



City Council

ZON25-00304

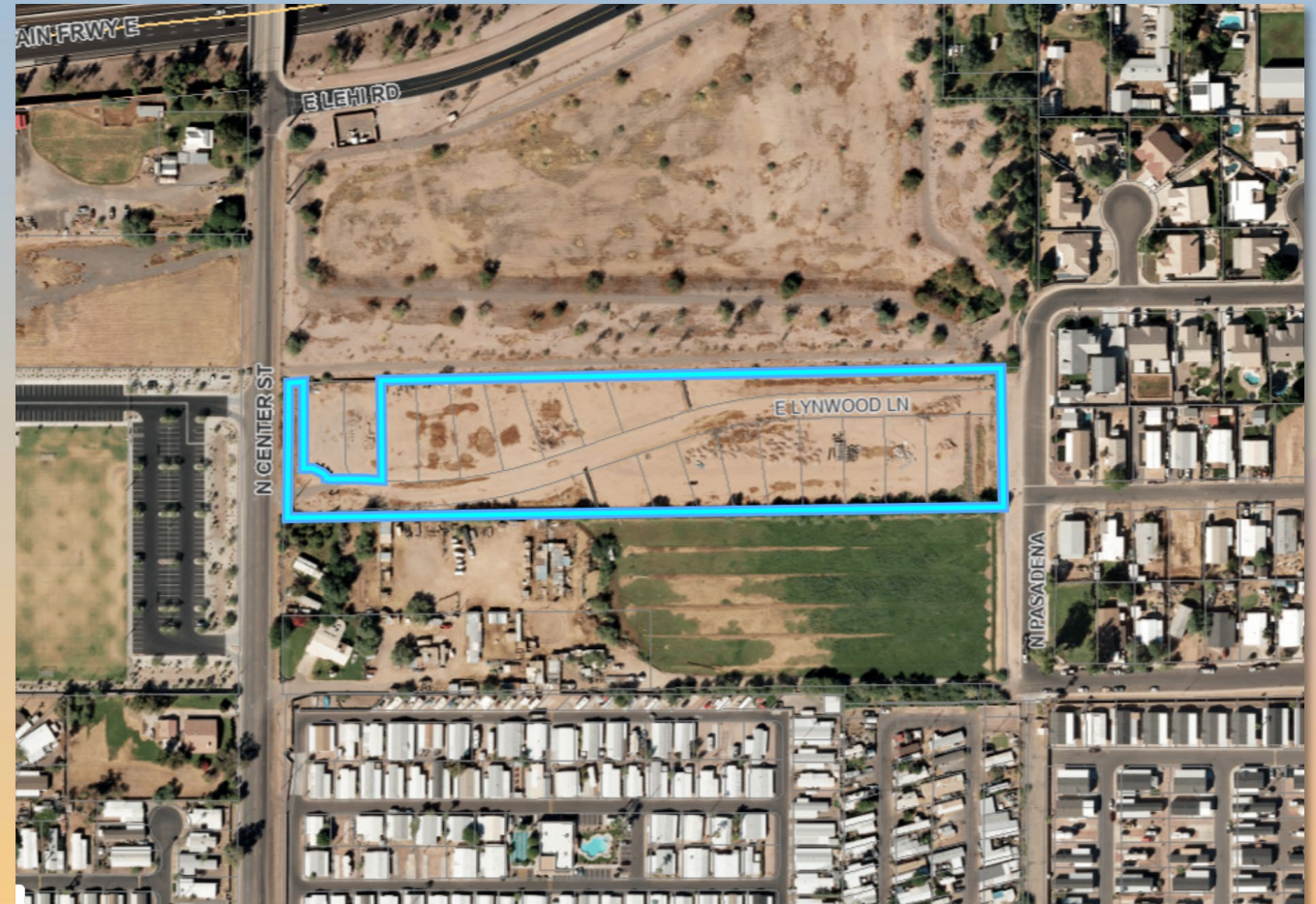
Mary Kopaskie-Brown, Planning Director

September 8, 2025
1



Request

