



City Council

ZON22-01038

Villas at Apache

Mary Kopaskie-Brown, Planning Director

November 6, 2023



Request

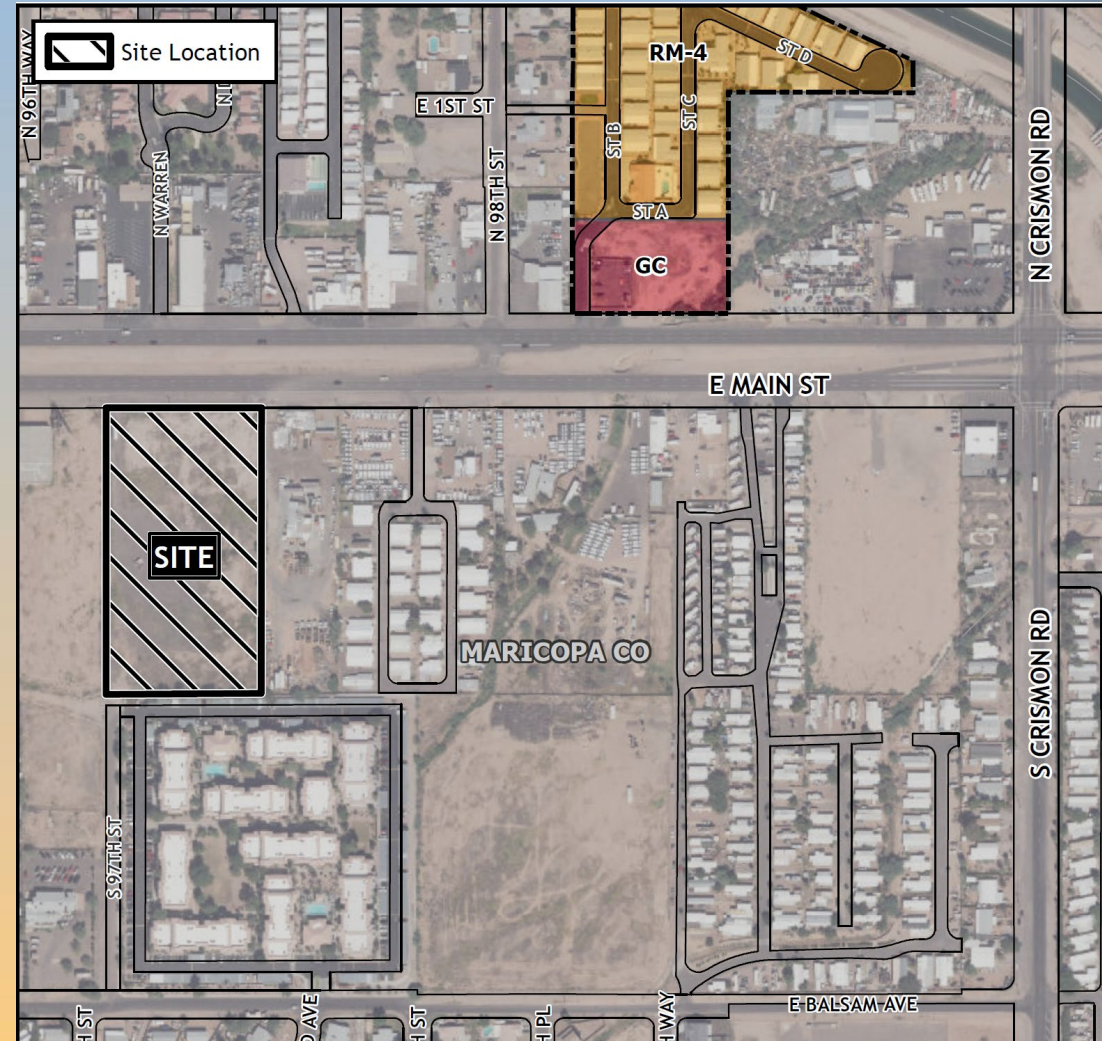
- Site Plan Review and Rezone
- To allow for a multiple residence development





