



City Council ZON24-00708

Mary Kopaskie-Brown, Planning Director

September 22, 2025



Request

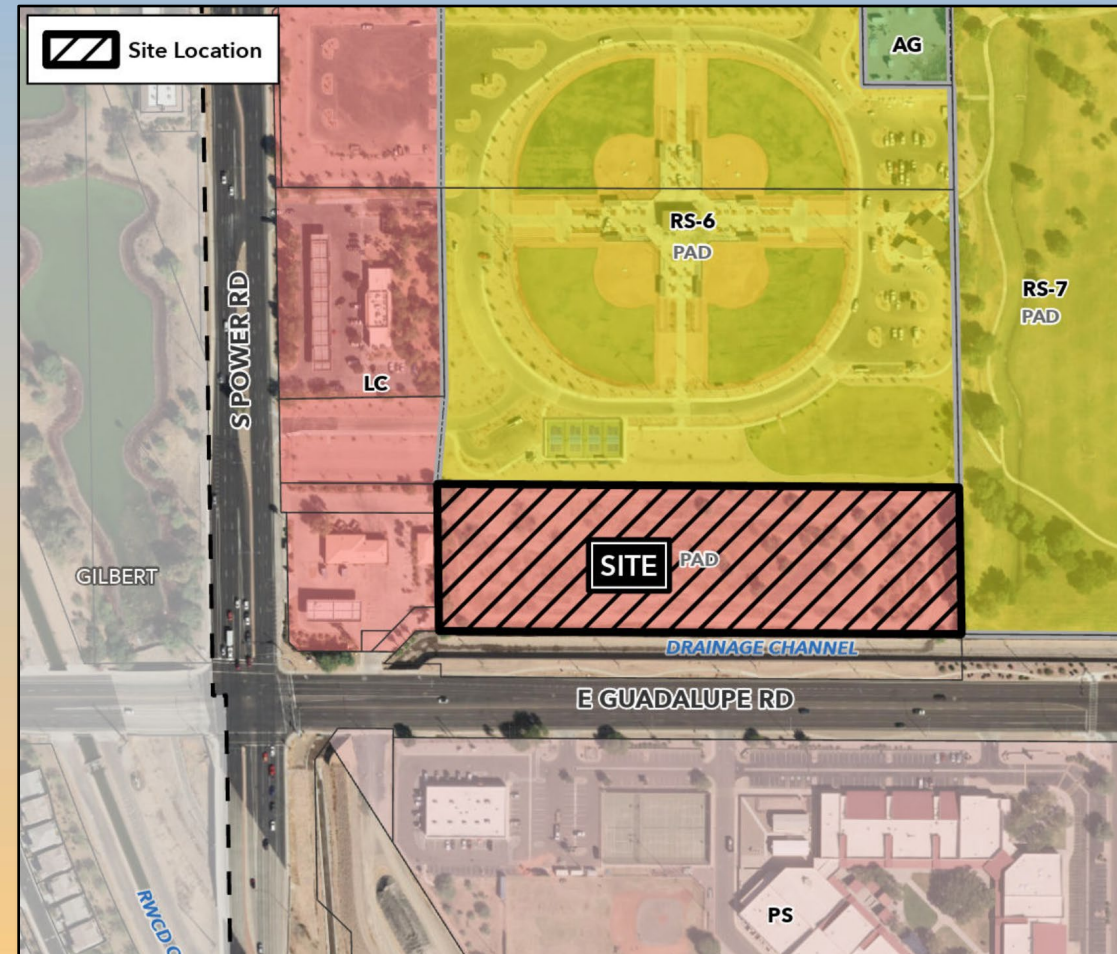
- Rezone from LC-PAD to LC with a new PAD
- CUP
- Site Plan Review
- To allow for a multiple residence development





