



# 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

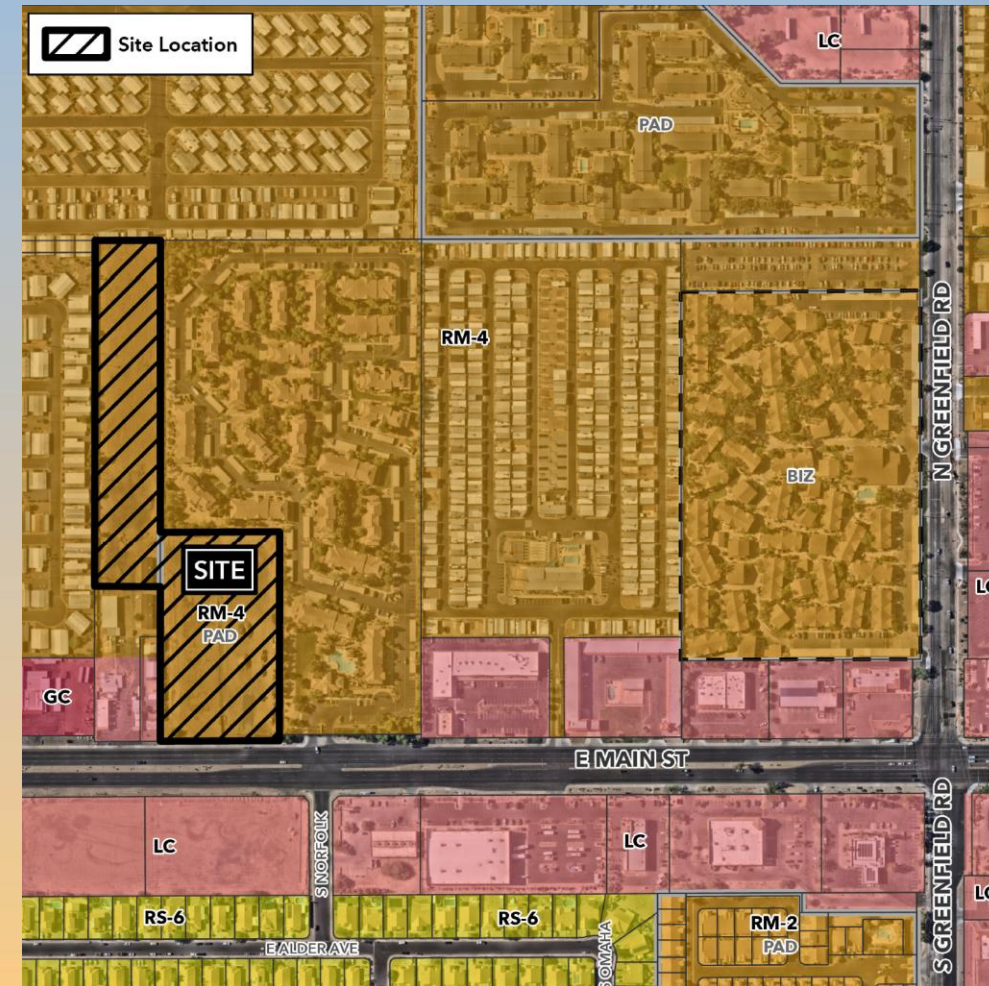






# Location

- 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 single-family
- Concurrent Minor GPA