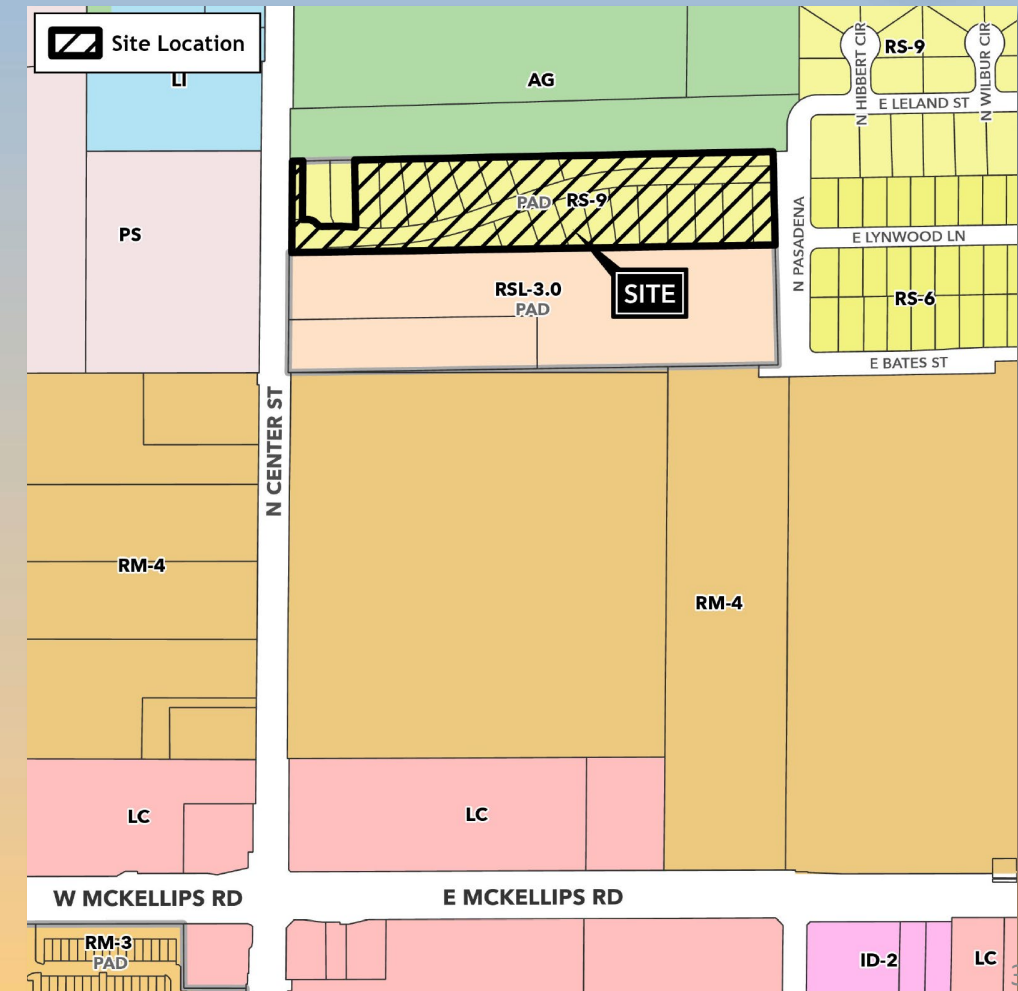
- Rezone from RS-9-PAD to RSL-4.5 with a new PAD Overlay
- 41-lot single residence development