Location

- West of Crismon Road
- South side of Main Street (Apache Trail)

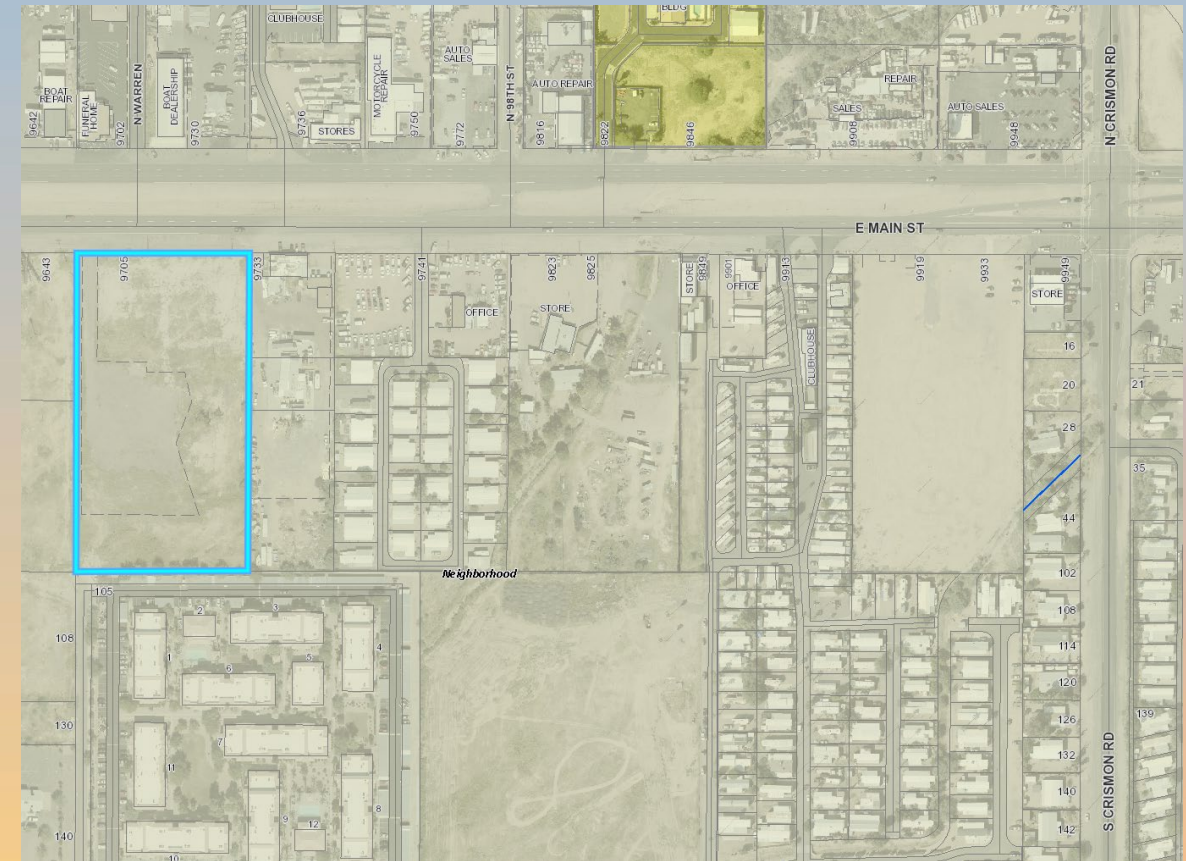




General Plan

Neighborhood

- Safe places to live and enjoy surrounding community





Zoning

- Currently within the County
- Proposed rezone to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD)