Location

- East of Power Road
- North side of Guadalupe Road





Site Photo



Looking north from Guadalupe Road



General Plan

Neighborhood/Suburban Sub-Type

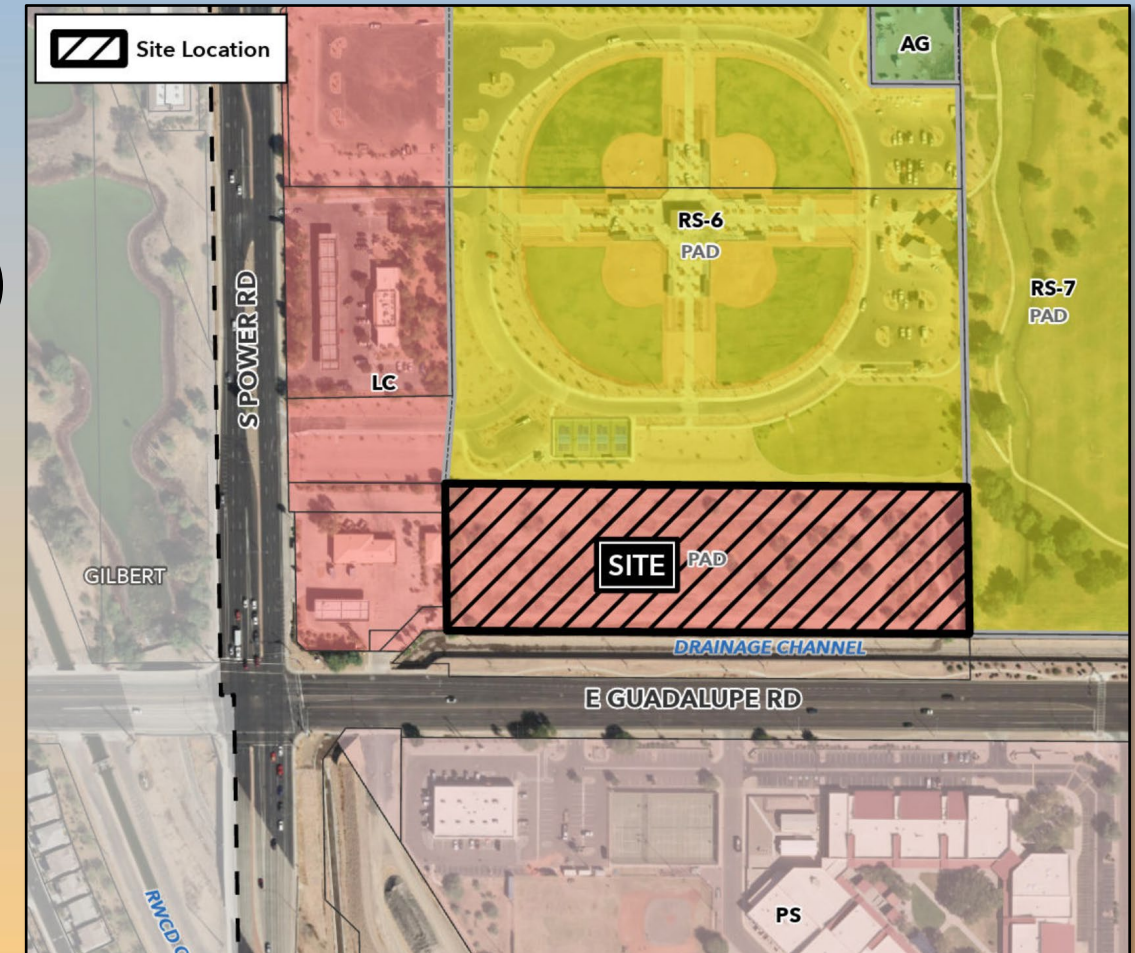
- Provide safe places for people to live where they feel secure and enjoy their surrounding community
- Primarily single residence in character
- May contain areas of multi-residence properties and commercial uses along arterial frontages and major intersections





Zoning

- Current: LC-PAD
- Proposed: Limited Commercial with a new Planned Area Development (LC-PAD)
- Multi-residence permitted if meeting certain criteria
- PAD to allow modifications to development standards

