



# Planning & Zoning Board



# ZON24-00998 Highlights

Jennifer Merrill, Senior Planner

September 24, 2025



# Request

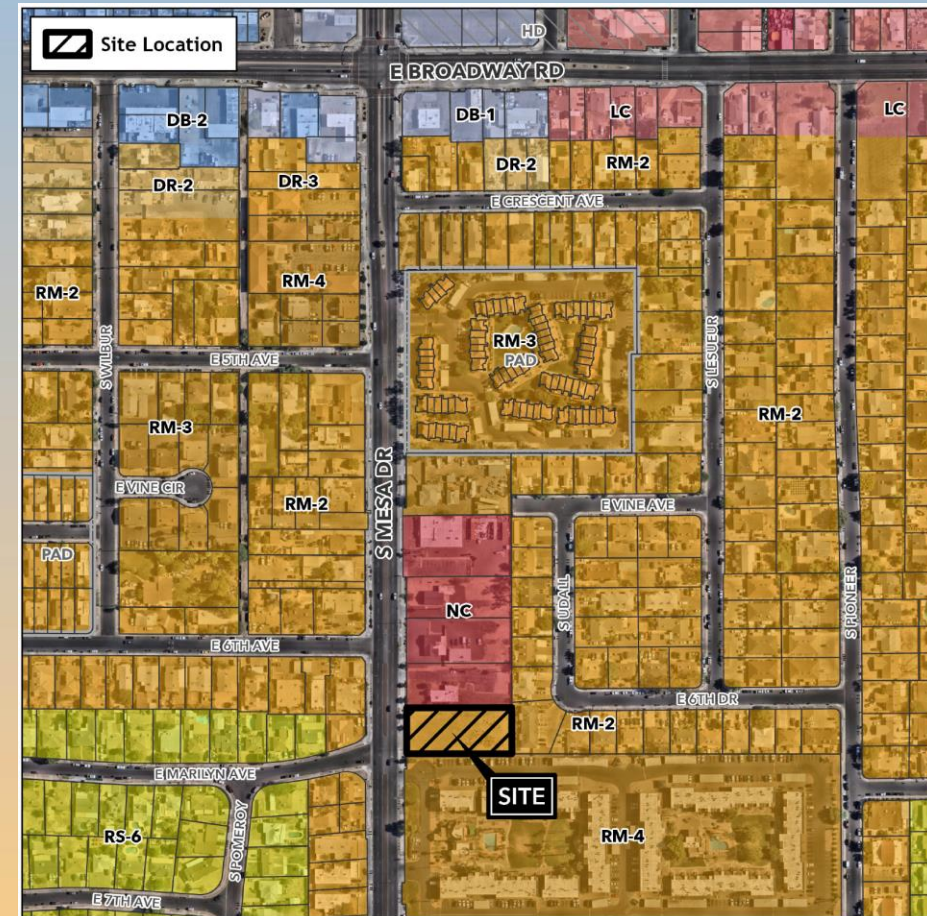
- Rezone from RM-2 to RM-4 with a BIZ Overlay
- Site Plan Review for a 15-unit multiple residence development





# Location

- Approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive





# General Plan

## Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Multi-family residential is a principal land use
- RM-4 is allowed in the Urban Residential Placetype





# Zoning

- Existing: RM-2
- Proposed: RM-4-BIZ
- Multiple Residences with a max. density of 30 dwelling units per acre (du/ac) are permitted in the RM-4 District.
- Proposed density: 25.9 du/ac





