

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: September 11, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher  
Genessee Montes\*  
Jamie Blakeman  
Chase Farnsworth

### **MEMBERS ABSENT**

Troy Peterson  
Jayson Carpenter

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Evan Balmer  
Emily Johnson  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers excused Boardmember Peterson and Carpenter and declared a quorum present, the meeting was called to order at 3:32 pm.

#### **2 Review items on the agenda for the September 11, 2024, regular Planning and Zoning Board Hearing.**

**Staff Planner Emily Johnson presented case ZON23-00417 and associated preliminary plat. See attached presentation.**

The Board had no questions for staff.

#### **3 Planning Director Update:** Planning Director Mary Kopaskie-Brown shared the Accessory Dwelling Unit text amendments will be going to City Council for introduction on September 23, 2024.

#### **4 Adjournment.**

Boardmember Farnsworth motioned to adjourn the study session. The motion was seconded by Vice Chair Pitcher.

MINUTES OF THE SEPTEMBER 11, 2024 PLANNING & ZONING STUDY SESSION

The study session was adjourned at 3:39 pm.

**Vote (5 – 0; Boardmember Peterson and Carpenter, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Blakeman, Farnsworth

NAYS – None

Respectfully submitted,

*Evan Balmer*

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Evan Balmer, Principal Planner

**Note:** Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)



# ZON23-00417

Emily Johnson, Planner I

September 11, 2024



# Request

- Rezone from RS-35 to RS-35-PAD
- Preliminary Plat for a 23-lot single residence subdivision