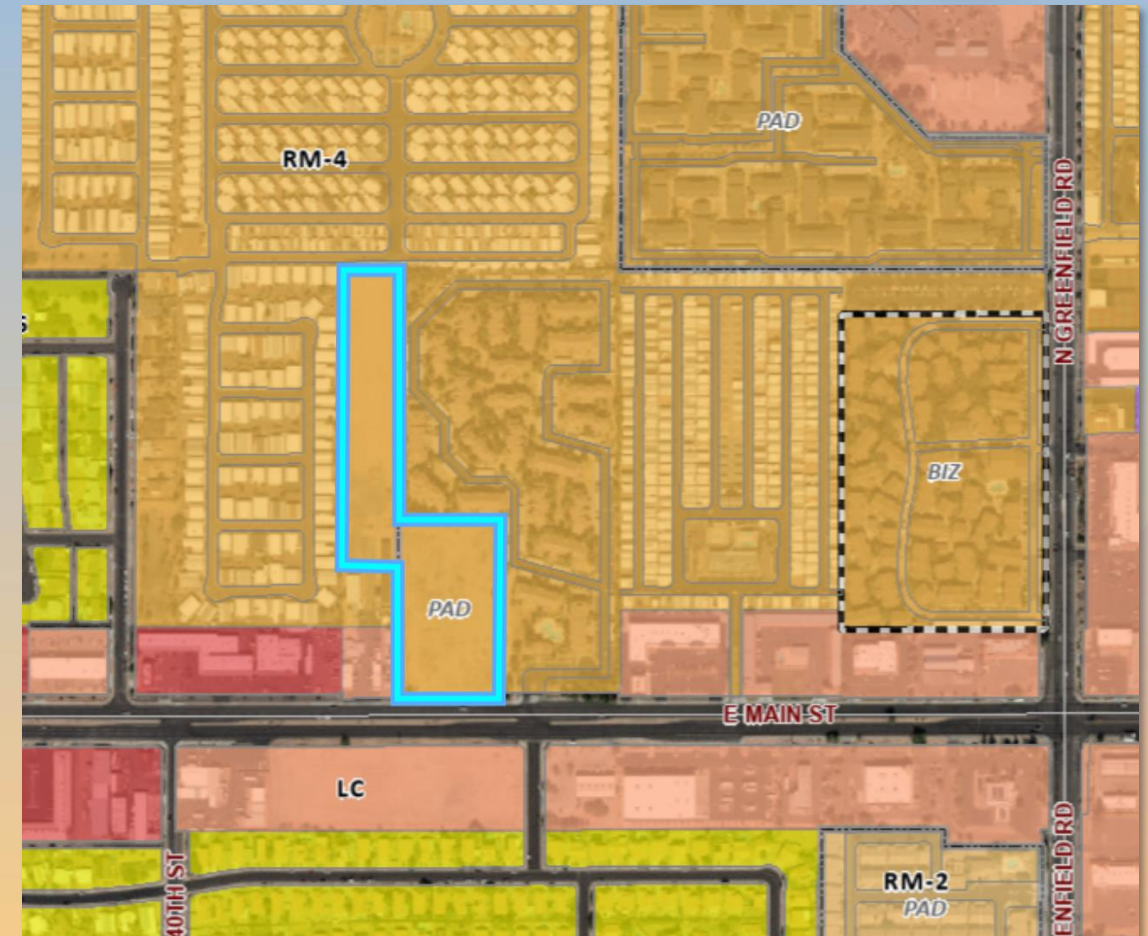






# Zoning

- 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  
site





# Site Photo



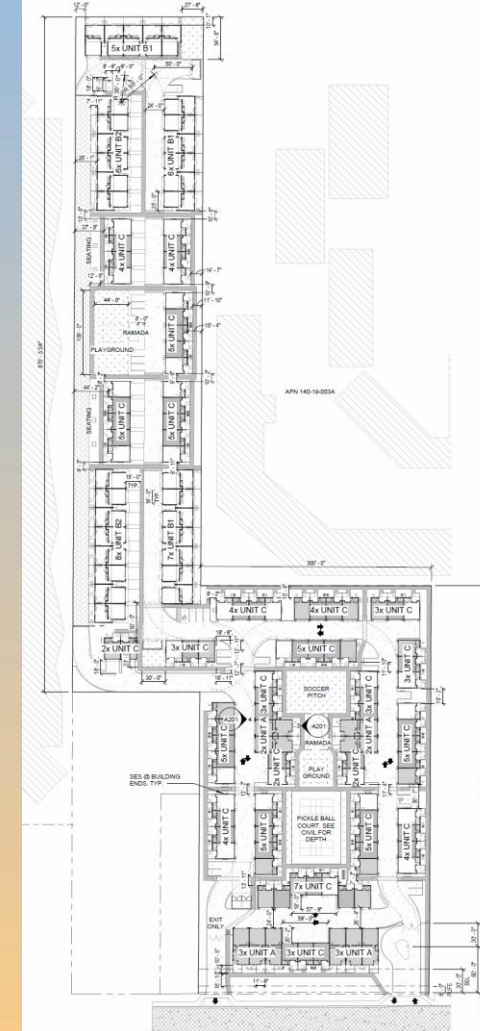
Looking northeast towards the  
site





# 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)





# Planned Area Development

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





# Planned Area Development

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



# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Standards for Private Open Space</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	<b>Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7'11".</b>
<u>Building Entrances; Projection or Recess</u>	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.	<b>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.</b>
<u>Access, Circulation and Parking; Attached Garages</u>	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 between garage doors.	<b>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.</b>





# Planned Area Development

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



# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<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).	<b>Proposed lots have frontage on a private street</b>

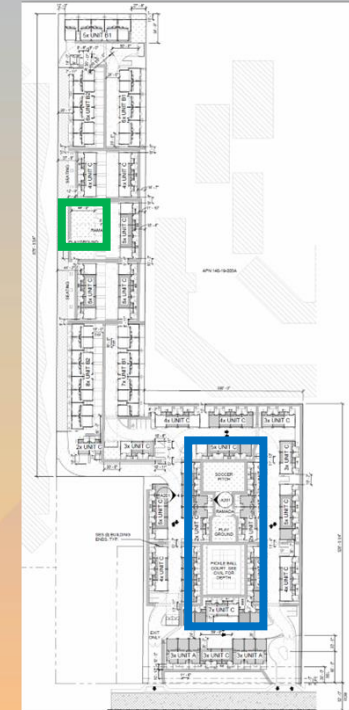
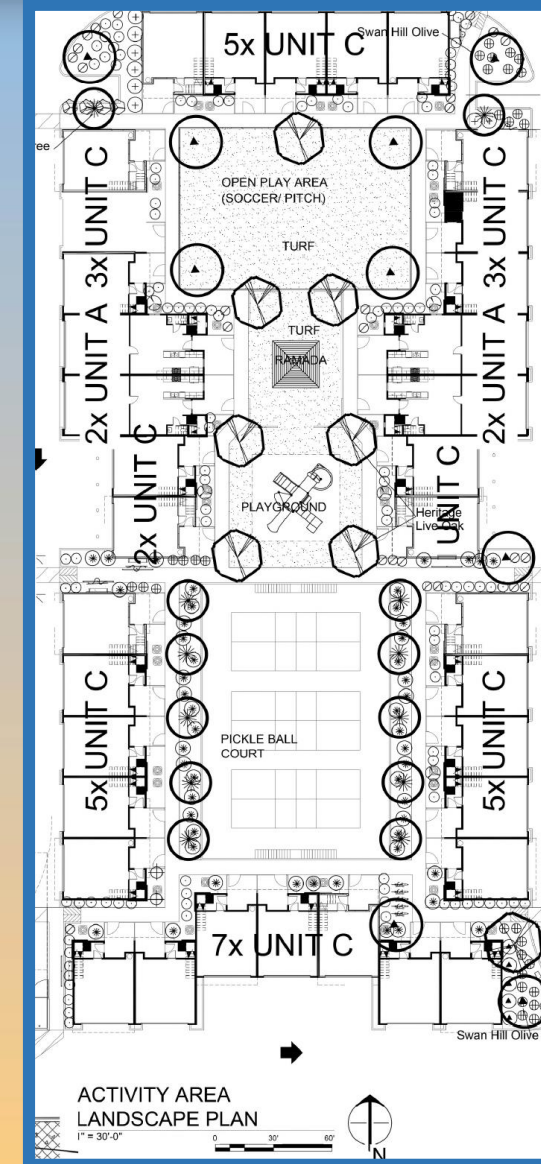
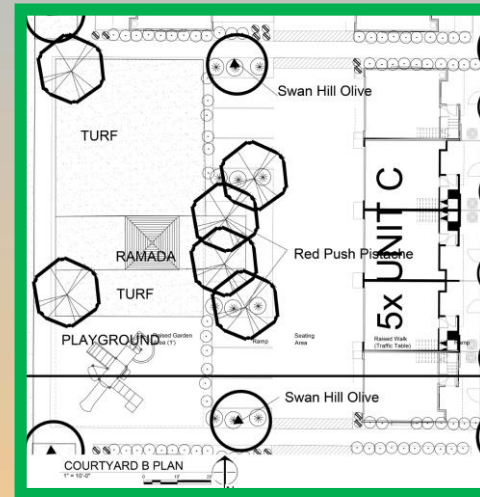




