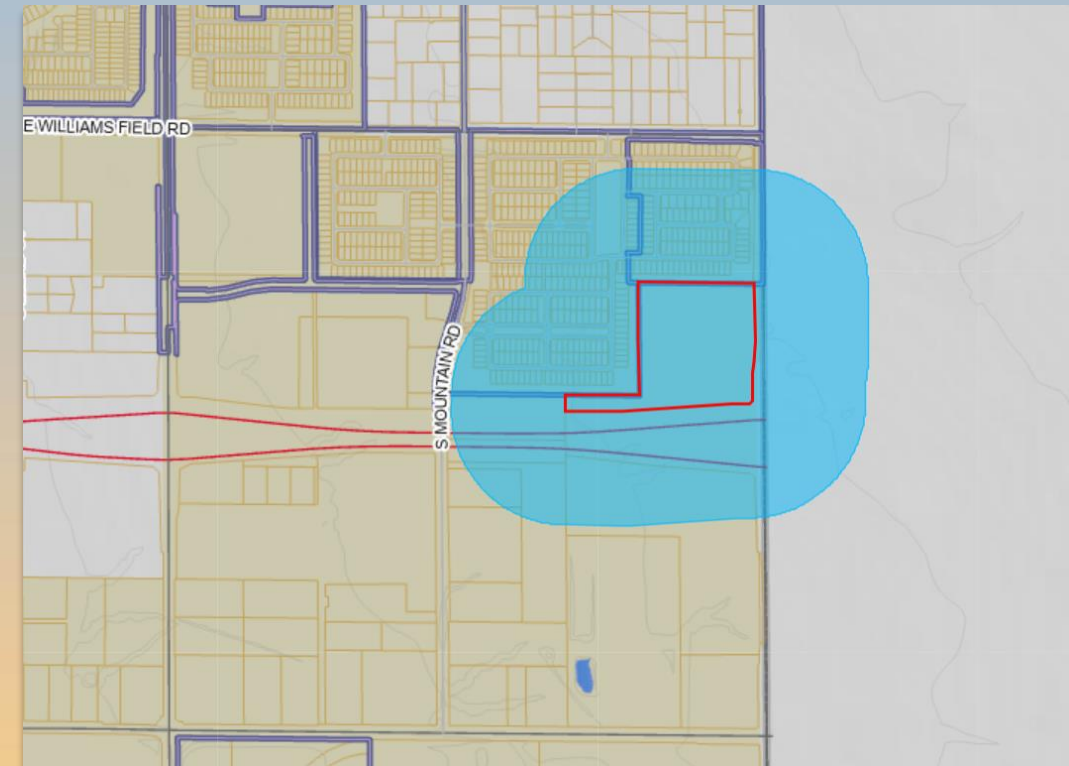
Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meetings
 - In-person: July 29, 2025, approximately 5 neighbors attended
 - Virtual: March 3, 2026, 5 residents in attendance
- Common questions
 - Lot size and setbacks
 - Housing type and amenities
 - Home prices and construction timeline
- Staff received no comments





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (6-0)



mesa·az



Elevations





Elevations