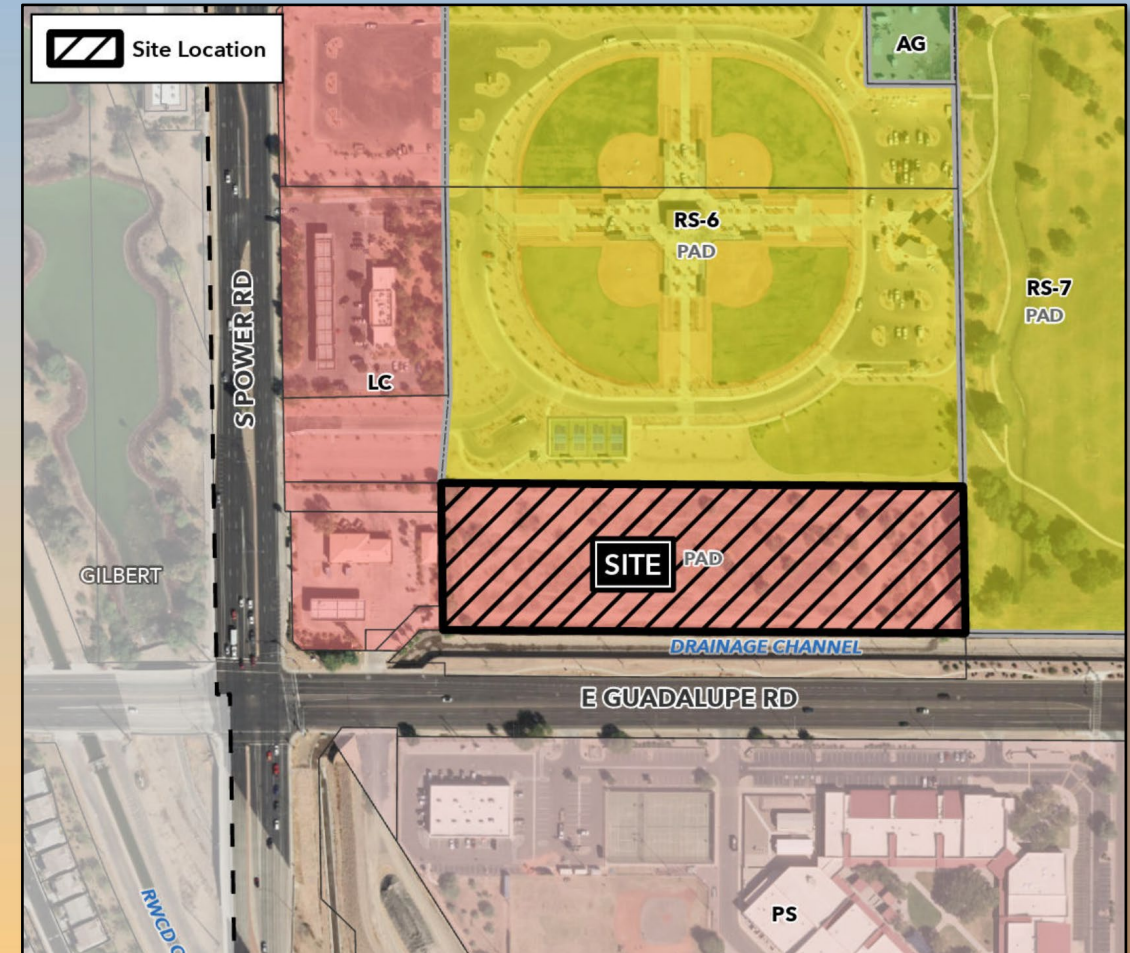




Zoning

Multiple residence uses permitted in LC district if:

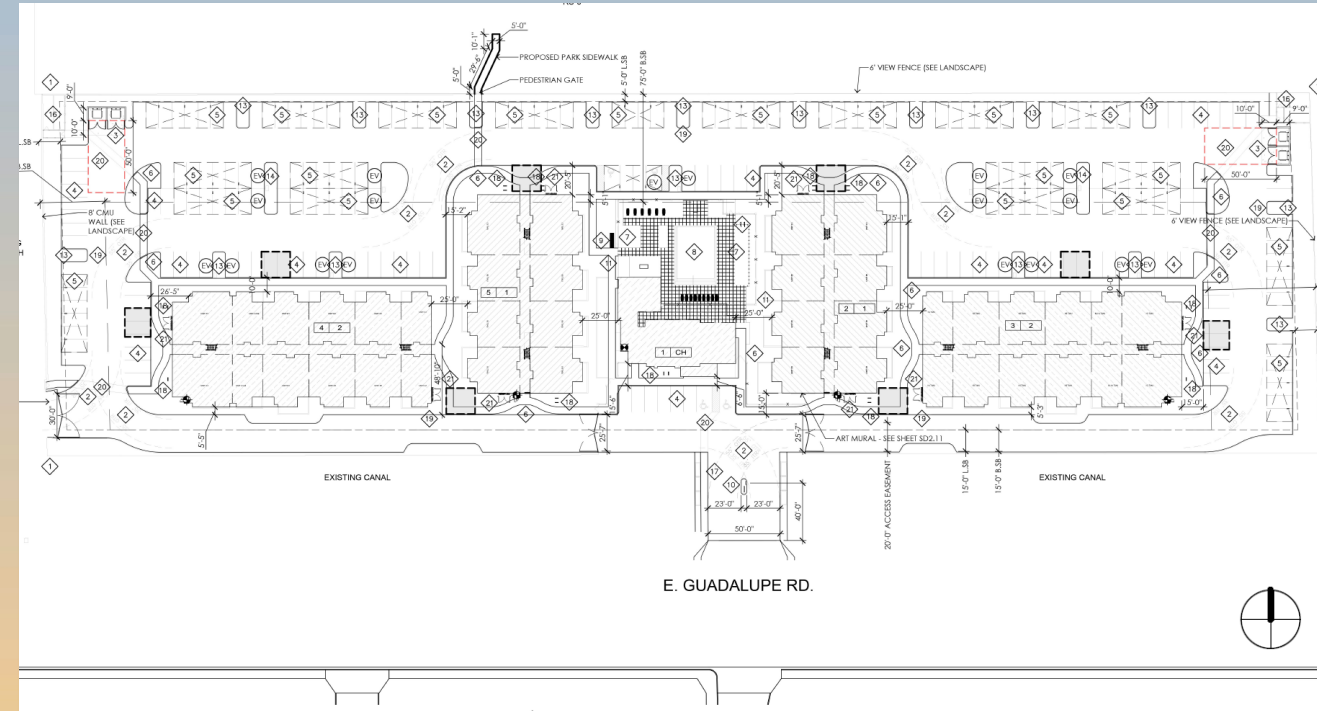
- $\geq 60\%$ GFA reserved for commercial uses,
 - $\geq 65\%$ of ground floor reserved for commercial use, and
 - ≤ 25 du/ac
-
- CUP required to modify these criteria