# Planned Area Development

## – Open Space / Amenities

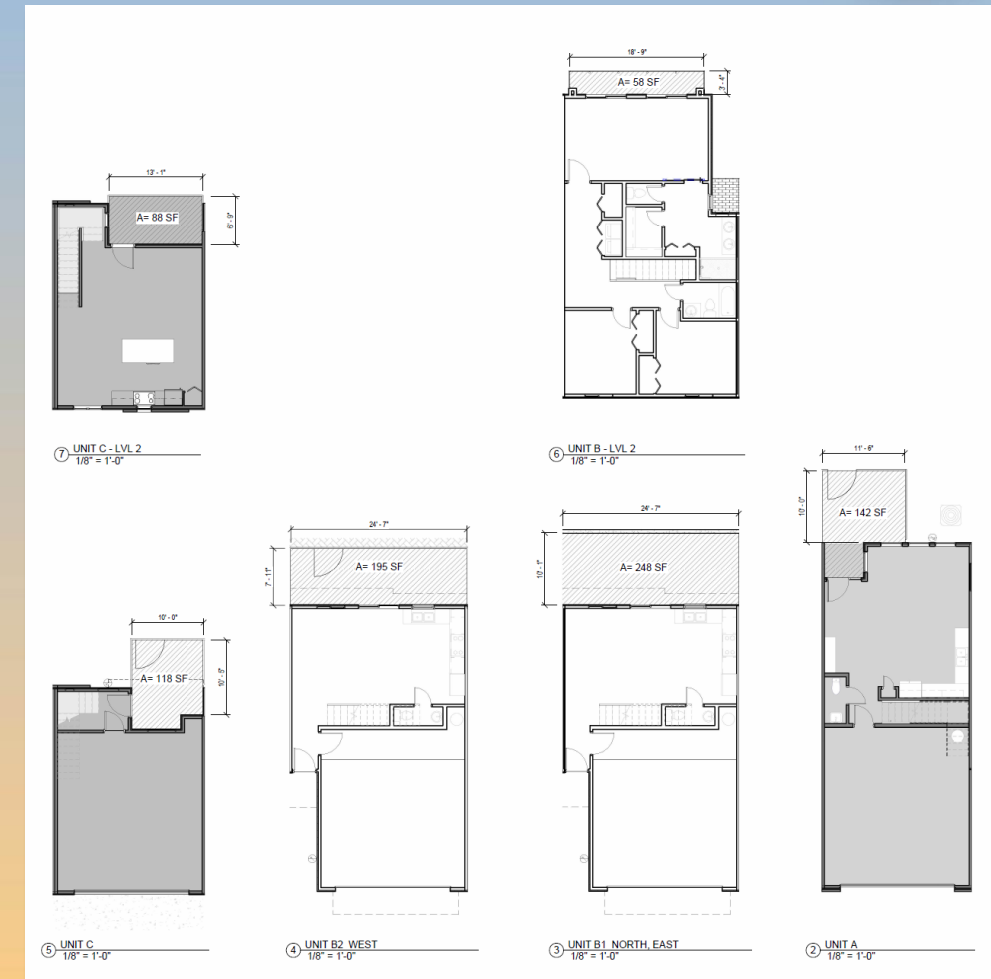
- Exceeds the size requirements by 200%
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





# Planned Area Development – Open Space

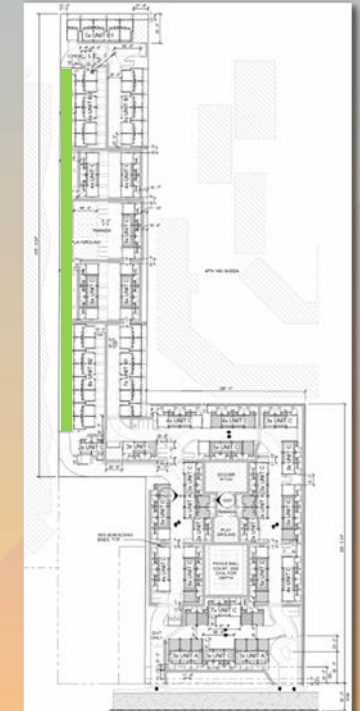
- 142+ square feet of private open space (120 sq. ft. required)












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

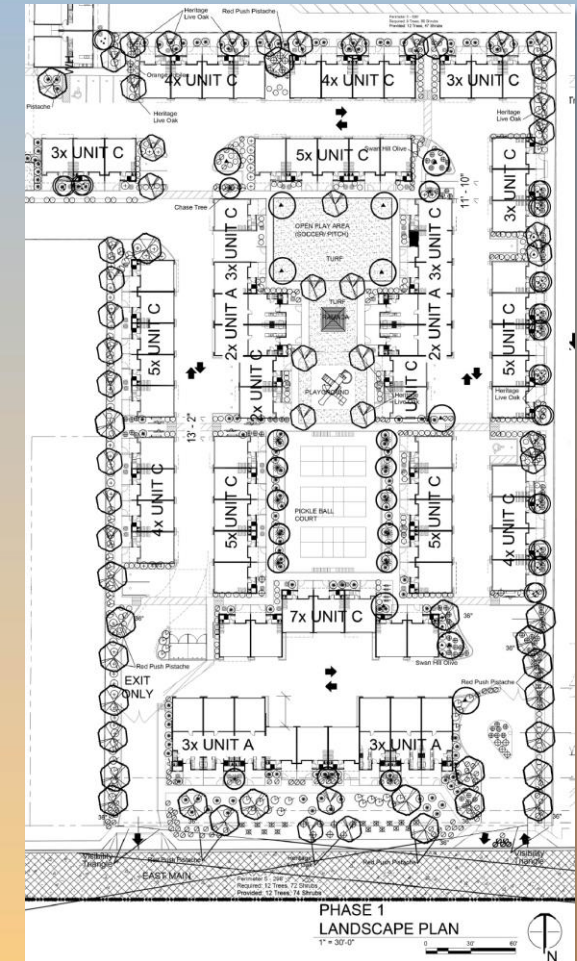
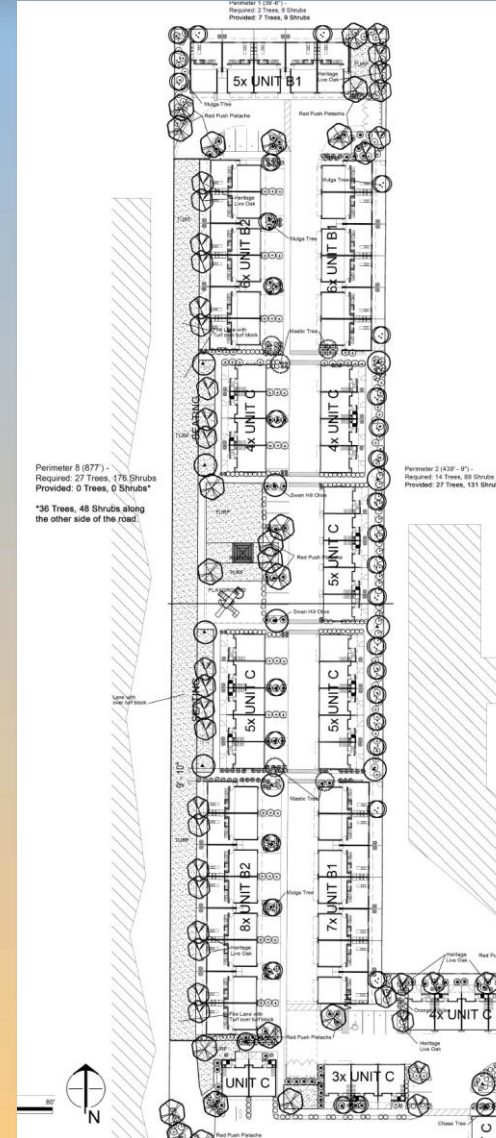




