



Planning & Zoning Board



ZON23-00441



Request

- Preliminary Plat
- To allow for a six lot Residential Development within the Desert Uplands

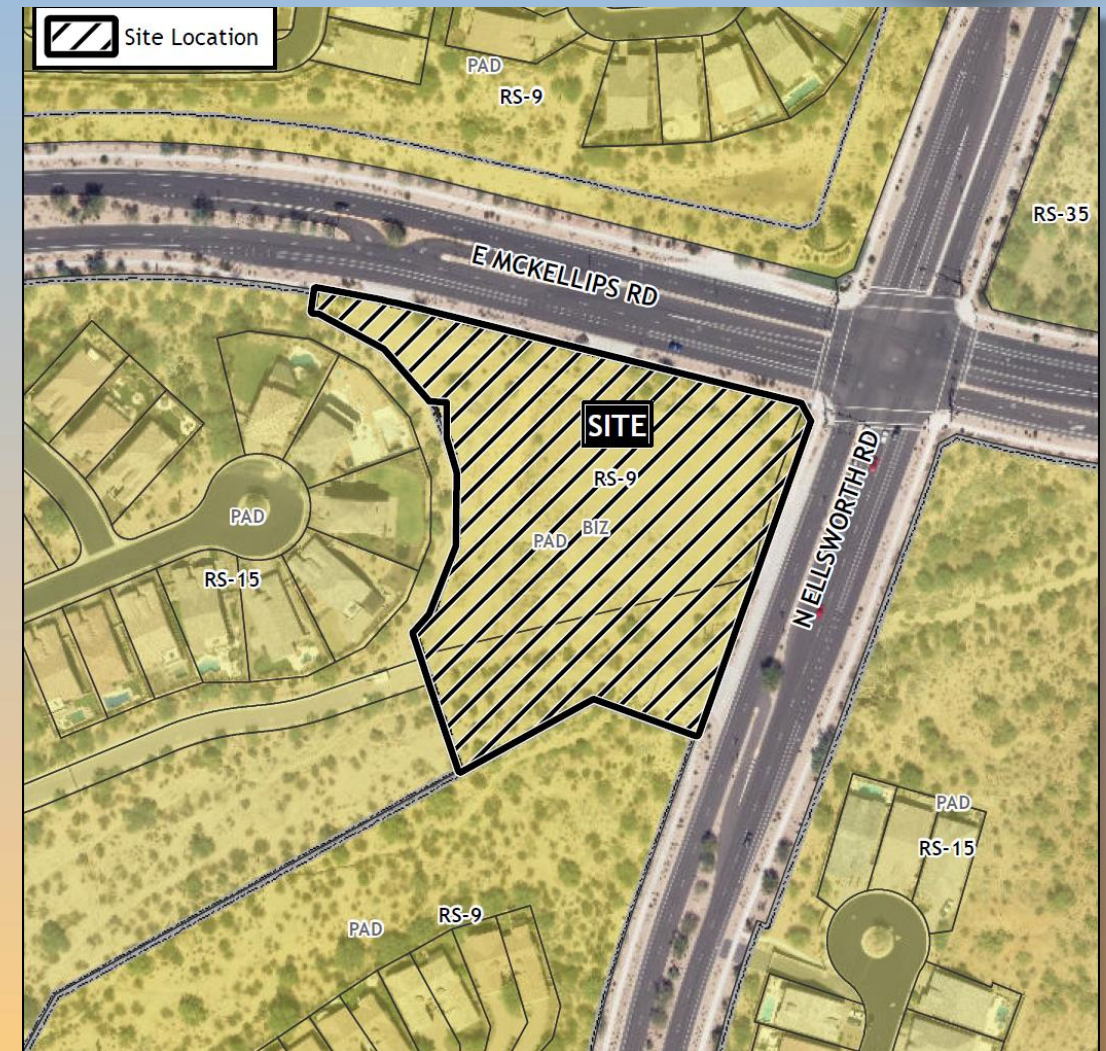
Enclave at Mountain Bridge (Parcel 16) Mesa, Arizona





