



Planning & Zoning Board





ZON25-00025 4062 E Main





Request

- Rezone 3.3+ acres
 from RM-4 and 3.7+
 acres from RM-4-PAD
 to RM-4 with a new
 PAD Overlay
- Site Plan Review for a 137-unit attached single-residence development

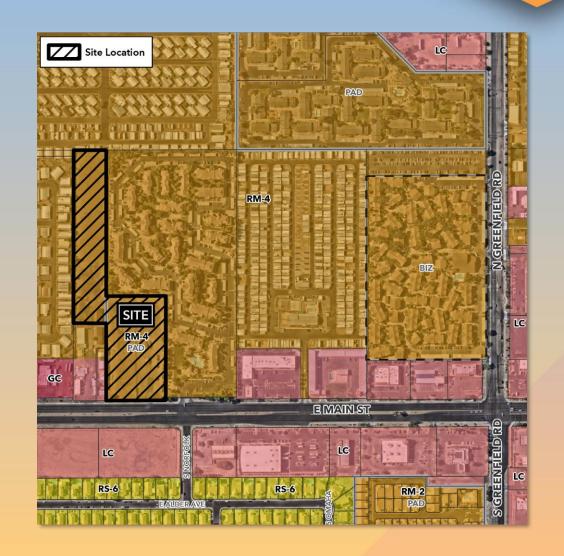






Location

- West of Greenfield Road
- North side of Main Street







General Plan

Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Single-family residential is a principal land use

Urban Center

- Does not support singlefamily
- Concurrent Minor CPA

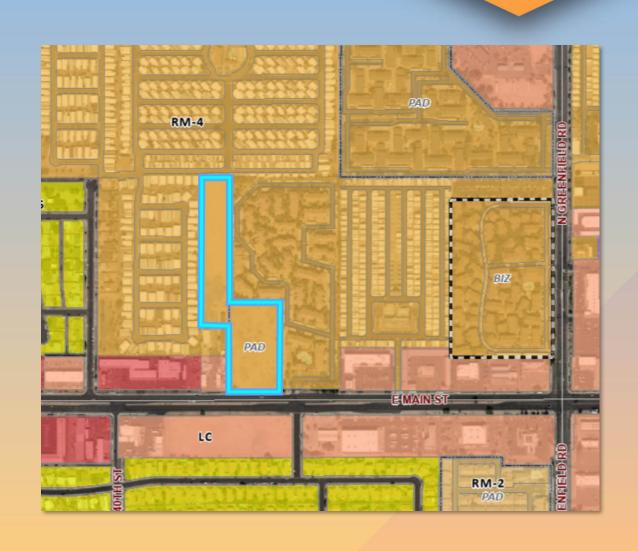






Zoning

- Existing: RM-4 & RM-4-PAD
- Proposed: RM-4-PAD
- Multiple Residences with a max. density of 30 dwelling units per acre (du/ac) are permitted in the RM-4 District.
- Proposed density: 19.6 du/ac







Site Photo



Looking northwest towards the

cito





Site Photo



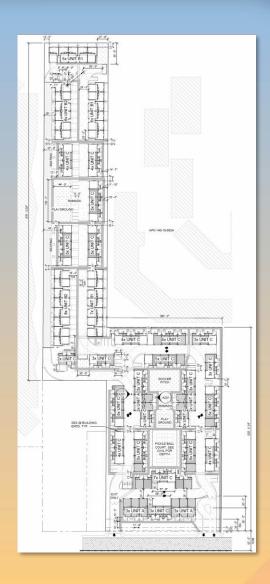
Looking northeast towards the site





Site Plan

- Gated subdivision accessed from Main Street
- 27 buildings
- Two- and Three-Stories
- 137 Attached Single-Residence Units
- 27 visitor parking spaces provided (0 required)







Development Standard	MZO Required	PAD Proposed
Minimum Lot Area (sq. ft.)		
	6,000 sq. ft.	800 sq. ft.
Minimum Lot Width (ft.)		
- Single-Residence Attached	25 ft.	20.75 ft.
Minimum Lot Depth (ft.)		
Single-Residence Attached	75 ft.	38.5 ft.
Minimum Lot Area per Dwelling		
<u>Unit (sq. ft.)</u>	1,452 sq. ft	800 sq. ft.
Maximum Lot Coverage (% of lot)		
	70%	86%