## PLANT MATERIAL LEGEND

LARGE SHRUBS				
(8)		Photinia fraseri Photinia	5 Gallon	25 27
(9)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59 9
(10)		Olea europaea "Little Ole" Little Ole	5 Gallon	90 53
(11)		Nerium o. "Petite Pink" Petite Pink Oleander	5 Gallon	73 81
(12)		Xylosma congestum "compacta"	5 Gallon	16 15

LANDSCAPE MATERIALS		
(21)		Decomposed Granite Desert Gold 1/2" size screened 2" Deep
(22)		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





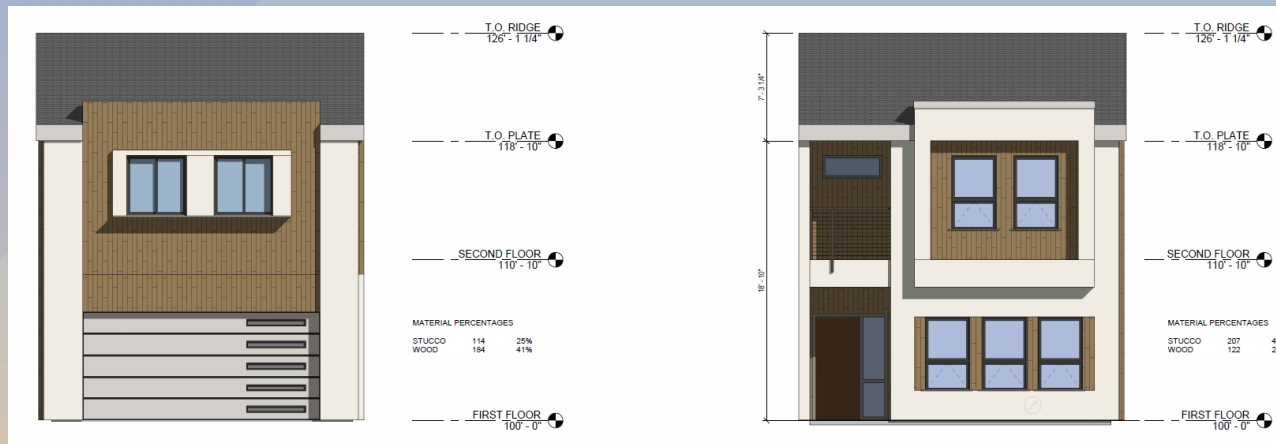


# Elevations





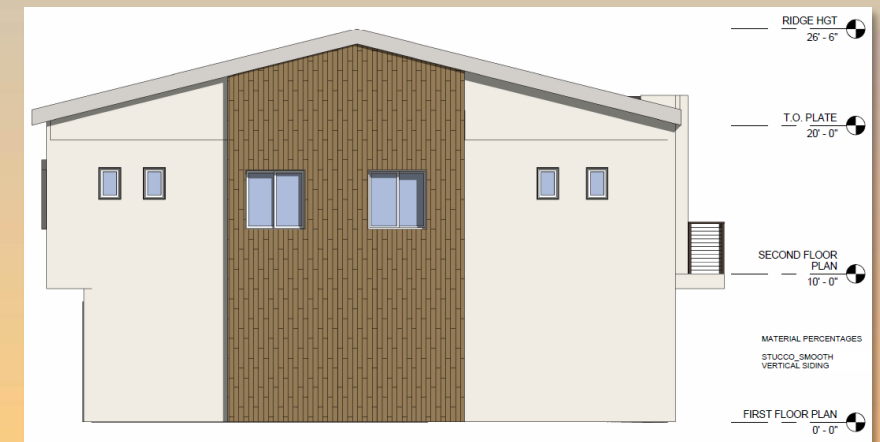
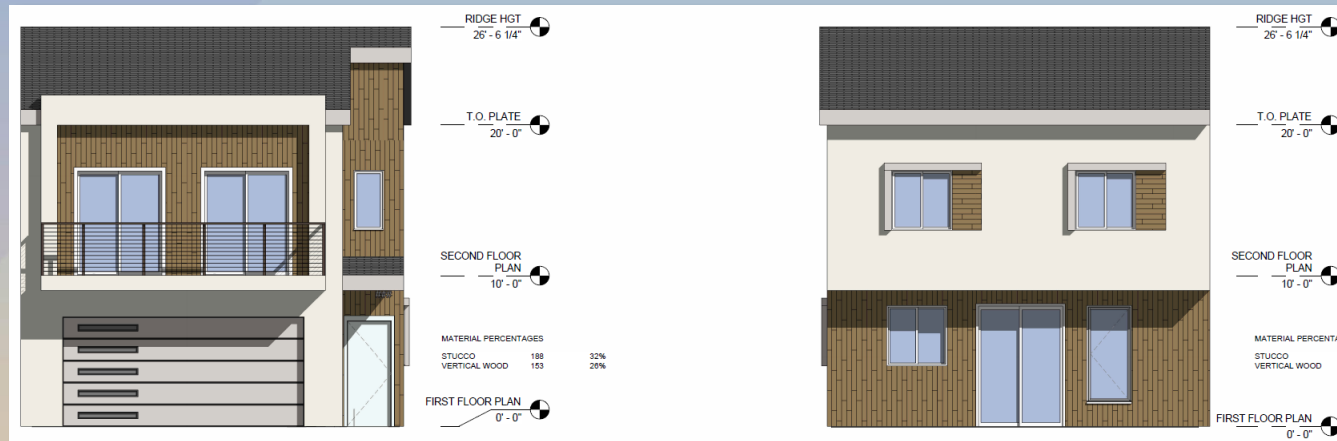
# Elevations – Unit A (10 units)