Site Photo

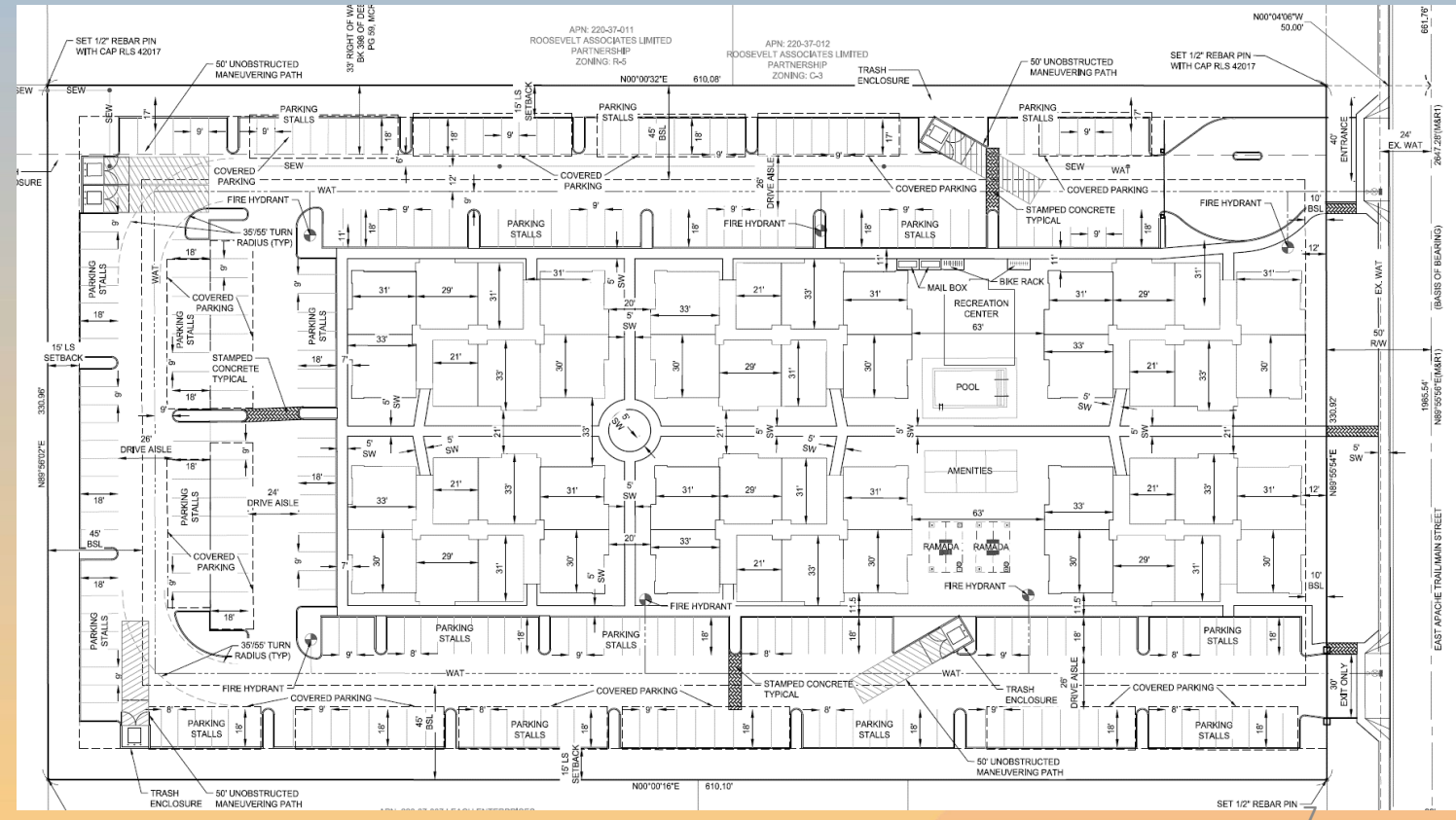


Looking south from Main Street



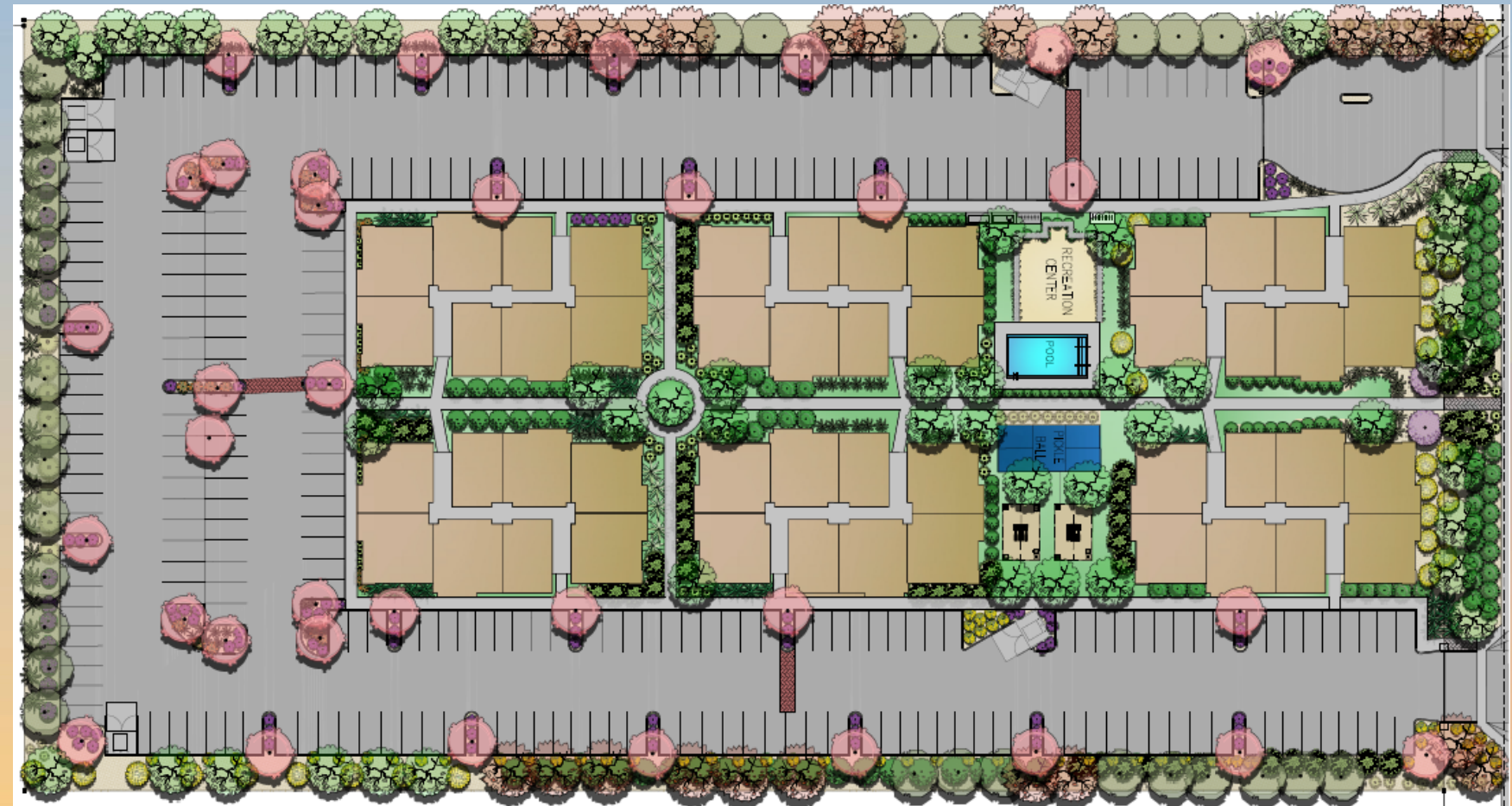
Site Plan

- Six 3-story apartment buildings (144 units)
- Centrally located amenities
- Gated development
- Pavers at entry
- Pedestrian paths around buildings and amenities