# Site Photo



Looking east from Mesa Drive



# Site Photo

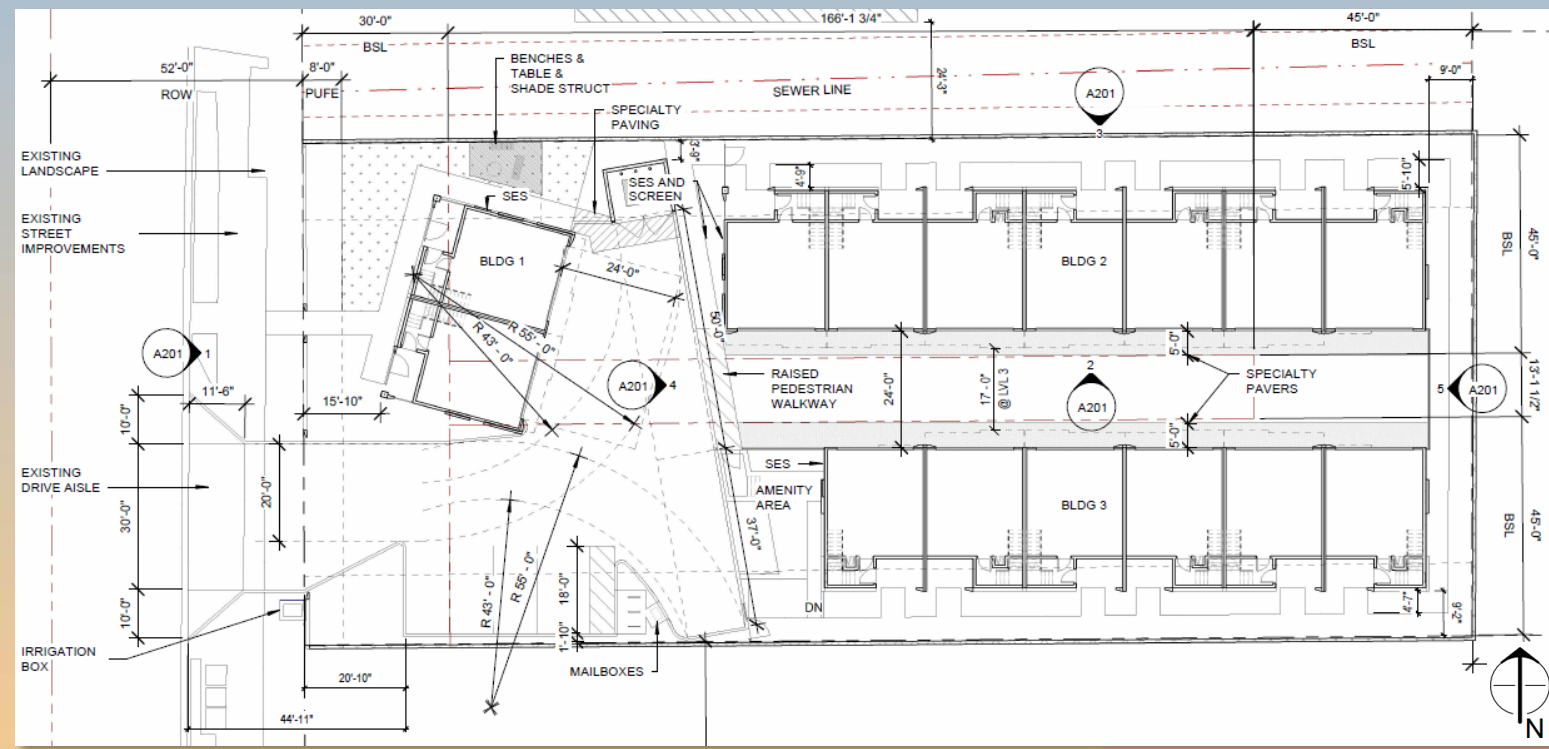


Looking southeast from Mesa Drive



# Site Plan

- Three 3-story buildings
- 15 townhome units
- Access from Mesa Dr
- 24-ft-wide central drive provides access to garages
- Pedestrian walkways
- Amenity area
- 30 garage spaces + 4 guest spaces (32





# Bonus Intensity Zone Overlay

## Criteria:

1. Provide distinctive, superior quality design
  - Distinctive & sustainable design, context, quality open space & exceeding standards
2. Environmental performance standards
  - Various site selection & site design criteria
3. Meet or exceed nationally recognized environmental standards (Green Globes, LEED, etc.)



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Lot Coverage (% of lot) – MZO Table 11-5-5</u>	70%	<b>79%</b>
<u>Minimum Yards – MZO Table 11-5-5</u> <ul style="list-style-type: none"> <li>- Front and Street Facing Side (6-lane arterial – S. Mesa Dr.)</li> <li>- Interior Sides and Rear: 3 or more units on lot</li> </ul>	30 feet  Multiple Story: 15 feet per story (45 feet total)	<b>15'-10"</b>  <b>0' to shade structure;</b> <b>3 feet per story for buildings (9 feet total)</b>
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> <ul style="list-style-type: none"> <li>- Three-Story building</li> </ul>	35-feet	<b>17-feet</b>