Site Plan

- Two, 3-story apartment buildings with 36 units
- Two, 3-story apartment buildings with 24 units
- 4,053 sq.ft. Clubhouse/Leasing Office
- Access from Guadalupe Road via new bridges across MCFCD canal
- Emergency egress through commercial property to the west via an access easement
- Parking spaces:
 - Required = 252 spaces
 - Provided = 252 spaces (122 covered spaces)





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height</u> – MZO Table 11-6-3.A:	30 feet	38 feet
<u>Minimum Setback along Property Lines to Building and Parking Areas</u> – MZO Table 11-6-3.A: -Front and Street-Facing Side: 6-lane arterial street (Guadalupe Road) -Interior Side and Rear Adjacent to RS District: 3-story building (North property line) (East property line)	15 feet 75 feet 75 feet	0 feet 5 feet 15 feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Setback along Property Lines to Building and Parking Areas – MZO Table 11-6-3.A:</u> -Interior Side and Rear Adjacent to Non-residential District: (West property line)	15 feet each story (45 feet total)	15 feet
<u>Minimum Separation between Buildings on Same Lot – MZO Table 11-6-3.A:</u> -Building height between 20 and 40 feet	15 feet each story (45 feet total)	25 feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls Maximum Height – MZO</u> <i>Section 11-30-4(B)(1)(a):</i> - Front Yards and Required Side Yards (Guadalupe Road)	3.5 feet	6 feet
<u>Fence Materials in Commercial and Employment Districts –</u> <i>MZO Section 11-30-4(B)(2)(a)(i):</i> -Fence Materials in Commercial and Employment Districts	Chain link may only be used when not visible from public view	Existing chain link fence may remain along the south property line



Planned Area Development

Development Standard

Screening – Parking Areas – *MZO Section 11-30-9(H):*

MZO Required

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping

PAD Proposed

Parking areas and drive aisles will not be screened



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Required Landscape Yards– MZO Section 11-33-3(B)(1)(a)(ii):</u> - Landscaping for Non-Single Residence Uses adjacent to Single Residence Uses or Districts: Sites five acres or more adjacent to an RS or RSL district (North property line) (East property line)	25 feet 25 feet	5 feet 15 feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Perimeter Landscape Required Plant Material –

MZO Table 11-33-3.A.4 and Section 11-33-3(B)(1)(c)(ii):

- Arterial Streets
(Guadalupe Road)

(North property line)

1 tree and 6 shrubs per 25 linear
feet of frontage
(886± feet of frontage = 36 trees
and 213 shrubs total)

4 non-deciduous trees and 20
shrubs per 100 linear feet of
adjacent property line
(885± feet of adjacent property line
= 36 trees and 177 shrubs total)