Location

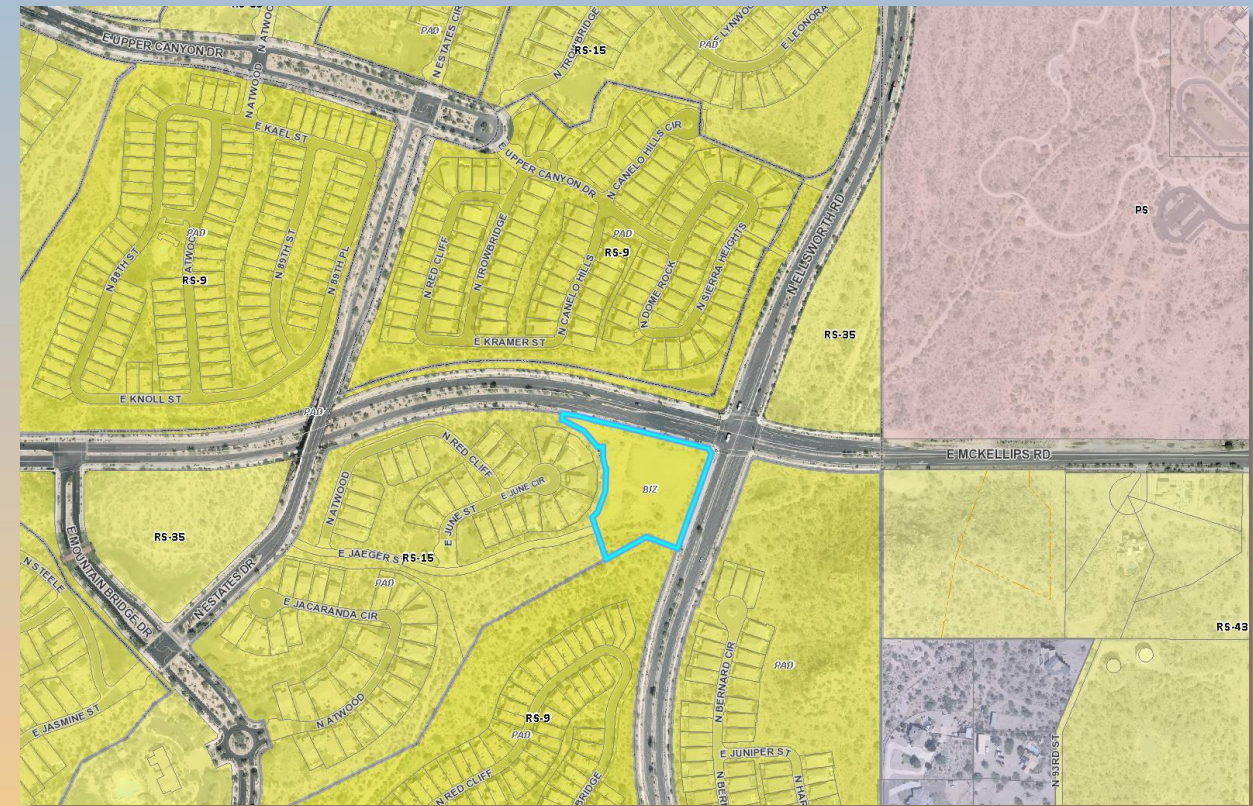
- South of McKellips Road
- West of Ellsworth Road





Zoning

- Single Residence-9 with a Bonus Intensity Zone overlay (RS-9-BIZ)
- Single Residence allowed within the RS-9-BIZ zone