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(iii)</p>	<p>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. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.</p>	<p>When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.</p>
<p><u>Materials</u> – MZO Section 11-5-5(B)(5)(b)</p>	<p><del>Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.</del></p>	<p><del>Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least fifteen percent (15%) of the exterior walls of the building.</del></p>
<p><u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A)</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 20 ft from the property line abutting the street.</p>



# Bonus Intensity Zone Overlay

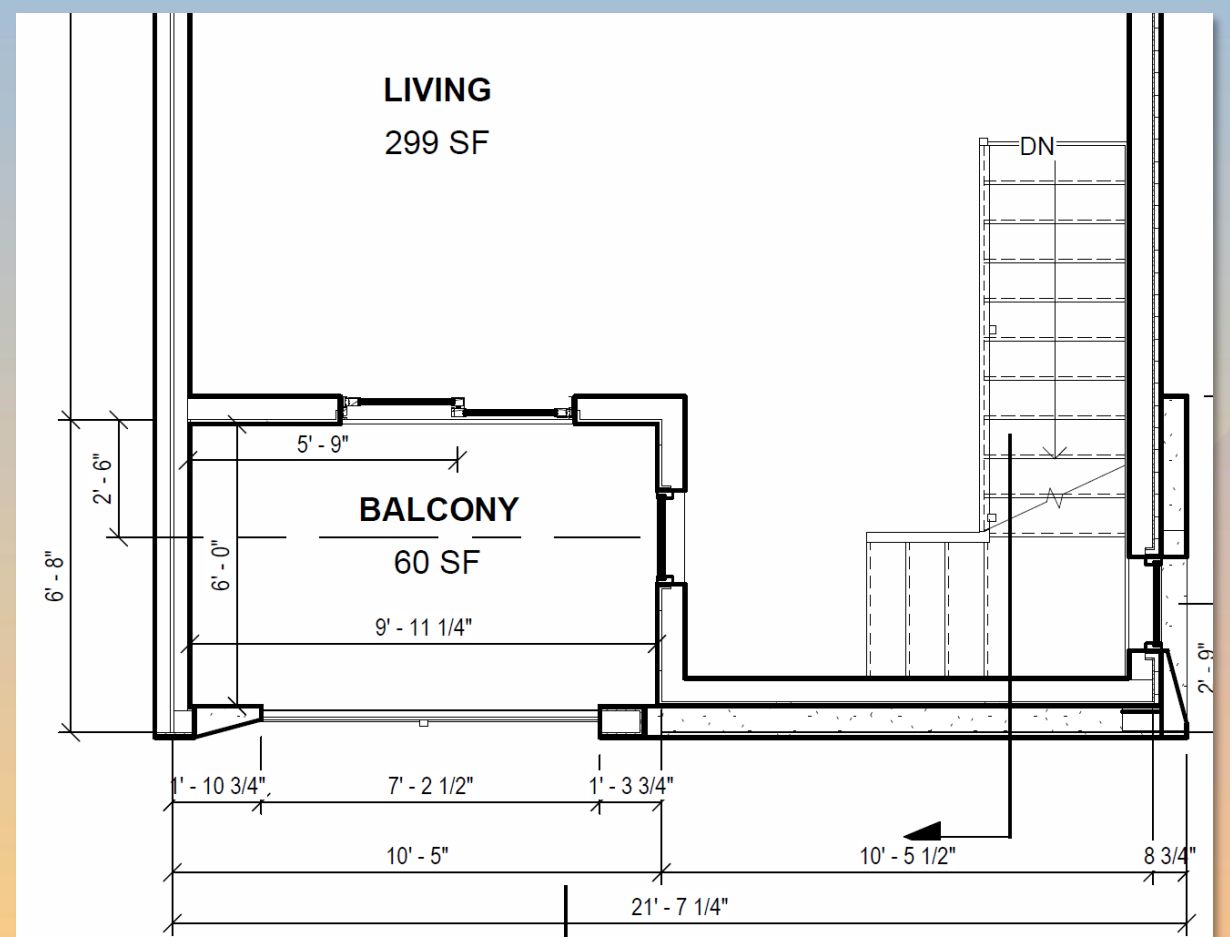
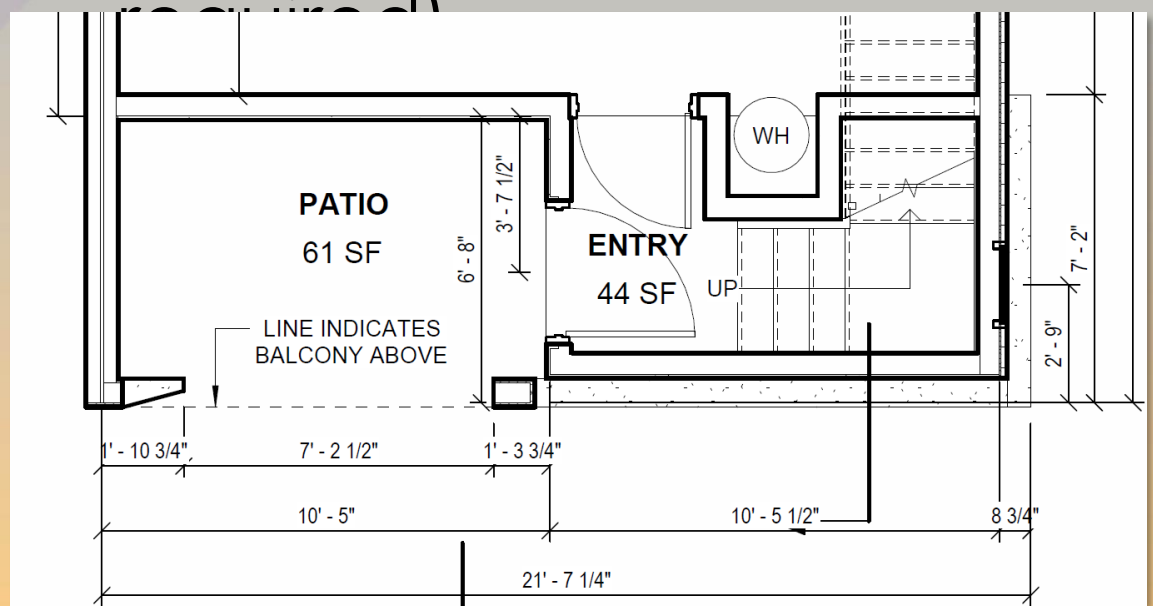
Development Standard	MZO Required	PAD Proposed
<p><u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts – MZO Section 11-33-3(B)(2)(a)(ii)</u></p>	<p>Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</p>	<p><b>Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</b></p>
<p><u>Plant Material within Foundation Base – MZO Section 11-33-5(B)(4)</u></p>	<p>Trees shall be in planters that are at least 8 feet wide. Other plant material shall be in planters that are at least 3 feet wide.</p>	<p><b>Trees shall be in planters that are at least 4'-7" wide. Other plant material shall be in planters that are at least 3 feet wide.</b></p>