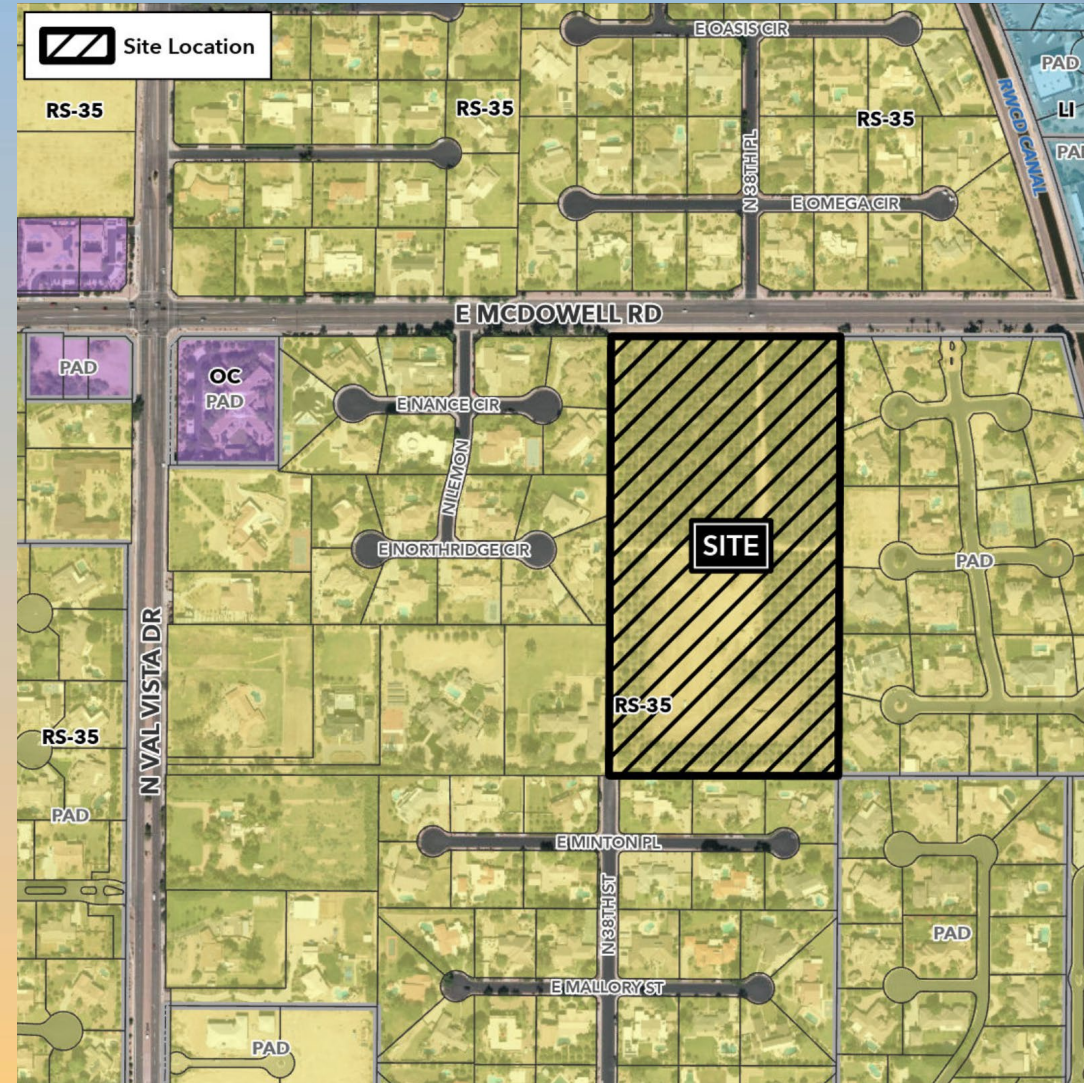






# Location

- South side of McDowell Road
- East of Val Vista Drive
- West of Greenfield Road





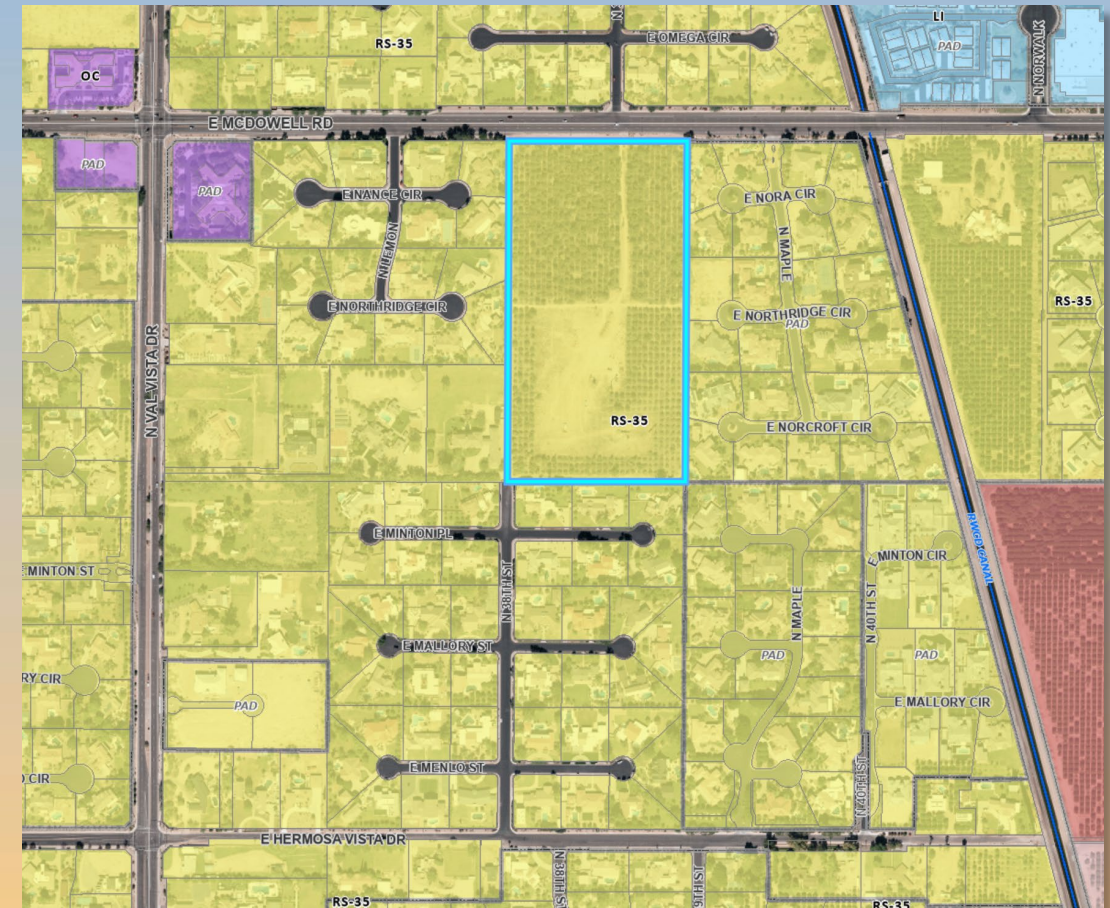






# Zoning

- Current Zoning: RS-35
- Proposed Zoning: RS-35-PAD
- Single Residence is a permitted use