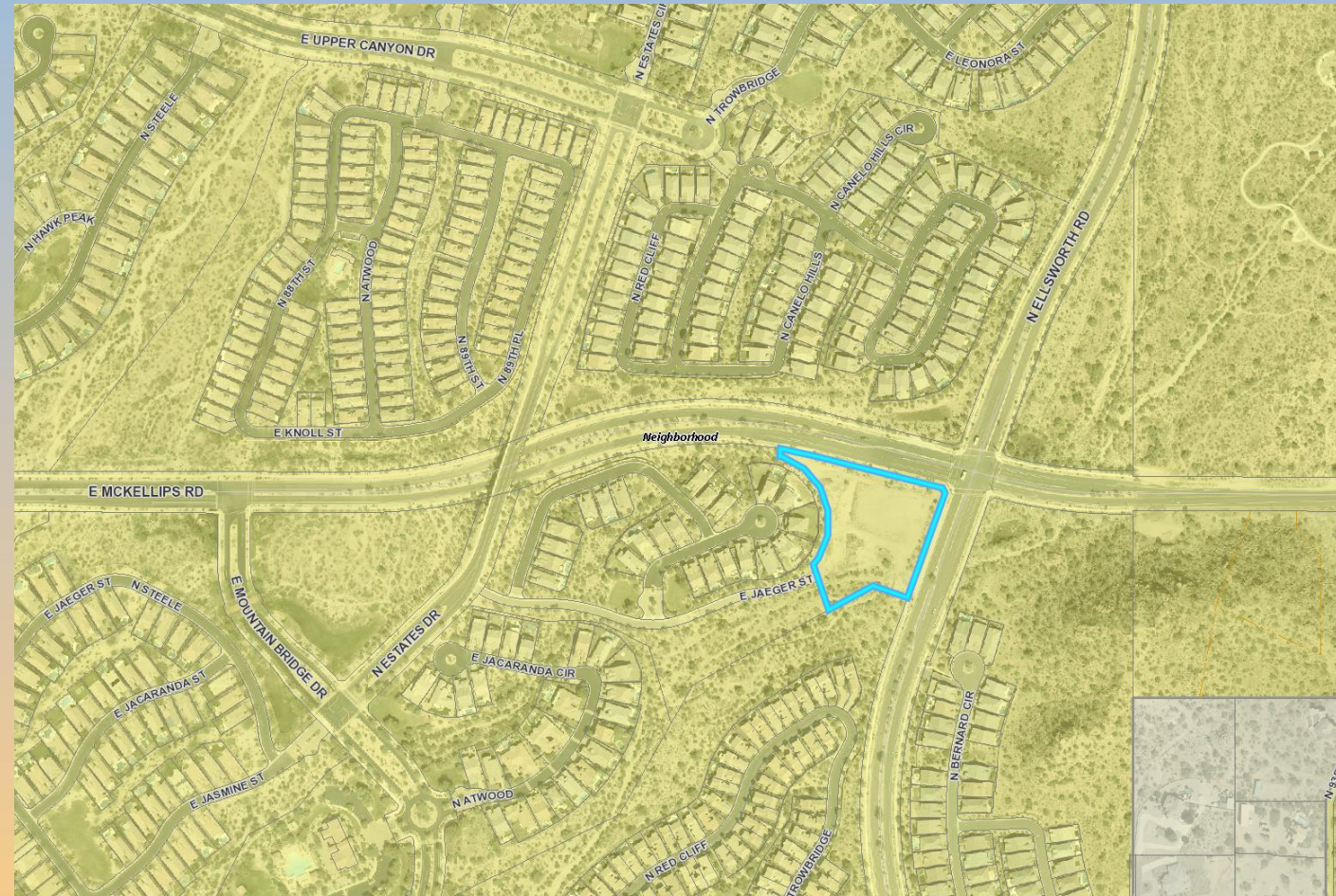




General Plan

Neighborhood

- Provide for a wide range of housing opportunities in high-quality settings.