# Bonus Intensity Zone – Private Open Space

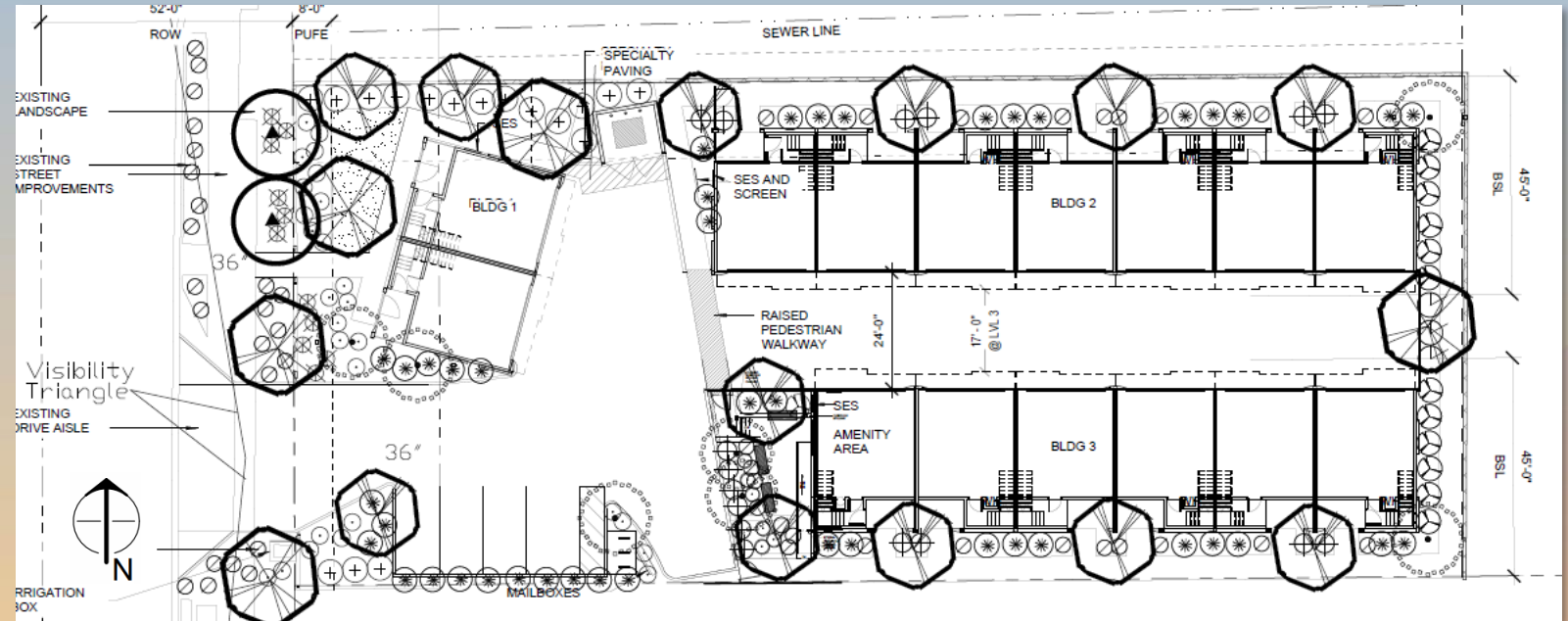
- 120 square feet of private open space (100 sq. ft. required)