Development Standard	MZO Required	PAD Proposed
Minimum Yards (ft.)		
Front and Street-Facing Side	Local Street: 20 ft.	Local Street: 0 ft.
Rear: 1 or 2 units on lot	15 ft.	4.25 ft.
Yards for Attached single-		
<u>residence structures</u>	Minimum interior side yard shall be	Minimum interior side yard shall be
	10 feet on the end units	0 feet on the end units
Paving of Street-Facing Yards		
	No more than 50 percent (50%) of	No more than 70 percent (70%) of
	any required front or street-facing	any required front or street-facing
	side yard may be covered with a	side yard may be covered with a
	paved surface.	paved surface.





Development Standard	MZO Required	PAD Proposed
Stantards for Private Open Space		
	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7'11".
Building Entrances; Projection or Recess	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.
Access, Circulation and Parking; Attached Garages	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (5), unless there is a break in the building façade between garage doors.

between garage doors.





Development Standard	MZO Required	PAD Proposed
Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants	A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	A minimum of three (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.
Interior Parking Lot Landscaping; Landscape Islands	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.	Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.
Interior Parking Lot Landscaping; Plant Materials	One shade tree and three shrubs shall be provided for every 15-foot parking island.	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.





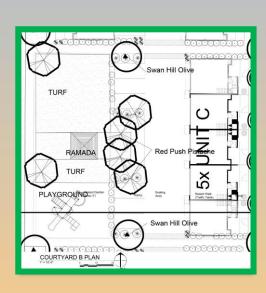
Development Standard	MZO Required	PAD Proposed
Lots and Subdivisions		
	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Proposed lots have frontage on a private street

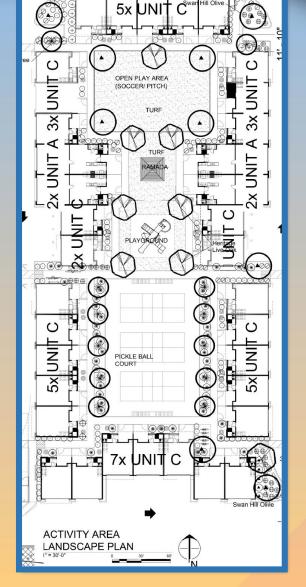




Planned Area Development – Open Space / Amenities

- Exceeds the size requirements by 200%
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





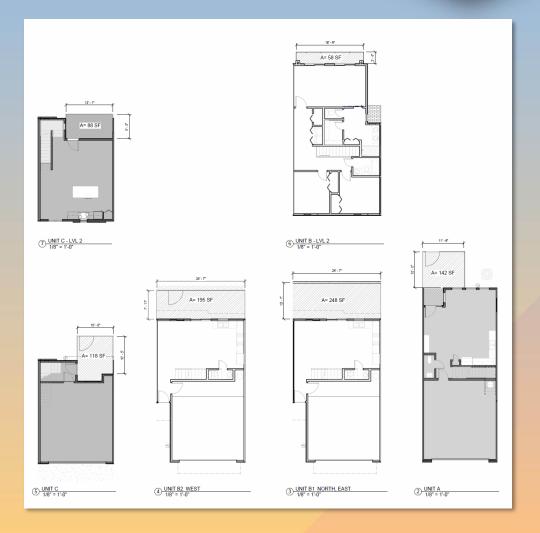






Open Space

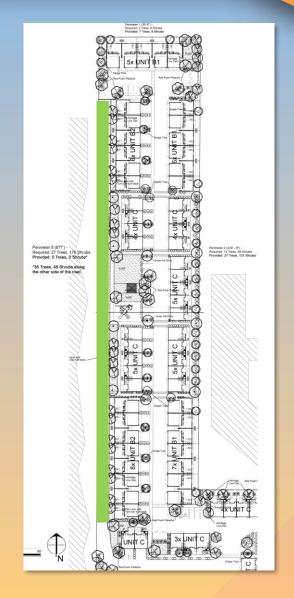
 142+ square feet of private open space (120 sq. ft. required)