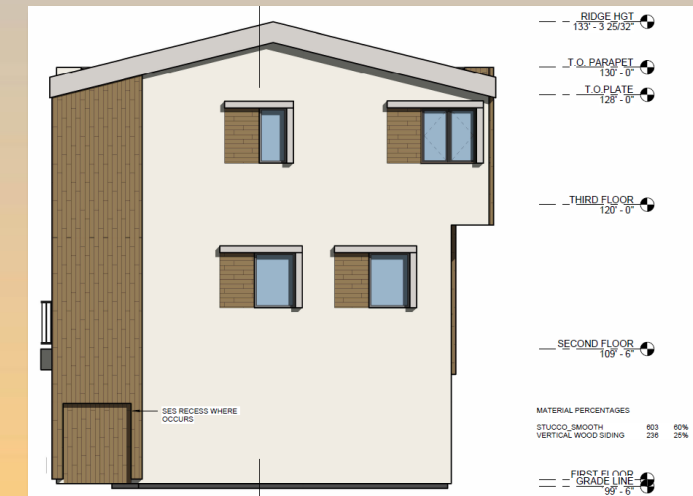
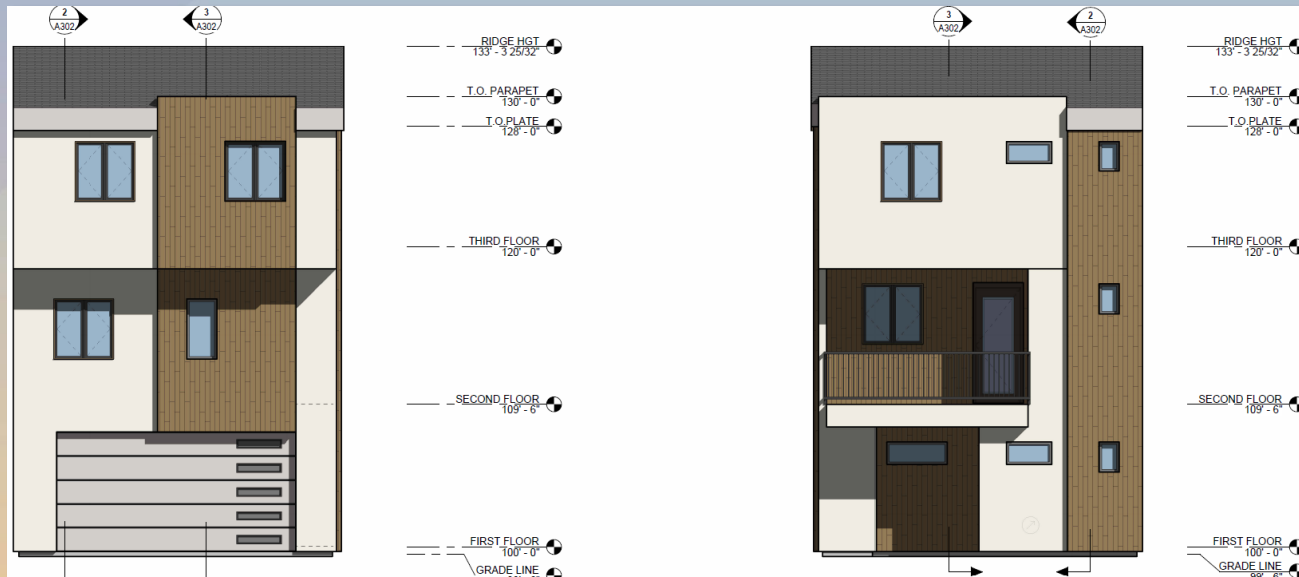