Location

- North of McKellips Road
- East Side of Center Street





General Plan

Traditional Residential

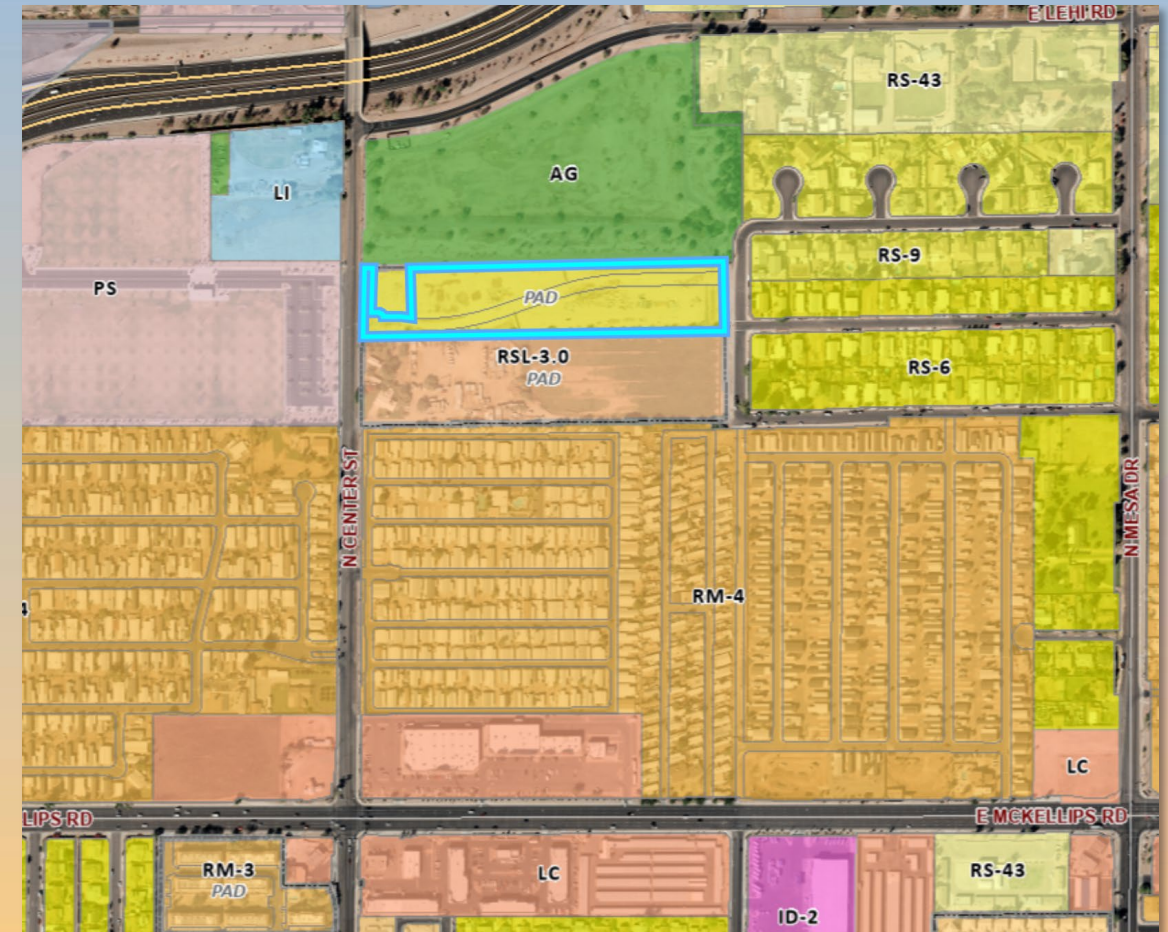
- Primarily detached single-family homes on medium or large lots with densities up to 7.26 du/ac
- The proposed project has a density of 6.7 du/ac
- Single-family residential is a principal land use