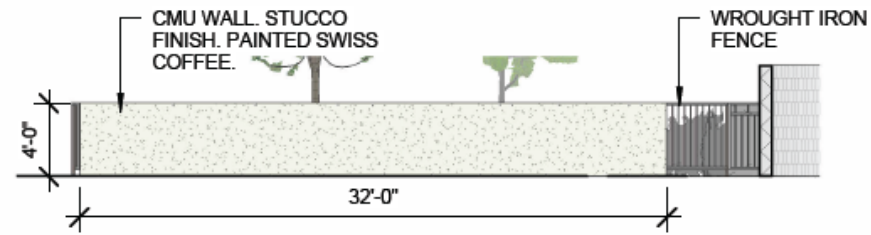
# Landscape Plan

PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy & Caliper)	QUANTIL
<b>EXISTING TREES</b>				
(A)		Pistacia a. 'Red Push' Red Push Pistache	Existing to remain in place Mature 25' 30' (707 S.F.)	2
<b>TREES</b>				
(1)		Pistacia a. 'Red Push' Red Push Pistache	Mature 25' 30' (707 S.F.) 24" Box 10' 4" 1.5" 4" 36" Box 12' 8" 3" 1"	4
(2)		Pistacia lentiscus Mastic Tree	Mature 25' 24' (79 S.F.) 36" Box 10' 5" 3" 7"	7
(3)		Eucalyptus papuana Ghost Gum Eucalyptus	Mature 35' 25' (491 S.F.) 24" Box 9' 4" 1.25" 11" 36" Box 13' 8" 2.75" 1"	11
<b>LARGE SHRUBS</b>				
(4)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	37
(5)		Olea europaea 'Little Olive' Little Olive	5 Gallon	45
(6)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	17
<b>MEDIUM AND SMALL SHRUBS</b>				
(7)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	10
(8)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	27
(9)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	11
<b>GROUNDCOVERS</b>				
(10)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	43
<b>ACCENTS</b>				
(11)		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	25
(12)		Muhlenbergia rigida 'Nashville' Nashville Deer Grass	5 Gallon	4
(13)		Justicia californica Chuparosa	5 Gallon	4
(14)		Dietes bicolor Fortnight Lily	5 Gallon	5
<b>LANDSCAPE MATERIALS</b>				
(15)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
(16)		Concrete Header	4" x 6", Curbstyle 2" Deep	
(17)		Midiron Bermuda	Sod 345 S.F.	