# Elevations – Unit B (32 units)





# Elevations – Unit C (95 units)

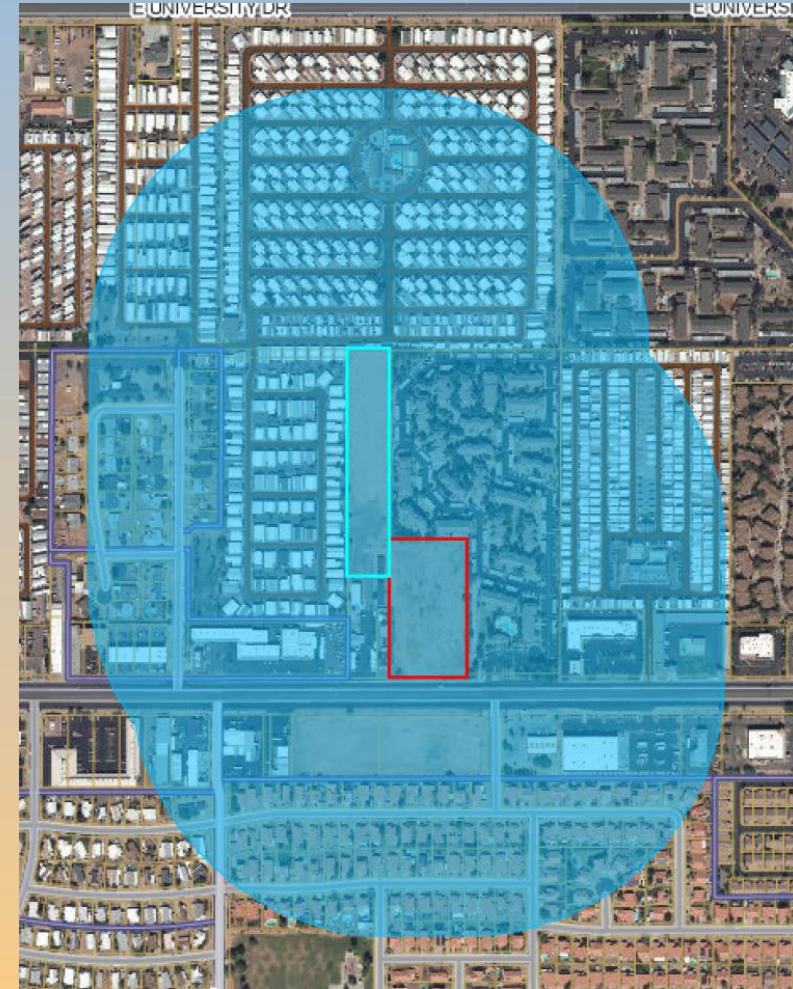






# Citizen Participation

- 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***

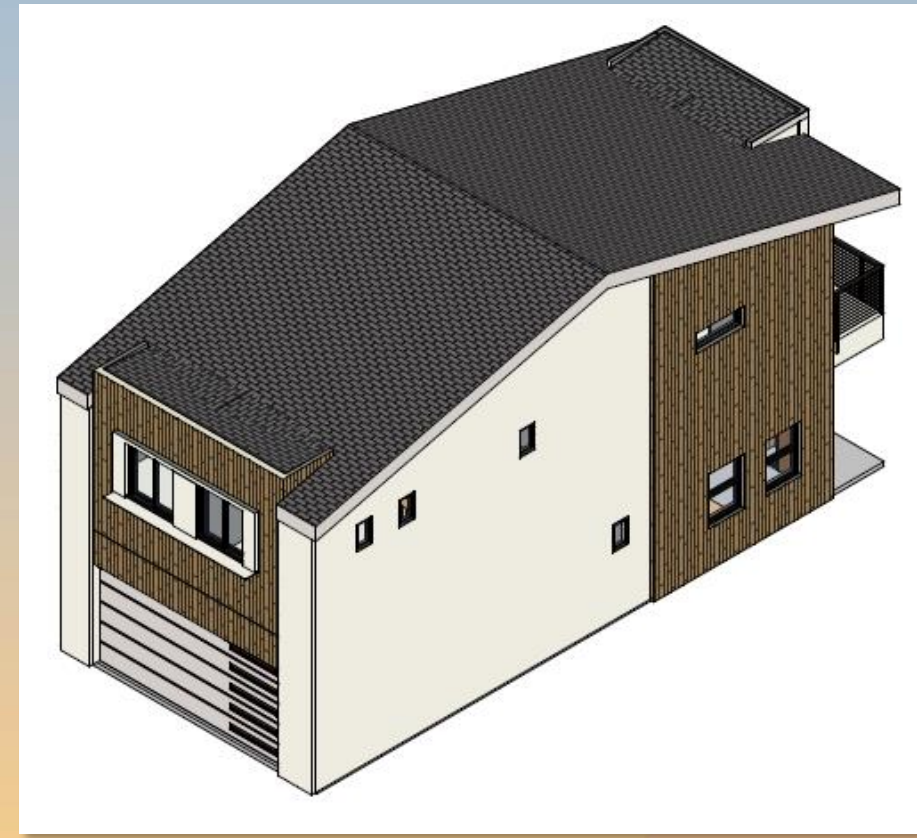




# Planning & Zoning Board



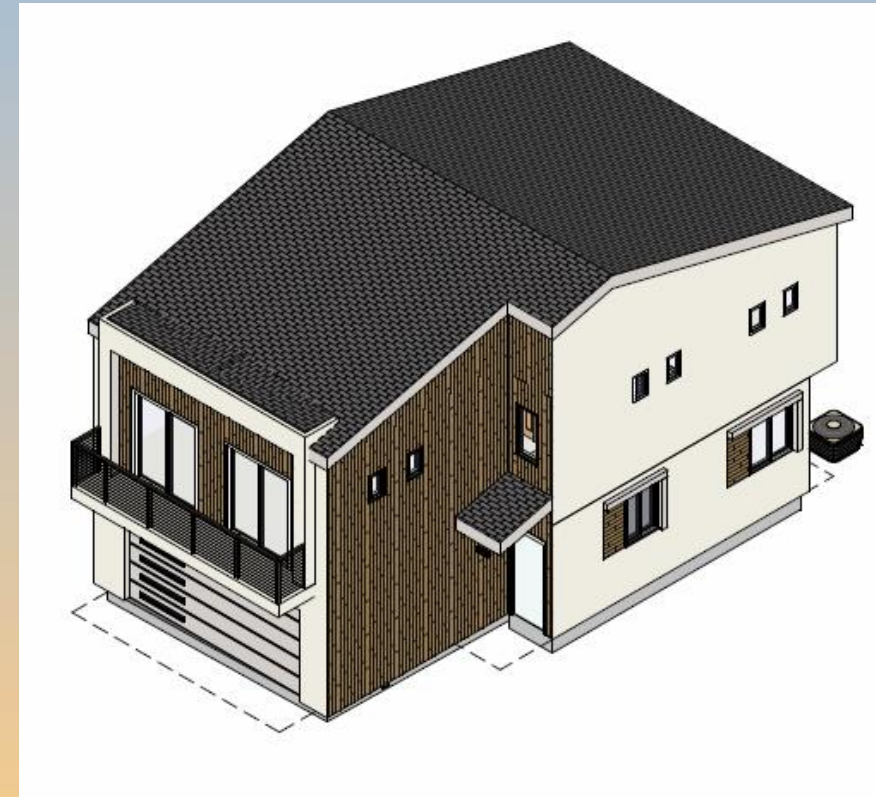
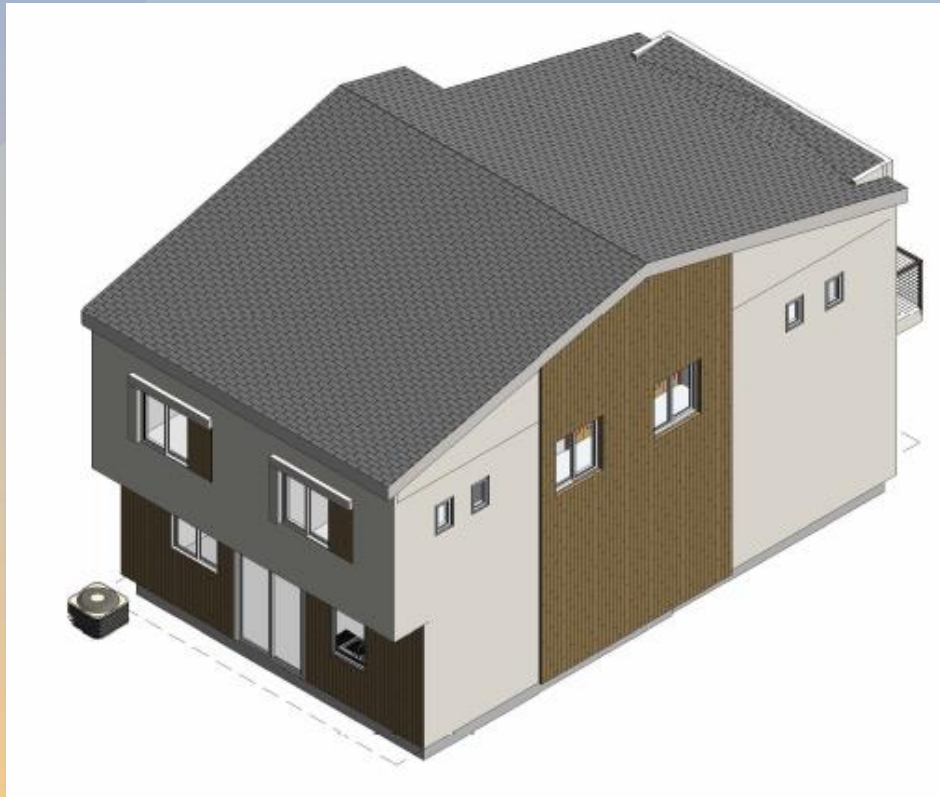
# Renderings - Unit A