- 27 guest parking spaces (0 required)
- Fire lane comprised of turf block





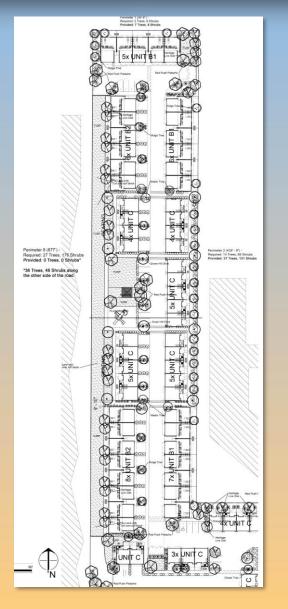


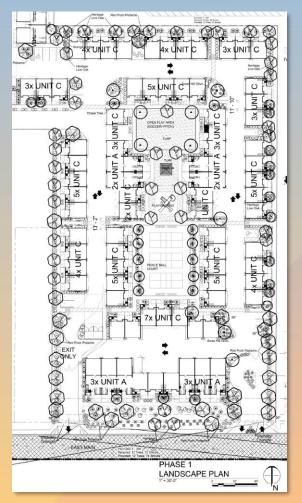


Landscape Plan

PL	ANT MATERIAL L	LEGEND						
KEY SYMBOL TREES	BOTANICAL/COMMON NAME	SIZE (Height,Canopy,& Caliper)	QUAN PH1	TITY	(11)		(+)	Petite Pink Olean
	10 10				(12)	•		Xylosma congest Xylosma
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box 15' 10' 3" Double-Staked Typ.	9	0	MEDIU	M AND	SMALL	SHRUBS
	Pistacia a. 'Red Push' Red Push Pistache	36" Box 12', 8', 3" 24" Box 10', 4', 1.5	. 8 . 19	0	13	\oplus		Carissa grandiflor Green Carpet Na
	***	Double-Staked Typ.			14)		\oplus	Rosmarinus offici Dwarf Rosemary
3 (·	Pistacia lentiscus Mastic Tree	36" Box 12' 8' 3" Double—Staked Typ.	3	12 0	(15)	\odot		Callistemon c. 'Li Little John Bottle
(4) (**)	Vitex anhus—castus	24" Box 9' 4' 1.25 36" Box 13' 10' 2.5"	" 16	2	(16)		×	Muhlenbergia cap Regal Mist Deer
	Chase Tree	Double-Staked Typ.	1	0	GROU	NDCOVE	ERS	
⑤ (;	Acacia aneura Mulga	24" Box 7' 4' 1.5" Double-Staked Typ.	10	52	17		Ø	Ruellia brittonian Katie Ruellia
	Quercus virginiana	24" Box 9' 4' 1.25	" 34	30	(18)	0		Lantana m. 'New New Gold Lantan
(a)	Heritage Live Oak	Double-Staked Typ.			(19)		9	Nandina d.'Nana Nana Nana Bamb
SMALL PALMS				_	ACCE	NTS		
⑦ *	Cycas revoluta Sago Palm	5 Gallon	7	0	20	0		Tecoma 'Orange Orange Jubilee
LARGE SHRUBS				_	LANDS	SCAPE	MATERIA	LS
® ⋈	Photina frasieri Photina	5 Gallon	25	27	21			Decomposed Gran
9 O	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59	9			\bigcirc	Surface Select G
10 (*)	Olea europaea 'Little Olie' Little Olie	5 Gallon	90	53	23		0	Concrete Header
(1) (+)	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	73	81	24)	$(\)$	\cup	Midiron Bermuda
112) 🕟	Xylosma congestum 'compacta'	5 Gallon	16	15	25)			FIRE LANE Midiron Bermuda Turf Block Base

(11)	(+)	Petite Pink Oleander	o outon	, .	٠.
12 🛕		Xylosma congestum 'compacta' Xylosma	5 Gallon	16	15
MEDIUM AND	SMALL	SHRUBS			_
(13) ⊕		Carissa grandiflora Green Carpet Natal Plum	5 Gallon	129	34
14)	\oplus	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	40	33
15 ⊙		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	185	70
16)	選	Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	25	0
GROUNDCOVE	RS				
17)	Ø	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon	0	15
(18) ∅		Lantana m. 'New Gold' New Gold Lantana	1 Gellen	137	52
19	9	Nandina d.'Nana Compacta' Nana Nana Bamboo	1 Gallon	0	28
ACCENTS					_
20 🛇		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	5	0
LANDSCAPE	MATERIA	LS			_
21		Decomposed Granite Desert Gold	1/2" size screened 2" Deep		
22 (3)		Surface Select Granite Boulders	5 tons of various size boulders		
23		Concrete Header	4" x 6", Curbstyle 2" Deep		
24 ()	_	Midiron Bermuda	Sod		
25		FIRE LANE Midiron Bermuda over a Turf Block Base	Sod		