# Site Photo



Looking south from McDowell Road





# Site Plan

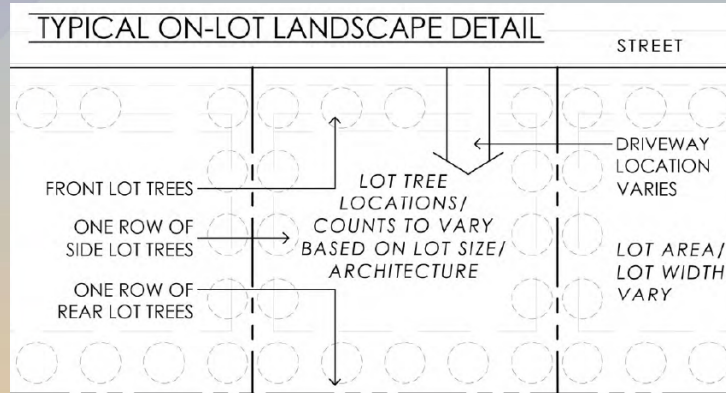
- Currently vacant
- Proposed 23 lots with custom-built, estate-style homes
- Amenity area







# Landscape Plan



**LANDSCAPE LEGEND**

**TREES**

- | BOTANICAL NAME / COMMON NAME                     |
|--|
| Citrus Tree / <i>Varies</i>                      |
| Pistacia Chinensis / <i>Chinese Pistache</i>     |
| Pistacia x 'Red Push' / <i>Red Push Pistache</i> |
| Quercus Virginiana / <i>Texas Live Oak</i>       |
| Chitalpa Tashkentensis / <i>Chitalpa Tree</i>    |

**SHRUBS**

- | BOTANICAL NAME / COMMON NAME                         |
|--|
| Bougainvillea 'Rosenka' / <i>Pink Shrub</i>          |
| Bougainvillea  |
| Caesalpinia Pulcherima / <i>Red Bird of Paradise</i> |
| Cassia Artemisiodes / <i>Feathery Cassia</i>         |
| Encelia Farinosa / <i>Brittlebush</i>                |
| Dasyliroton Wheeleri / <i>Desert Spoon</i>           |
| Eremophila Maculata / <i>Valentine Bush</i>          |
| Tecoma Alata / <i>Orange Jubilee</i>                 |
| Lantana 'Gold Mound' / <i>Yellow Lantana</i>         |
| Leucophyllum Frutescens / <i>Texas Sage</i>          |

**ACCENTS**

- | BOTANICAL NAME / COMMON NAME                                |
|---|
| Agave Vilmoreniana / <i>Octopus Agave</i>                   |
| Hesperaloe Parviflora / <i>Red Yucca</i>                    |
| Pennisetum setaceum 'rubrum' / <i>Purple Fountain Grass</i> |

**VINES**

- | BOTANICAL NAME / COMMON NAME                   |
|--|
| Maccladyena Unguis-Cati / <i>Cat Claw Vine</i> |

**GROUND COVER**

- | BOTANICAL NAME / COMMON NAME |
|------------------------------|
| Annual Color                 |

**MATERIALS**

- | DESCRIPTION                              |
|--|
| Pool Deck                                |
| Concrete Sidewalk                        |
| Color: Natural                           |
| Decomposed Granite (All Planting Areas)  |
| ¾" Screened, Apache Brown, 2" Depth Min. |
| Grass                                    |
| Artificial Turf                          |

NOTE: RURAL CITRUS CHARACTER OF THE AREA TO BE MAINTAINED. AS PRACTICABLE, COMPATIBLE WITH EXISTING CITRUS STYLE LANDSCAPING. THE DEVELOPER SHALL PLANT TWO ROWS OF CITRUS STYLE TREES ALONG THE MCDOWELL ROAD FRONTAGE TO MATCH THE EXISTING CHARACTER. ONE ROW OF CITRUS STYLE TREES SHOULD BE PLANTED ALONG THE SIDE AND REAR LOT LINES OF EACH LOT. FRONT LOT CITRUS STYLE TREES TO BE PLANTED, AS FEASIBLE, BASED ON VARYING WIDTHS OF LOT FRONTAGES.







# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street –</u> <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street	<b>Each lot shall have frontage on a private street</b>
<u>Minimum Lot Area –</u> <i>MZO Table 11-5-3.A.1</i>	35,000 square feet	<b>20,000 square feet</b>
<u>Minimum Lot Width – Interior Lot –</u> <i>MZO Table 11-5-3.A.1</i>	130 feet	<b>110 feet</b>
<u>Minimum Lot Depth –</u> <i>MZO Table 11-5-3.A.1</i>	150 feet	<b>130 feet</b>



# PAD Overlay

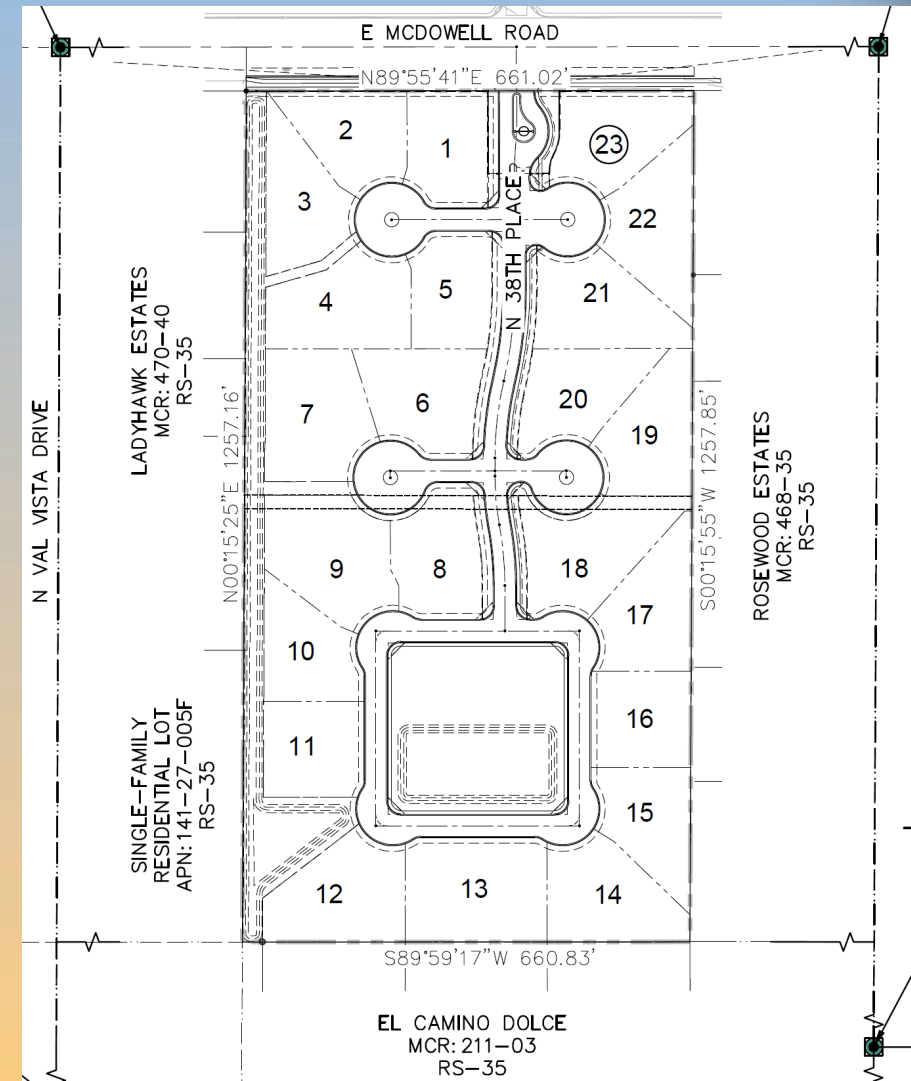
Development Standard	MZO Required	PAD Proposed
<u>Interior Side: Minimum Aggregate of 2 Sides –</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	<b>20 feet</b>
<u>Maximum Building Coverage –</u> <i>MZO Table 11-5-3.A.1</i>	35 percent	<b>40 percent</b>
<u>Maximum Building Height –</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	<b>Single story on perimeter lots</b>
<u>Detached Accessory Buildings Location –</u> <i>MZO Section 11-30-17(B)</i>	May be located in required rear yards	<b>Detached garages may not be located in the required rear yards</b>