0 trees, 0 shrubs

0 trees and 194 shrubs

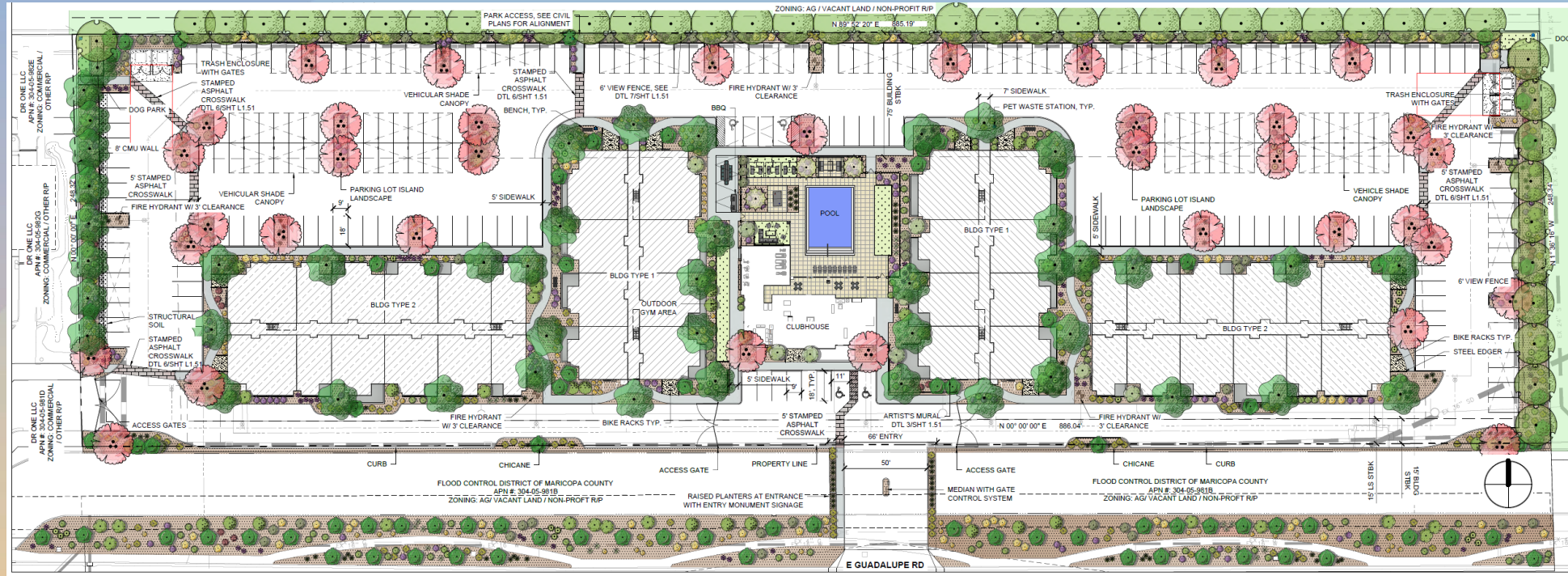


Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Foundation Base, Exterior Walls with Public Entrances</u> – <i>MZO Section 11-33-5(A)(1)(a)(i)</i>: - Buildings larger than 10,000 square feet with parking spaces that abut the foundation base	An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet	A plaza area shall not be required adjacent to the east elevation of the Building 3 or the west elevation of Building 4



Landscape Plan



GROUNDCOVER & SHRUBS				VEG CREDIT
86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50	
116	Dodonaea viscosa Hop Bush	5 gal	50	
138	Encelia farinosa Brittlebush	5 gal	10	
42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25	
159	Lantana montevicensis Purple Trailing Lantana	5 gal	25	
131	Lantana x 'New Gold' New Gold Lantana	5 gal	25	
152	Ruellia brittoniana Purple Ruellia	5 gal	10	
9	Sophora secundiflora Texas Mountain Laurel	15 gal	50	
40	Sphagneticola trilobata Yellow Dot	5 gal	25	
87	Tecoma x 'sparky' Tecoma Sparky	5 gal	25	
960	SUBTOTAL:			

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
129	SUBTOTAL:							

ACCENTS & GRASSES

SYMBOL	QTY	DESCRIPTION	VEG CREDIT
	136	Aloe barbadensis Medicinal Aloe	5 gal 10
	48	Asclepias subulata Desert Milkweed	5 gal 5
	49	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal 5
	52	Muhlenbergia rigens Deer Grass	5 gal 5
	133	Portulacaria afra Elephant's Food	5 gal 10
418	SUBTOTAL:		

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
32 Exterior Improvements		
	1/2" Screened - 2" Depth Color: Mahogany	61,060 sf
	DECOMPOSED GRANITE - STABILIZED 1/4" Minus Stabilized, 3" Depth Color: Desert Tan	1,050 sf
Athletic and Recreational Surfacing		
	TURF - SYNTHETIC Product: SYNTigede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf





Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts – MZO Section 11-31-31(F)

- The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
- A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and



Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts - MZO Section 11-31-31(F) (cont'd)

- Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and
- The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.