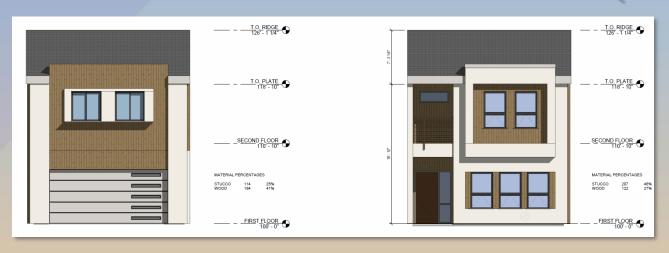
Elevations







Elevations – Unit A (10 units)











Elevations – Unit B (32 units)



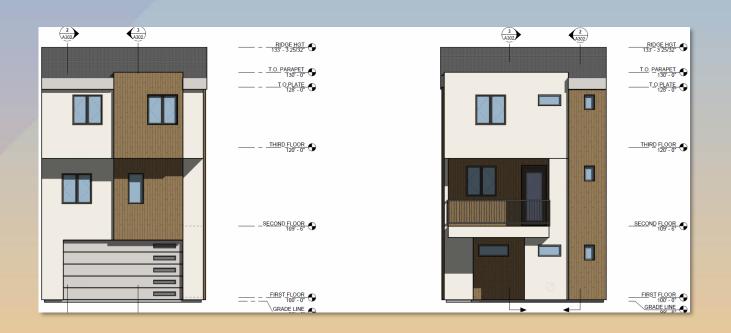


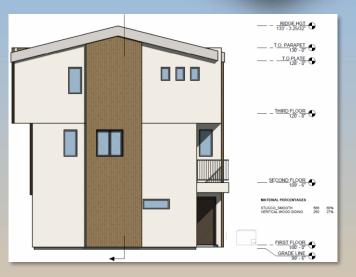






Elevations – Unit C (95 units)





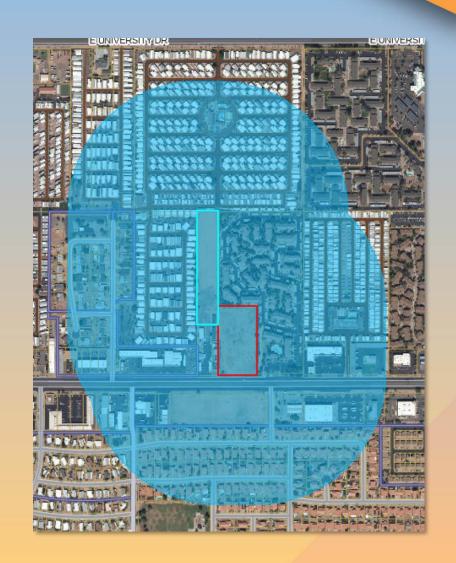






Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on March 11, 2025
 - No neighbors attended
- No responses received







Findings

✓ Complies with the 2040 Mesa General Plan

✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions





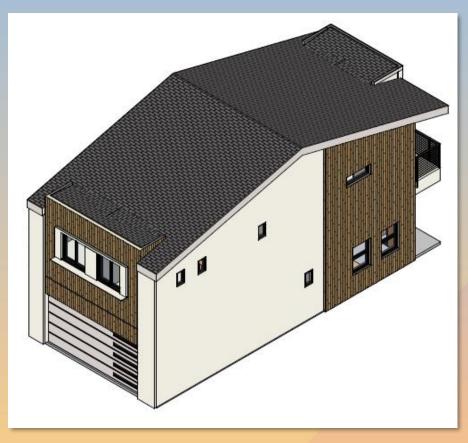
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Renderings - Unit A