# Preliminary Plat

- 19 acres in size
- 23 single residence lots; 8 tracts dedicated to landscaping, private streets, and public utilities
- Access from McDowell Road
- Density of 1.2 du/ac



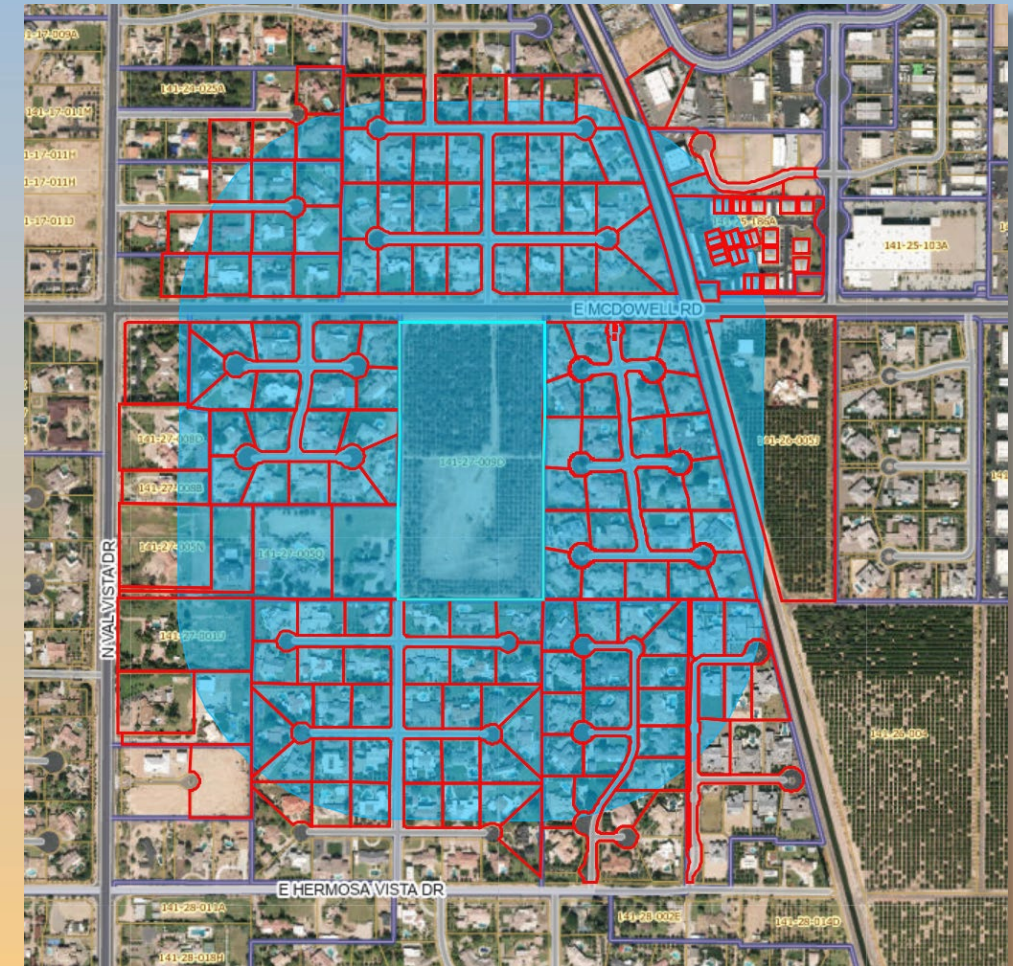






# Citizen Participation

- Addition neighbors have reached out to staff and the applicants concerned with irrigation and lot sizes





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Subdivision Regulations Section 9-6-2

*Staff recommend Approval with Conditions*