Site Photos



Looking south from McKellips Road



Site Photos

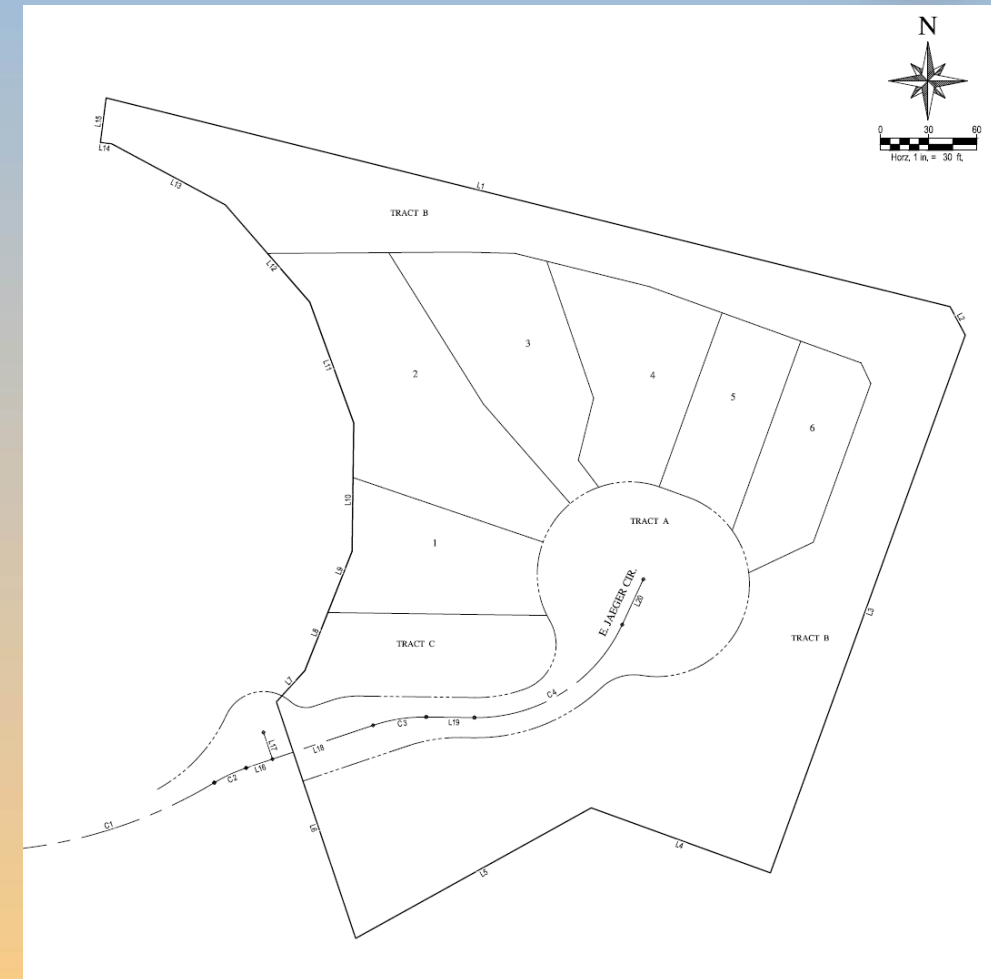


Looking west from Ellsworth Road



Site Plan

- 6 lots proposed, compared to the 7 lots proposed with ZON22-00977
- Reduction in lot count due to overall drainage requirements in the area with the addition of Tract C
- Lot Sizes are consistent with the approved BI7





Landscape Plan

PLANT LEGEND



SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				

	<i>Acacia aneura</i>	Mulga	24" Box	-
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box	27
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	-
	<i>Olneya tesota</i>	Ironwood	24" Box	-



SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
	<i>Agave chrysantha</i>	Golden Flowered Agave	5 Gal	7
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal	35
	<i>Calliandra eschumera</i>	Wax Fairy Duster	5 Gal	9
	<i>Carnegiea gigantea</i>	Saguaro	6" Spear	9
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal	48
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5 Gal	29
	<i>Encelia farinosa</i>	Brittlebush	5 Gal	45
	<i>Ferocactus wislizenii</i>	Fishhook Barrel Cactus	5 Gal	-
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal	65
	<i>Larrea tridentata</i>	Cresote Bush	5 Gal	36
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	15
	<i>Leucophyllum zygophyllum 'Cimarron'</i>	Cimarron Texas Sage	5 Gal	-
	<i>Opuntia violacea 'Santa Rita'</i>	Purple Prickly Pear	5 Gal	-

GROUND COVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
	<i>Dalea greggii</i>	Trailing Indigo Bush	1 Gal	66
	<i>Lantana monensis</i>	Trailing Purple Lantana	1 Gal	10

INERT MATERIALS

	1/4" Screened Decomposed Granite with underlayment shrubs & groundcovers, in all planting areas. Table Mesa Brown or Approved Equal, 2" Depth Min.
	Landscape Restoration Area. See Note on Planting Plans.





Citizen Participation

- Notification is not required for Preliminary Plats; however, the applicant has notified neighboring HOAs
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Title 9 Chapter 6 of the MZO for a Subdivision
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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Plat Comparison