Renderings – Unit B

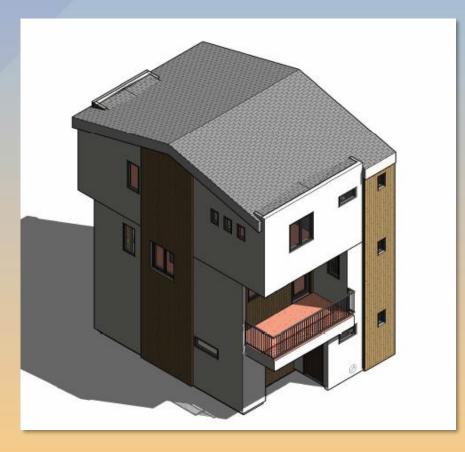


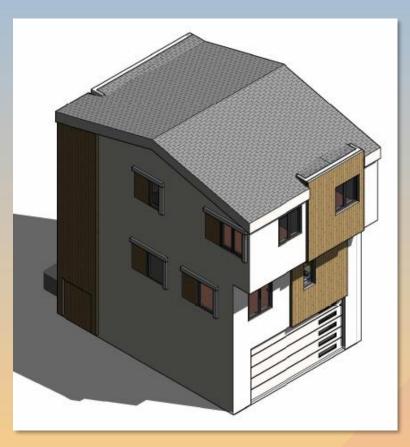






Renderings – Unit C



























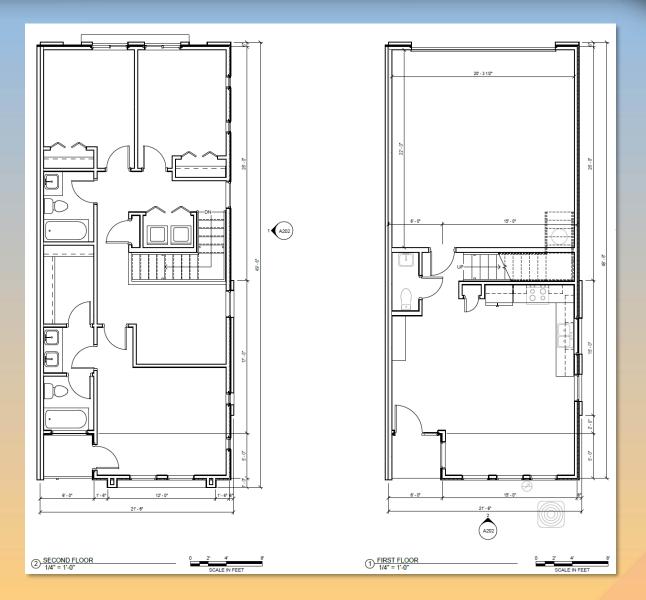








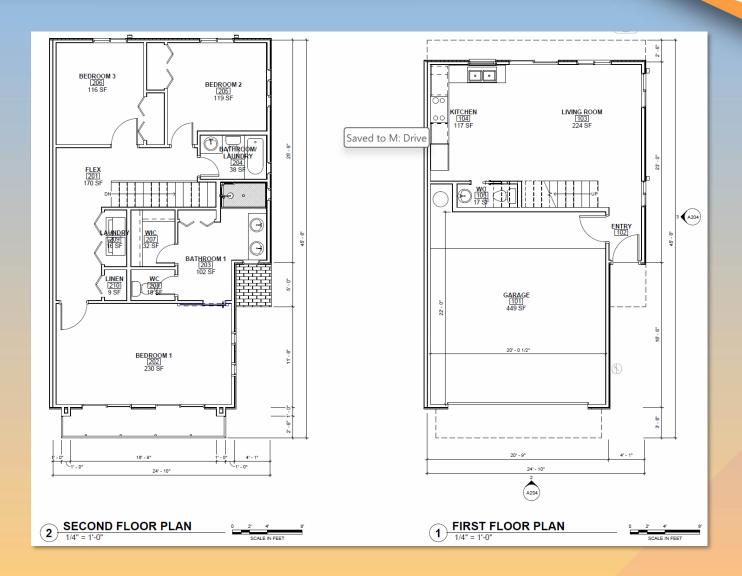
Floor Plans Unit A







Floor Plans Unit B







Floor Plans - Unit C