Zoning

- Existing: RS-9-PAD
- Proposed: RSL-4.5-PAD





Site Photo

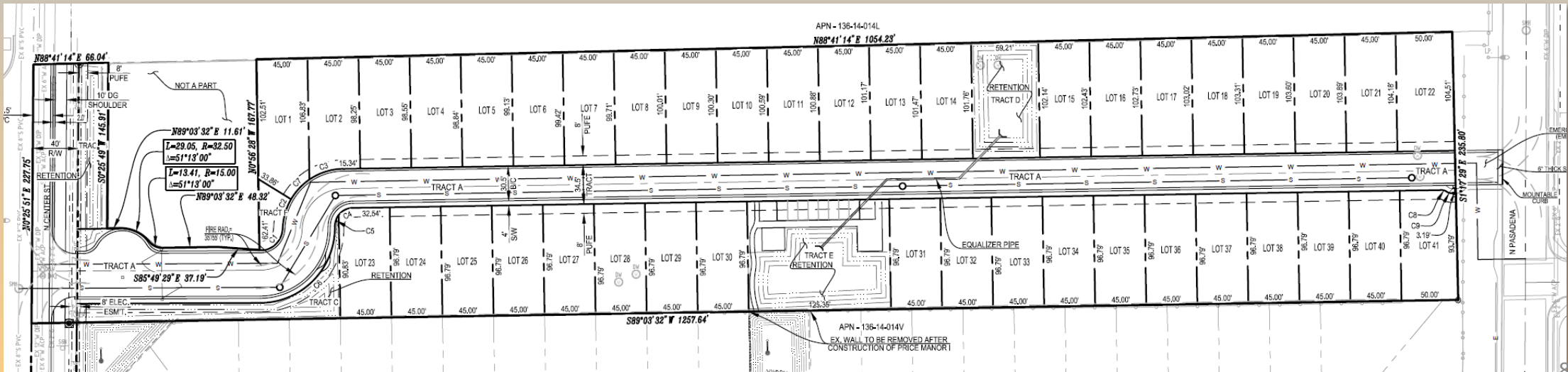


Looking east towards the site



Site Plan

- Gated 41-lot subdivision accessed from Center Street
- Exit-only gate at east end, to Pasadena
- Price Manor I is adjacent to the south:
 - Centrally-located pedestrian connection & shared amenities
- SRP well site at west end





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Fencing and Freestanding Walls;</u> AG, RS, RSL, RM and DR Districts - Maximum Height, Side and Rear Yards	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.
<u>Lots and Subdivisions</u>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Every lot shall have frontage on a private street



Planned Area Development

- High-Quality: Residential lots that exceed the minimum lot width, depth and area required in the RSL-4.5 District
- Livable and Well-Connected Communities: Shared amenities with Price Manor I, which includes a pickleball court, play structure and additional green spaces
- Superior Design: Quality residential product including a variety of materials and detailing
- Creative land planning: Coordination with SRP regarding the future well site, landscaping, screen walls



Elevations - Spanish





Elevations - Ranch





Elevations – Desert Prairie





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on May 27, 2025
- Neighbors' concerns:
 - Increased traffic in neighborhood to east
 - Prefer lower density
- Exit-only gate proposed
- Some neighbors support the proposal