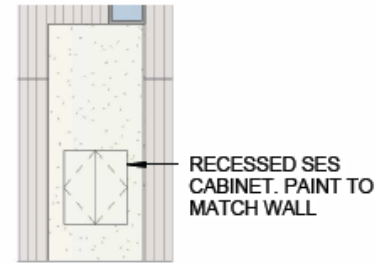




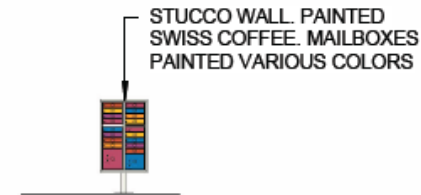
# Site Details



⑤ AMENITY WALL  
1/8" = 1'-0"



④ SES ELEVATION  
1/8" = 1'-0"



③ MAILBOXES  
1/8" = 1'-0"

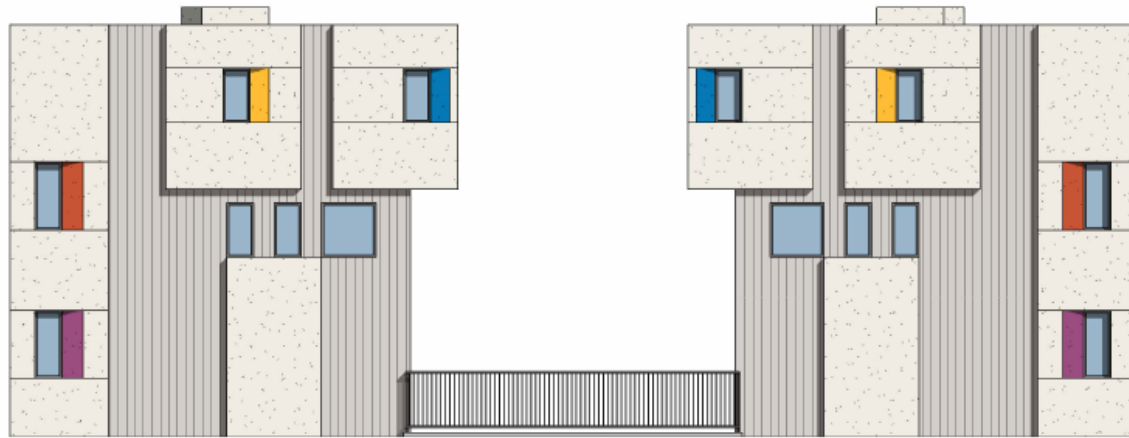


# Elevations

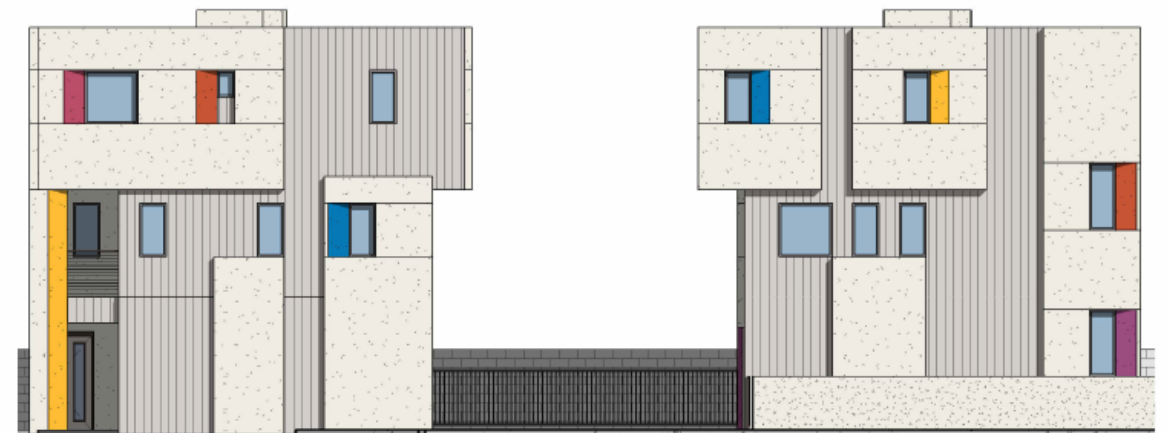




# Elevations



⑤ REAR ELEVATION  
1" = 10'-0"



④ DRIVE AISLE, WEST ELEVATION  
1" = 10'-0"