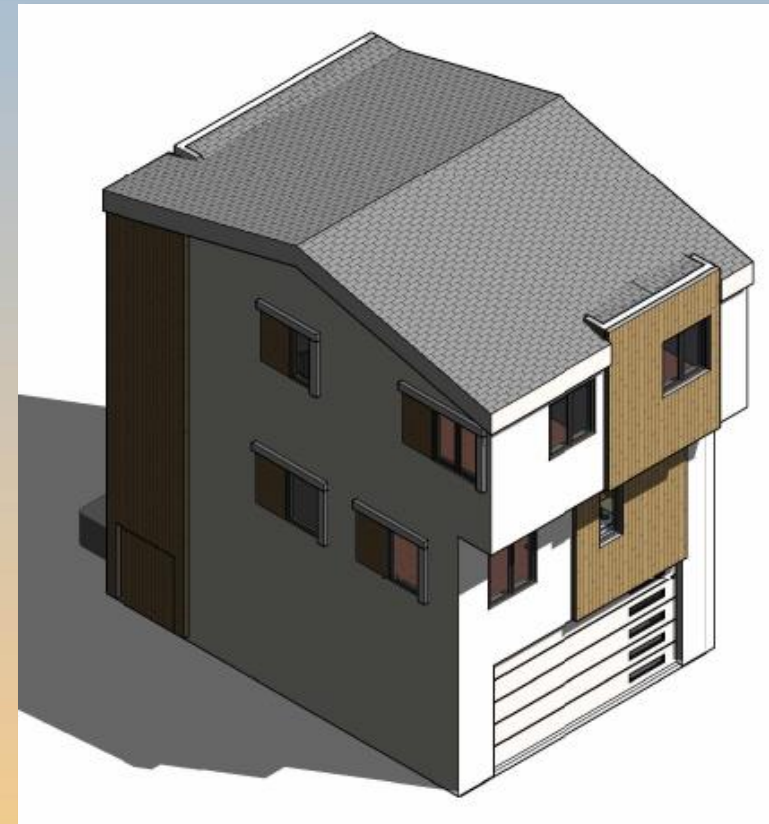
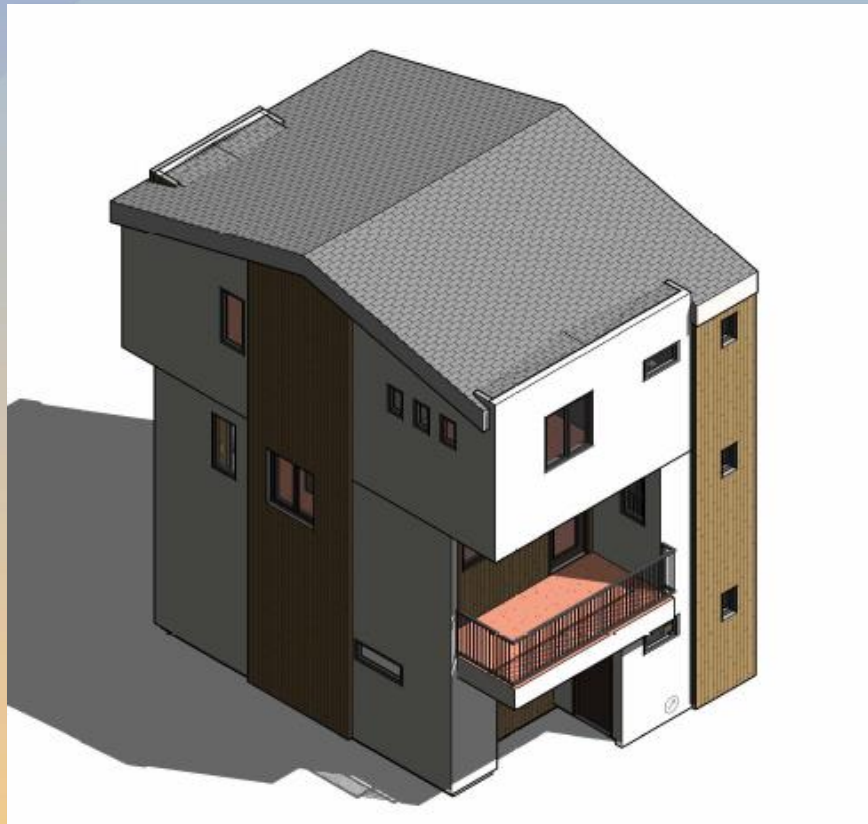