Approval Criteria

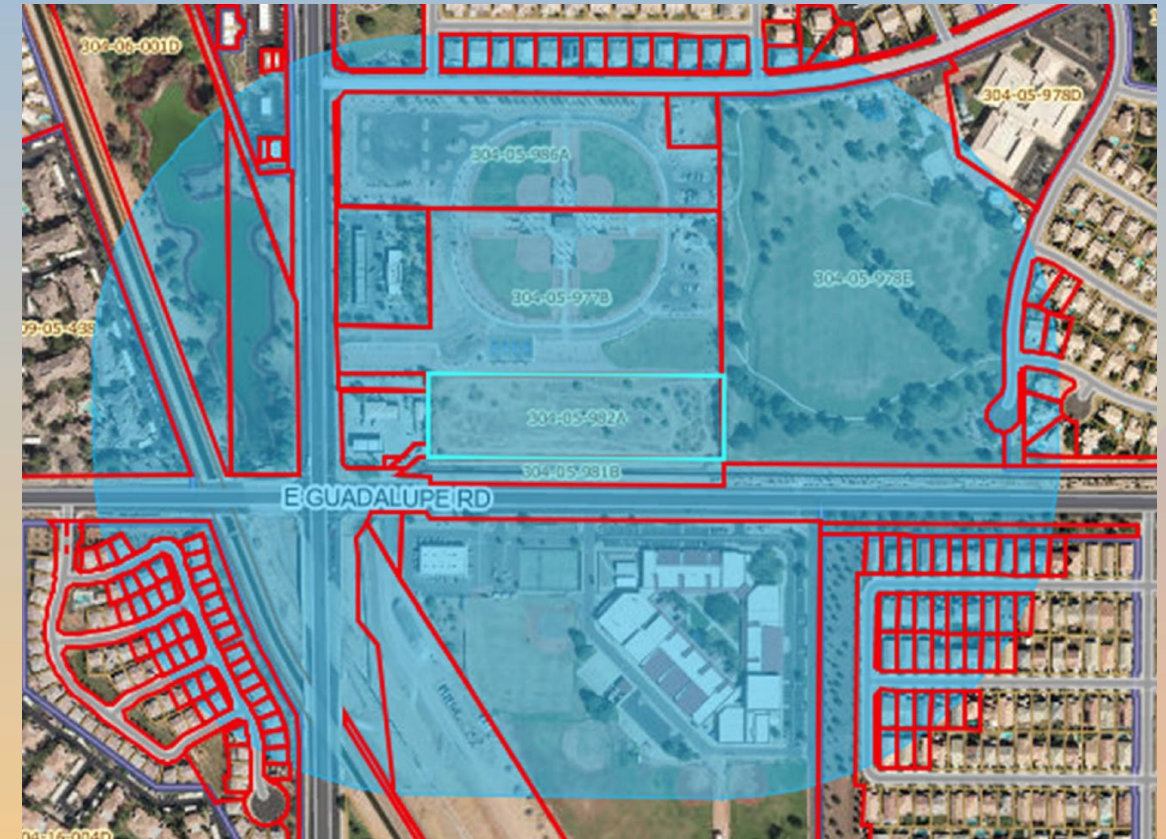
Review Criteria for a Council Use Permit per MZO Section 11-70-6(D)

- Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person meetings were held on March 24, 2024, and November 14, 2024.
- Received 43 emails in opposition to the project with concerns about the use and traffic congestion.
- Two emails in support of the project





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with criteria for CUP for residential uses in commercial districts per Section 11-31-31(F) & criteria for CUP per Section 11-70-6(D) of the MZO

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (4-0)***



Development Agreement Summary

The Owner will:

- Coordinate with the Flood Control District of Maricopa County on the installation and maintenance of landscaping and irrigation along Guadalupe Road
- Install landscaping and connect irrigation to the existing system at Monterey Park
- Build a pedestrian pathway from the property to Monterey Park
- Notify future residents in each lease about possible noise or light intrusion from Monterey Park