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

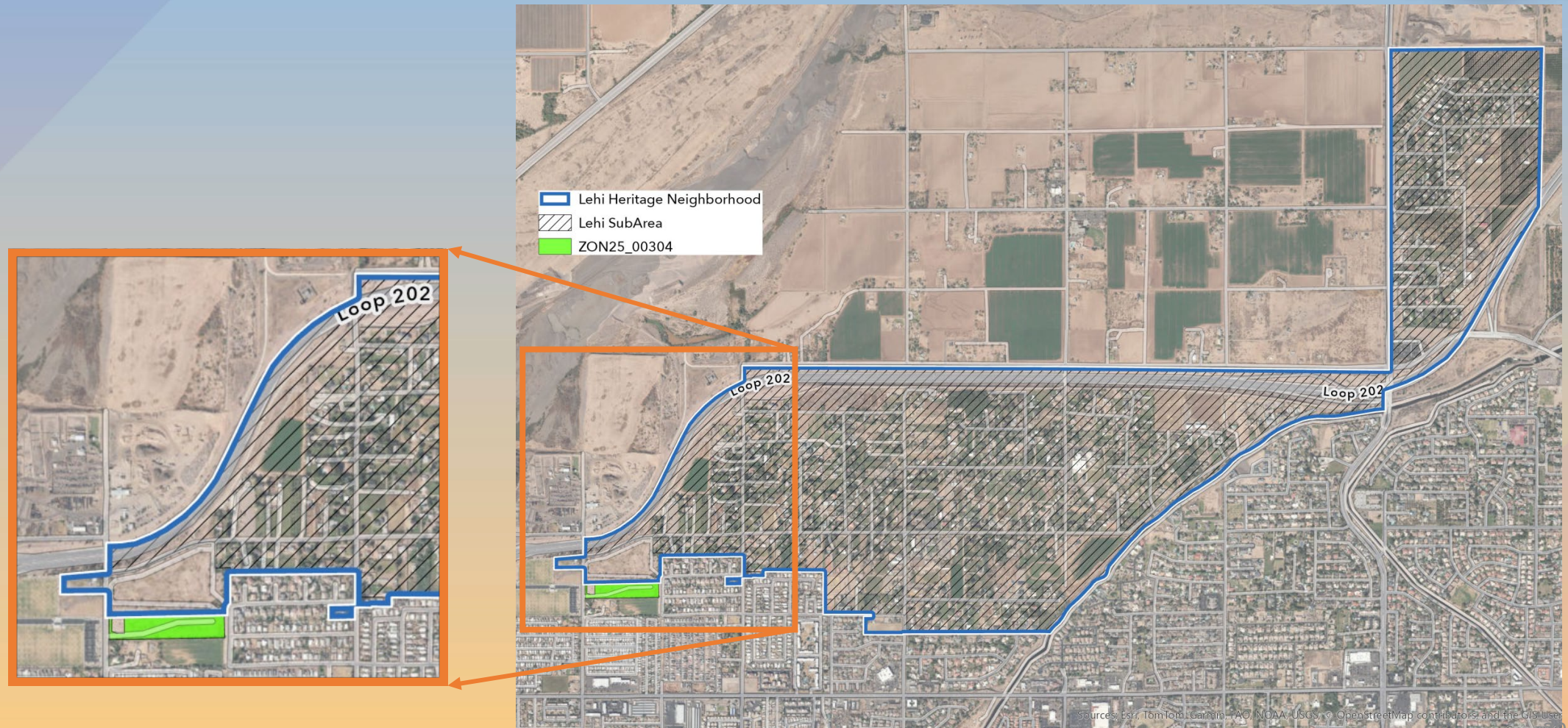
***Staff recommend Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az



Context with Lehi Community





Site Photo













Looking southeast towards the site

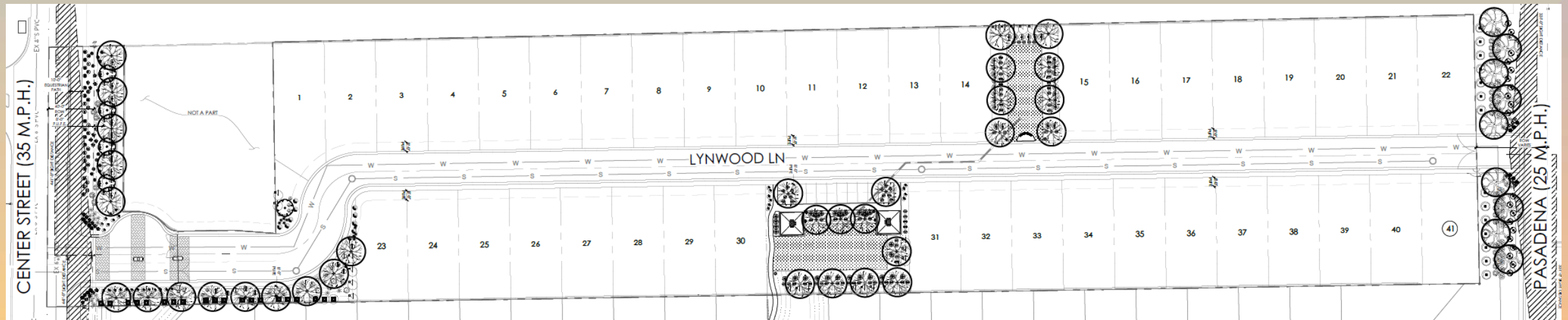


Landscape Plan

plant legend

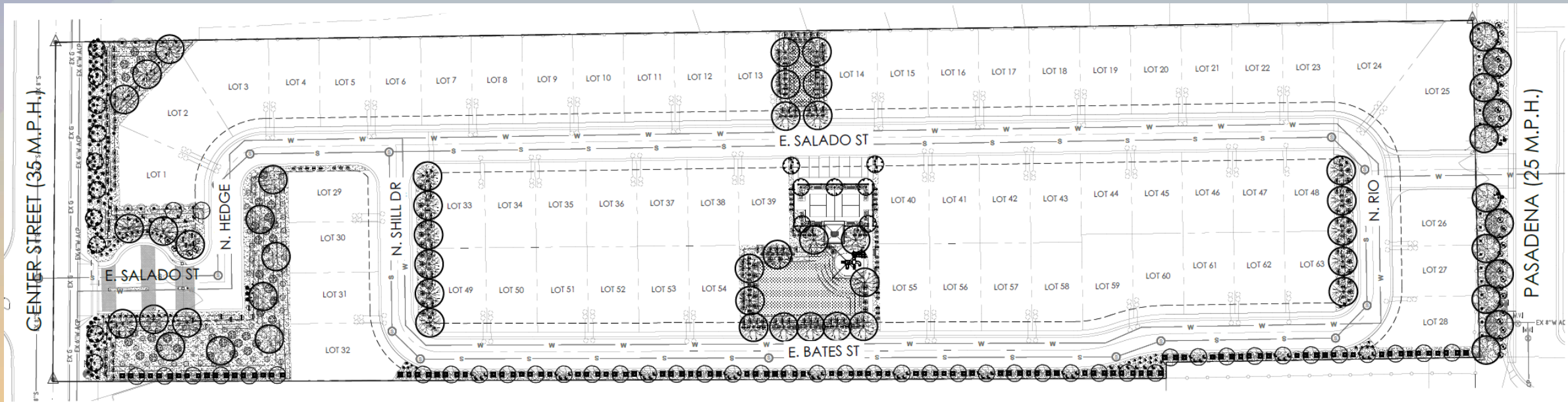
botanical name common name	emitters	size	qty	comments	mature tree canopy
evergreen trees					
 ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX 36" BOX	6 2	6.0H., 2.0W., .75 CAL. 7.0H., 4.0W., 1.5 CAL. STAKE IN PLACE	8 TREES - 15' MATURE WIDTH 177 S.F. CANOPY 1,414 S.F. COVERAGE
 TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX 36" BOX	25 7	7.0H., 3.0W., 1.0 CAL. 9.0H., 5.0W., 1.75 CAL. STAKE IN PLACE	32 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 15,708 S.F. COVERAGE
shade trees					
 PROSOPIS CHILENSIS THORNLESS THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	24" BOX 36" BOX	5 4	5.0H., 6.0W., 1.25 CAL. 8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE	9 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 4,418 S.F. COVERAGE TOTAL CANOPY COVERAGE 20,126 S.F. 7.41% OF SITE

botanical name common name	emitters	size	qty	comments
small shrubs				
 ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	19	
 EREMOPHILA GLABRA SP. CARNOSA 'WINTER BLAZE' WINTER BLAZE EREMOPHILA	(1 @ 1.0 GPH)	5 GAL.	10	
 HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	12	
 MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	31	
 RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	70	
 YUCCA RUPICOLA TWISTED LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	21	
 YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	14	





Adjacent Development to South: Price Manor I - Landscape Plan





Combined Amenity Area Connection