# Renderings – Unit B





# Renderings – Unit C







# Renderings







# Renderings







# Renderings





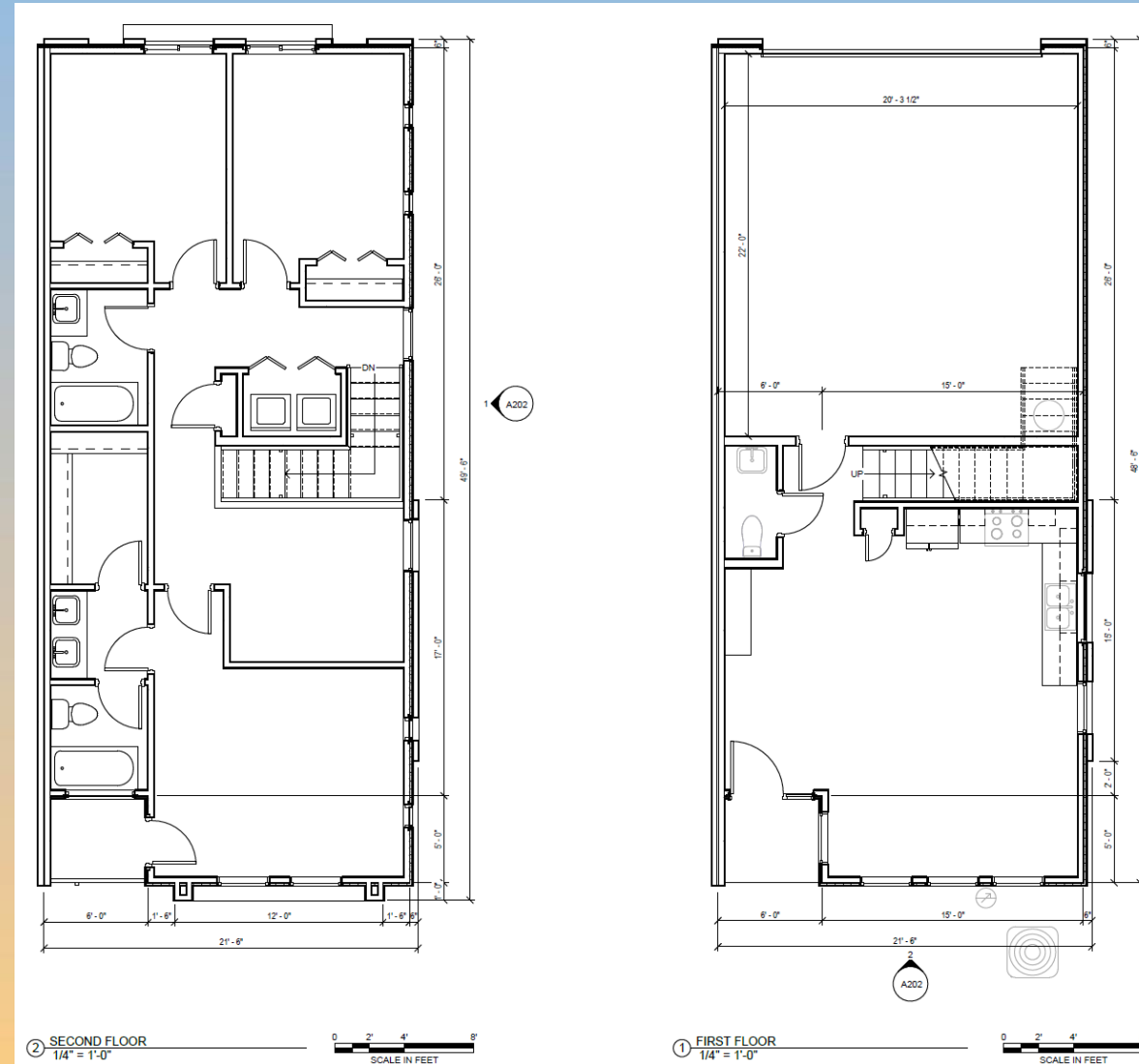
# Renderings





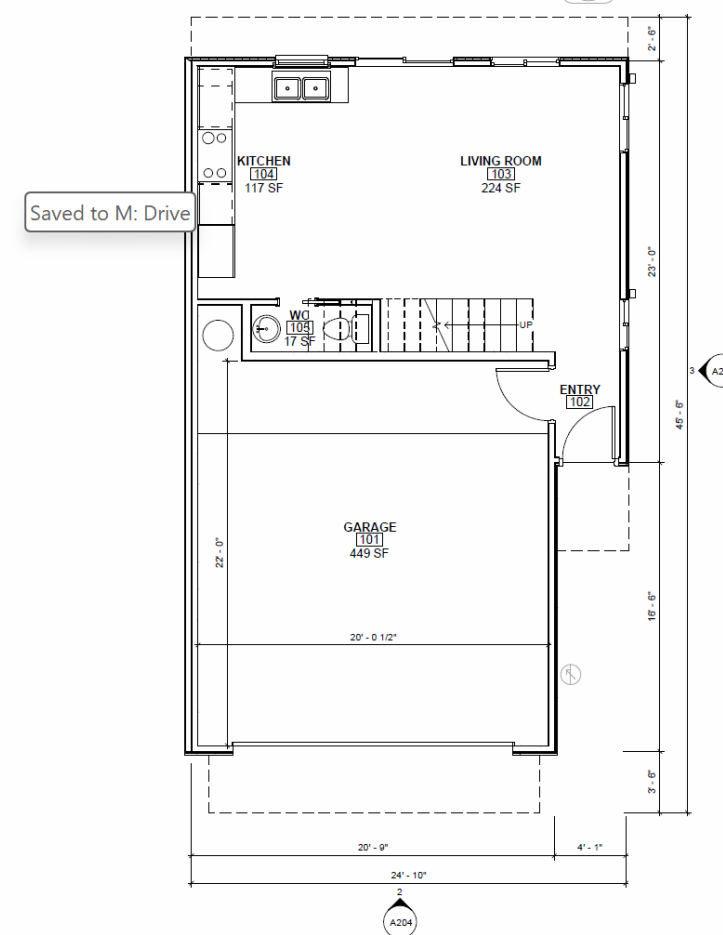
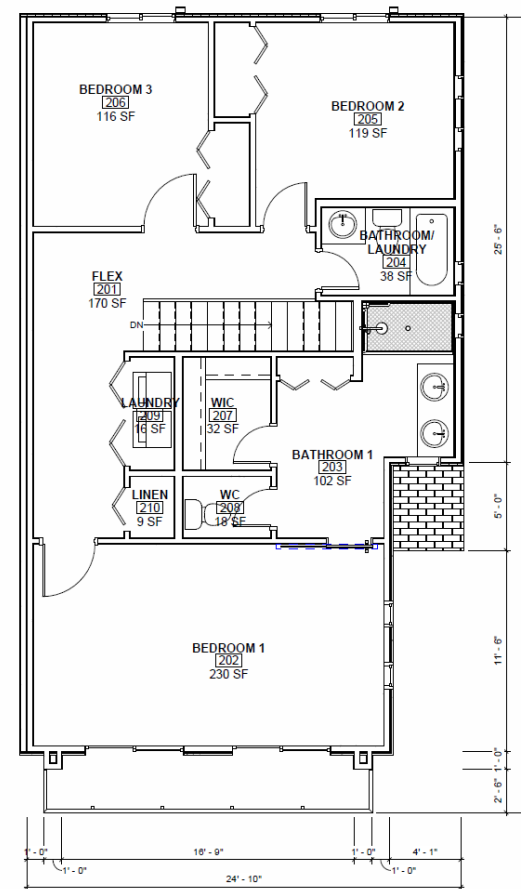


# Floor Plans - Unit A





# Floor Plans - Unit B







# Floor Plans - Unit C