Landscape Plan

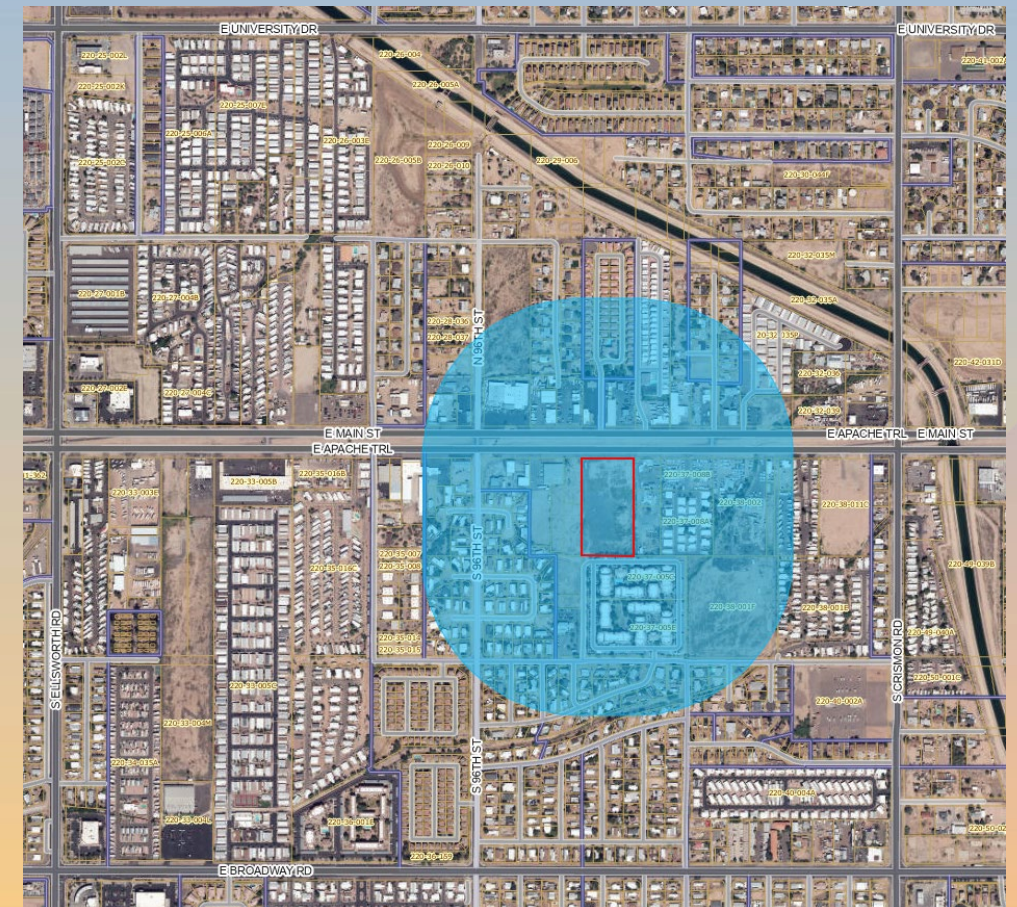


TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callia secundiflora</i> Texas Mountain Laurel	24" Box	2
	<i>Olea europaea</i> "Fruitless" Fruitless Olive	36" Box	50
	<i>Pistacia</i> x "Red Push" Pistache	24" Box	21
	<i>Quercus virginiana</i> "Heritage" Heritage Southern Live Oak	24" Box	30
	x <i>Chitalpa tashkentensis</i> "Pink Dawn" Pink Dawn Chitalpa	24" Box	35



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board Recommendation: Approval with
Conditions (Vote 7-0)***



mesa·az