mesa·az



Site Photo



Looking south from Monterey Park



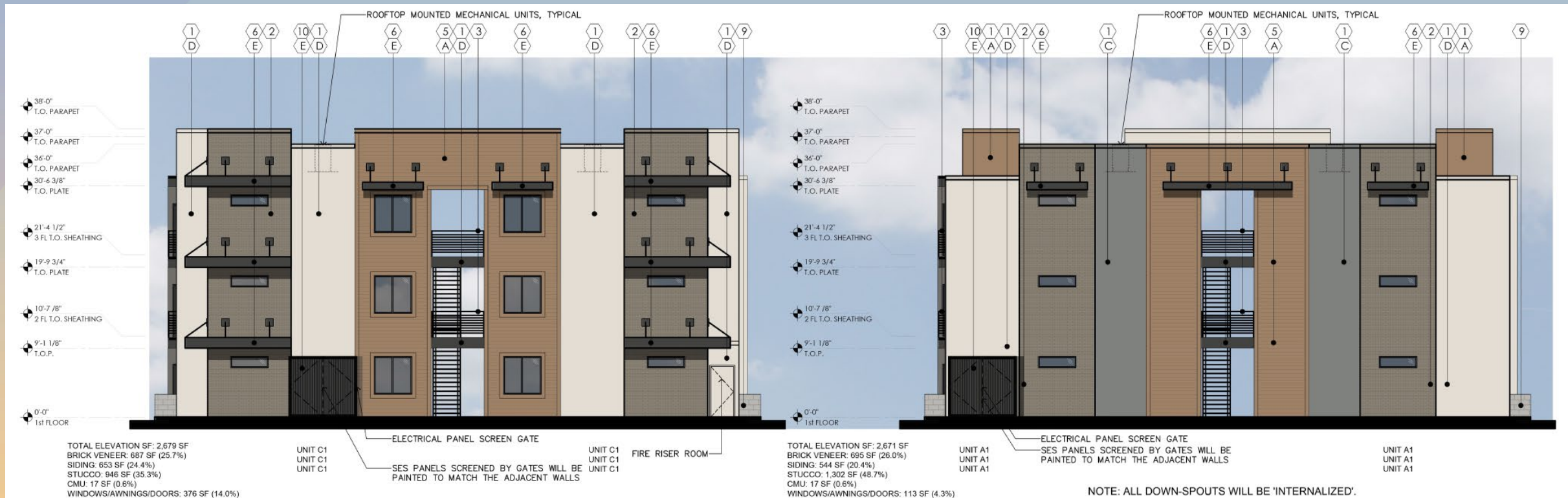
Elevations – 36 Unit Building



North and South Elevations



Elevations – 36 Unit Building



West and East Elevations



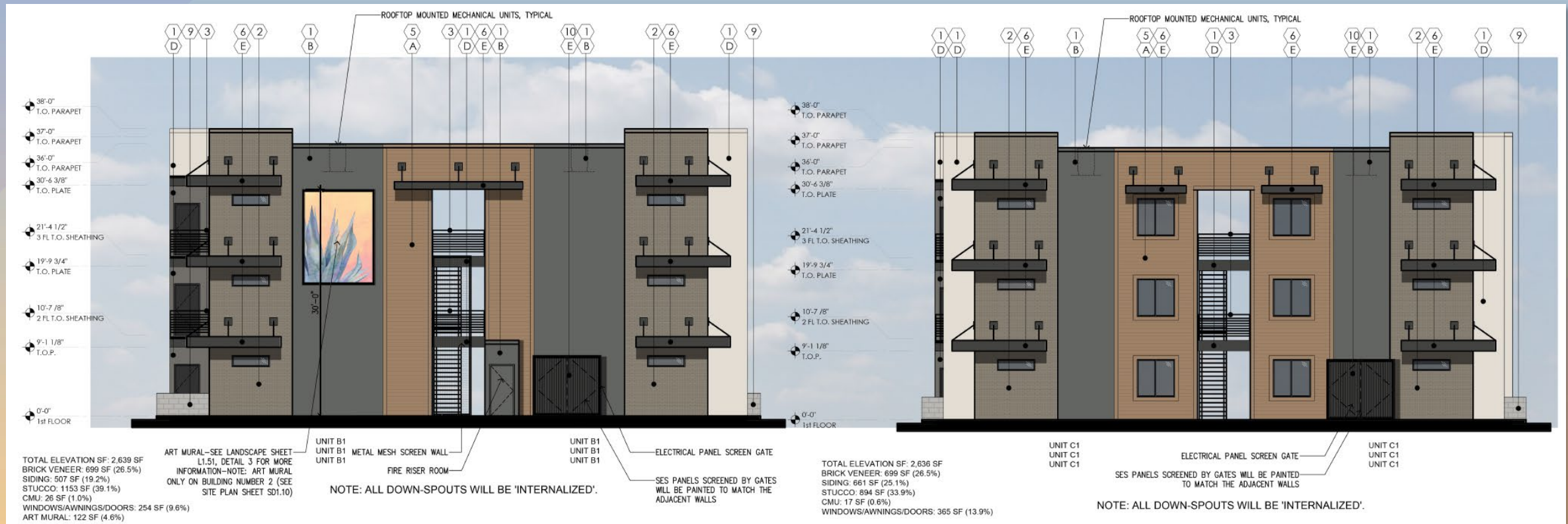
Elevations – 24 Unit Building



West and East Elevations



Elevations – 24 Unit Building



South and North Elevations



Elevations – Clubhouse/Leasing Office



South Elevation



North Elevation



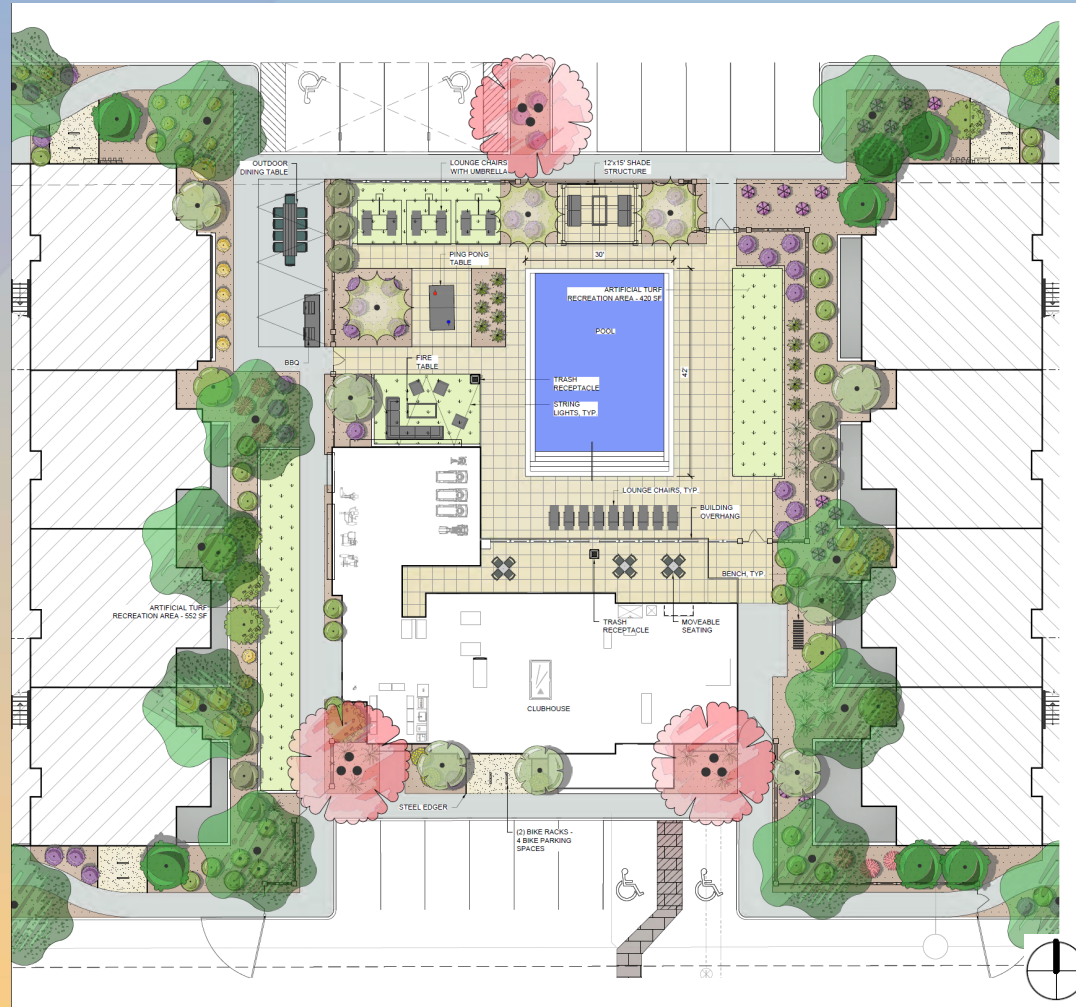
West Elevation



East Elevation



Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

GROUNDCOVER & SHRUBS

			VEG CREDIT
	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal 50
	116	Dodonaea viscosa Hop Bush	5 gal 50
	138	Encelia farinosa Brittlebush	5 gal 10
	42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal 25
	159	Lantana montevidensis Purple Trailing Lantana	5 gal 25
	131	Lantana x 'New Gold' New Gold Lantana	5 gal 25
	152	Ruellia brittoniana Purple Ruellia	5 gal 10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal 50
	40	Sphagneticola trilobata Yellow Dot	5 gal 25
	87	Tecoma x 'sparky' Tecoma Sparky	5 gal 25
	960	SUBTOTAL:	

ACCENTS & GRASSES

			VEG CREDIT
	136	Aloe barbadensis Medicinal Aloe	5 gal 10
	48	Asclepias subulata Desert Milkweed	5 gal 5
	49	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal 5
	52	Muhlenbergia rigens Deer Grass	5 gal 5
	133	Portulacaria afra Elephant's Food	5 gal 10
	418	SUBTOTAL:	

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
32 Exterior Improvements		
	1/2\"	61,060 sf
	1/4\"	1,050 sf
Athletic and Recreational Surfacing		
	TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf







