



# Planning and Zoning Report

<b>Date</b>	January 14, 2026
<b>Case No.</b>	ZON25-00210
<b>Project Name</b>	The Lincoln
<b>Request</b>	<ul style="list-style-type: none"><li>Rezone from Planned Employment Park with a Planned Area Development overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD)</li><li>Special Use Permit to allow for commercial uses in residential districts</li><li>Site Plan Review for a 102-lot attached single residence development</li></ul>
<b>Project Location</b>	Approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road
<b>Parcel No(s)</b>	220-82-006 220-82-007
<b>Project Area</b>	9.1± acres
<b>Council District</b>	District 5
<b>Existing Zoning</b>	Planned Employment Park with a Planned Area Development Overlay (PEP-PAD)
<b>General Plan Designation</b>	Urban Center
<b>Applicant</b>	Brennan Ray, Ray Law Firm
<b>Owner</b>	Virtua Mesa Crismon Owner, LLC
<b>Staff Planner</b>	Cassidy Welch, Principal Planner



## Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, the criteria in Chapters 31 and 70 regarding a Special Use Permit, and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

**Staff recommends approval with conditions.**

## **Project Overview**

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### **Request:**

The applicant is requesting approval for a rezoning for 9.1± acres from PEP-PAD to RM-2 with a new PAD overlay and Site Plan Review for a 102-lot attached single-residence development (Proposed Project). The request includes a Special Use Permit (SUP) to allow for commercial uses in residential districts to allow for a 1,250 square foot commercial space.

The Proposed Project was originally proposed and noticed on the Planning and Zoning Board agenda as a 113-lot attached single-residence development. Since placement on the Planning and Zoning Board agenda, the applicant has modified the plans to reduce the total number of proposed lots from 113 to 102 lots.

### **Concurrent Applications:**

- **Minor General Plan Amendment:** Planning and Zoning Board hearing is scheduled for January 14, 2026, to review the request for Minor General Plan Amendment from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy (ZON25-00313).
- **Preliminary Plat:** A separate Preliminary Plat application, to be approved by the Planning Director, will be required for the proposed development.

## **Site Context**

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### **General Plan:**

- The Placetype for the project site is currently Urban Center with an Evolve Growth Strategy.
- Single-family residential is not identified as a principal or secondary land use in the Urban Center Placetype and is therefore not compatible with the Urban Center Placetype.
- The Proposed Project request includes a Minor General Plan Amendment to the Urban Residential Placetype with an Evolve Growth Strategy.
- The Proposed Project is consistent with the Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
  - N1. Promote complete communities in both existing and new neighborhoods.
  - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
  - H1. Create more opportunities for housing options.

- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.

### **Zoning:**

- The project site is currently zoned Planned Employment Park with a Planned Area Development overlay (PEP-PAD).
- The applicant is requesting to rezone the site to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD).
- Attached single-residence is a permitted use in the RM-2 zoning district.

### **Surrounding Zoning & Use Activity:**

The proposed attached single-residence development is compatible with surrounding land uses, which include a place of worship, single-residential, and commercial.

<b>Northwest</b> (Across Hampton Avenue) RS-43-PAD Place of Worship	<b>North</b> (Across Hampton Avenue) RS-43-PAD Place of Worship	<b>Northeast</b> (Across Hampton Avenue) RS-43-PAD Place of Worship
<b>West</b> RM-2-PAD Single Residential	<b>Project Site</b> PEP-PAD Vacant	<b>East</b> PEP Commercial
<b>Southwest</b> (Across US-60 Freeway) RS-6-PAD Single Residential	<b>South</b> (Across US-60 Freeway) RS-6-PAD Single Residential	<b>Southeast</b> (Across US-60 Freeway) RS-6-PAD Single Residential

### **Site History:**

- **September 2, 1987:** City Council annexed 1,090.8± acres, including the project site, into the City of Mesa and established a comparable zoning of R1-43 (equivalent to current RS-43) (Case No. A87-004; Ordinance No. 2249).
- **October 18, 2010:** City Council approved a rezoning for 38.6± acres, including the project site, from R1-43 (equivalent to current RS-43) to C-1 (equivalent to Neighborhood Commercial [NC]) and Planned Employment Park with a Planned Area Development overlay (PEP-PAD) to allow for a mixed-use business park (Case No. Z10-024; Ordinance No. 5008).
- **August 27, 2018:** City Council approved a rezoning for 13.8± acres, including the project site, from PEP-PAD to PEP-PAD and Site Plan Review to allow for an office and commercial development (Case No. ZON18-00149; Ordinance No. 5459).