# Design Review Board

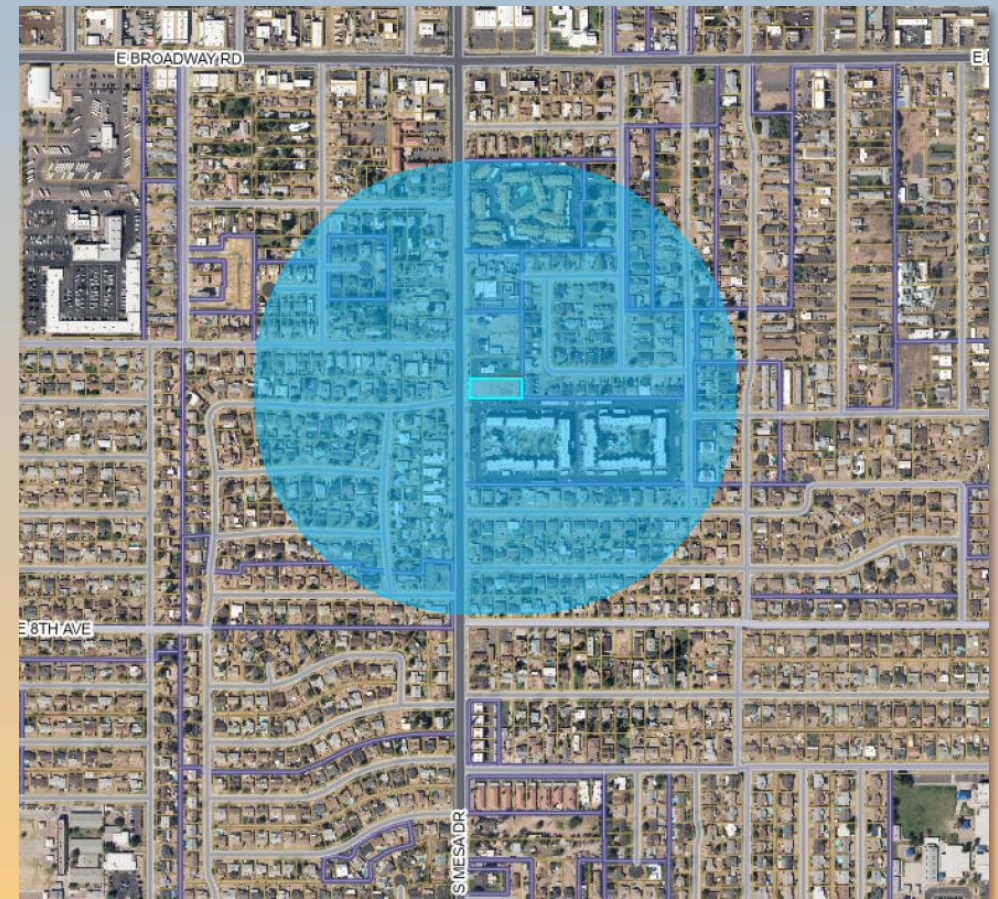
Work Session June 10, 2025

- Tiered garden concept is nice, provide larger area [Larger planters provided](#)
- Increase the area of the amenity space [Due to site constraints, we can't enlarge the space, but a bonus area was added North of bldg 1](#)
- Too tight between the buildings [Enlarging the drive aisle will reduce the amount of space where the pedestrian walkway is. To maintain a comfortable pedestrian experience, the drive aisle will remain as shown.](#)
- Cubelike; not enough movement [See revised elevations](#)
- Needs additional movement on the non-garage side [See revised elevations](#)
- Wall articulation – 2nd story bump out 12" instead of 6" [Doing so would encroach on drive aisle width](#)
- Vertical siding entries should be at the 25% for the entry elevation [See revised elevations](#)
- Long-term maintenance of colors?
- Remove colors from top hats [See revised elevations](#)
- Paint SES to match adjacent walls [See revised site wall plan.](#)
  
- Planters are tight [See revised amenity area](#)
- Swap the sidewalks at the perimeter for the planters so that there is more space for landscaping [Sidewalks at perimeter are needed to access unit entries.](#)
- Oaks drop sap (messy), also Oaks near the parking areas is problematic [See landscape](#)
- Taller trees needed [See landscape](#)



# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on January 16, 2025
  - No neighbors attended
- Staff received one phone call from adjacent neighbor expressing concerns about density and height





# Findings

- ✗ Does not comply with the criteria required for a BIZ overlay
- ✗ Does not provide Superior Design per MZO Section 11-31-32
- ✗ Does not address a significant number of environmental performance standards to meet the significant number of modifications requested to development standards
- ✗ Does not provide buildings that meet environmental performance standards



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