- **July 1, 2019:** City Council approved a rezoning of 13.8± acres, including the project site, from PEP-PAD to PEP-PAD to allow for a group commercial center (Case No. ZON19-00201; Ordinance No. 5517).

## Project/Request Details

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### Site Plan:

- **Building Design:** The attached single residence development is comprised of 102 lots. Each unit is two-stories with an attached two-car garage on the ground floor. The proposed development is comprised of two unit types: rear-loaded and front-loaded. The proposed buildings feature modern farmhouse and ranch architectural styles.
- **Access:** The proposed development is gated and is accessed from a shared private drive aisle with the commercial development to the east of the project site. The shared drive is accessible from Hampton Avenue and Crisman Road. A network of pedestrian paths connects the units internally to resident amenities, as well as to Hampton Avenue and the adjacent commercial development.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 204 parking spaces are required for the residential and four parking spaces are required for the commercial space for a total of 208 parking spaces. Per the submitted plans, 236 parking spaces are provided.
- **Landscaping:** The development includes a variety of landscape materials along the perimeter and within the amenity spaces. The amenity areas are shaded with lush landscaping and the private open spaces along the southern boundary adjacent to the freeway include additional trees as a buffer.
- **Open Space:** Per Table 11-5-5 of the MZO, the minimum open space per unit is 200 square feet. The proposed development provides a minimum of 273 square feet of private open space per unit. In addition, approximately 78,000 square feet of common open space is provided through amenity areas throughout the site.

### 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.

Development Standards	MZO Required	PAD Proposed
Minimum Lot Area – MZO Table 11-5-5	7,200 sq. ft.	<b>Front-Loaded Lots:</b> 1,534 sq. ft <b>Rear-Loaded Lots:</b> 1,333 sq. ft.

Development Standards	MZO Required	PAD Proposed
<u>Minimum Lot Width</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	36 feet	<b>Front-Loaded Lots:</b> 26 feet <b>Rear-Loaded Lots:</b> 21 feet
<u>Minimum Lot Depth</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	94 feet	<b>Front-Loaded Lots:</b> 59 feet <b>Rear-Loaded Lots:</b> 62 feet
<u>Maximum Density</u> – MZO Table 11-5-5	15 dwelling units per acre	<b>13.2 dwelling units per acre</b>
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Table 11-5-5	2,904 sq. ft.	<b>1,333 sq. ft.</b>
<u>Maximum Building Coverage</u> – MZO Table 11-5-5	45%	<b>70%</b>
<u>Minimum Yards</u> – MZO Table 11-5-5 - <i>Front Setback</i>	20 feet	<b>Front-Loaded Lots:</b> 3 feet for garages, 0 feet for livable <b>Rear-Loaded Lots:</b> 13 feet for livable, 9 feet for patio
- <i>Side Setback (End Units)</i>	10 feet	<b>0 feet</b>
- <i>Rear Setback</i>	15 feet	<b>Front-Loaded Lots:</b> 11 feet for livable, 6 feet for patio <b>Rear-Loaded Lots:</b> 3 feet for garages, 0 feet for livable
- <i>Freeway Setback</i>	30 feet	<b>15 feet for livable, 10 feet for patio</b>

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

- Units engaging with Hampton Avenue and shared access drive
- A 1,250 square foot commercial space to support small, community-oriented business
- High-quality building elevations

- Enhanced perimeter landscaping
- Common and private open space that exceeds the requirements of the MZO.

### **Special Use Permit:**

This request includes a Special Use Permit (SUP) to allow commercial uses in residential districts, per Table 11-5-2 of the MZO. The proposed development includes a 1,250 square foot commercial space adjacent to the shared private drive and existing commercial development to the east.

**Approval Criteria - Section 11-31-9(A):** Any Special Use Permit request for a commercial land use classifications in a residence district may be approved if the use is found to be in compliance with the General Plan, and with applicable Sub Area Plans, Neighborhood Plans and other recognized development plans or policies, and will be compatible with surrounding uses, all of which have been met as set forth above; and

1. **An acceptable Site Plan is submitted:** The subject request includes a site plan that identifies the location and square footage of the commercial space. Per the submitted plan, the 1,250 square foot commercial space is located within the residential clubhouse.
2. **An acceptable Operational Plan in narrative form has been submitted for review and consideration, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses which shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures:** The subject request includes an acceptable operational plan in narrative form that includes measures to ensure ongoing compatibility with adjacent residential uses.
3. **Documentation is present demonstrating the site addresses adverse impacts by adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites:** Per the submitted plans, a minimum of 4 parking spaces have been provided for the exclusive use of the commercial space. Additionally, the commercial space is oriented away from the proposed residential uses, minimizing potential impacts.

### **Approval Criteria - Section 11-70-5(E):**

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:** The Proposed Project complies with and will advance the goals of the Mesa 2050 General Plan.
2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:** The

location, size and design of the proposed commercial use aligns with the intent of the zoning district.

3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

## **Citizen Participation**

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

### **Neighborhood Meeting:**

A neighborhood meeting was held on May 21, 2025. There were no attendees for the neighborhood meeting.

### **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.
- Neither Staff nor the applicant has received any communications regarding the Proposed Project.

## **Conditions of Approval**

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Staff recommends **approval** of the Rezone, Site Plan Review and Special Use Permit, subject to the following conditions:

1. Compliance with the final site plan, landscape plan and elevations as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with the Plan of Operation submitted.
5. Prior to the submittal of any building permit, submit for and obtain approval of both a Preliminary Plat and a Final Plat.
6. Prior to the issuance of any building permit, submit to the Planning Department revised elevations that reflect the changes in Exhibit 9.

7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Approved
<u>Minimum Lot Area</u> – MZO Table 11-5-5	<b>Front-Loaded Lots:</b> <b>1,534 sq. ft</b> <b>Rear-Loaded Lots:</b> <b>1,333 sq. ft.</b>
<u>Minimum Lot Width</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	<b>Front-Loaded Lots:</b> <b>26 feet</b> <b>Rear-Loaded Lots:</b> <b>21 feet</b>
<u>Minimum Lot Depth</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	<b>Front-Loaded Lots:</b> <b>59 feet</b> <b>Rear-Loaded Lots:</b> <b>62 feet</b>
<u>Maximum Density</u> – MZO Table 11-5-5	<b>13.2 dwelling units per acre</b>
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Table 11-5-5	<b>1,333 sq. ft.</b>
<u>Maximum Building Coverage</u> – MZO Table 11-5-5	<b>70%</b>

Development Standards	PAD Approved
<u>Minimum Yards – MZO Table 11-5-5</u> <ul style="list-style-type: none"> <li>- <i>Front Setback</i></li> <li>- <i>Side Setback (End Units)</i></li> <li>- <i>Rear Setback</i></li> <li>- <i>Freeway Setback</i></li> </ul>	<b>Front-Loaded Lots:</b> <b>3 feet for garages, 0 feet for livable</b> <b>Rear-Loaded Lots:</b> <b>13 feet for livable, 9 feet for patio</b> <b>0 feet</b>  <b>Front-Loaded Lots:</b> <b>11 feet for livable, 6 feet for patio</b> <b>Rear-Loaded Lots:</b> <b>3 feet for garages, 0 feet for livable</b>  <b>15 feet for livable, 10 feet for patio</b>

## Exhibits

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- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Wall Plan & Details
- Exhibit 6 – Landscape Plan
- Exhibit 7 – Open Space Plan
- Exhibit 8 – Preliminary Grading, Drainage and Utility Plans
- Exhibit 9 – Elevations Redline Exhibit
- Exhibit 10 – Solid Waste Operational Plan
- Exhibit 11 – Citizen Participation Plan
- Exhibit 12 – Citizen Participation Report