



Planning & Zoning Board



ZON25-00210

The Lincoln

Cassidy Welch, Principal Planner

January 14, 2026



Request

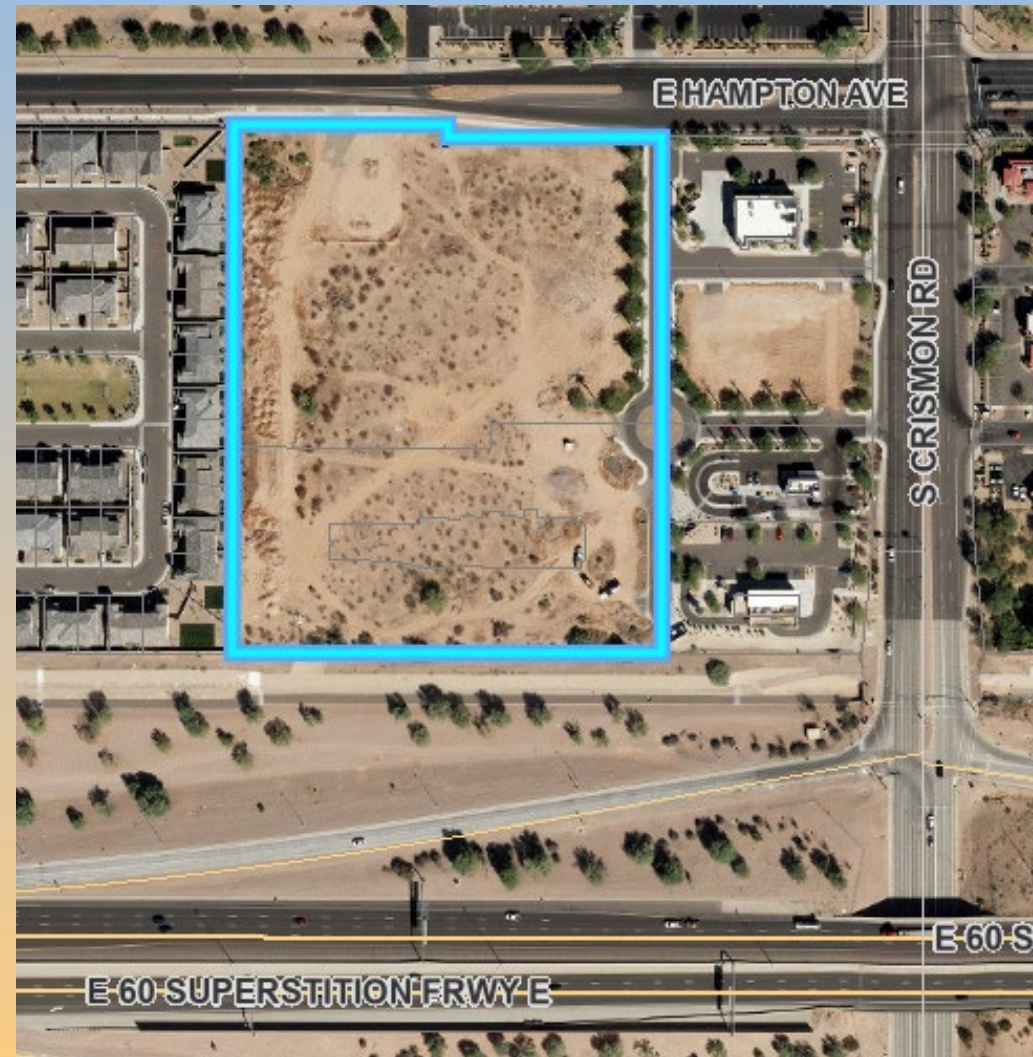
- Rezone from PEP-PAD to RM-2-PAD
- Special Use Permit
- Site Plan Review
- To allow for an attached Single-Residence development





Location

- North of US60 Freeway
- East of Crismon Road
- South of Hampton Avenue

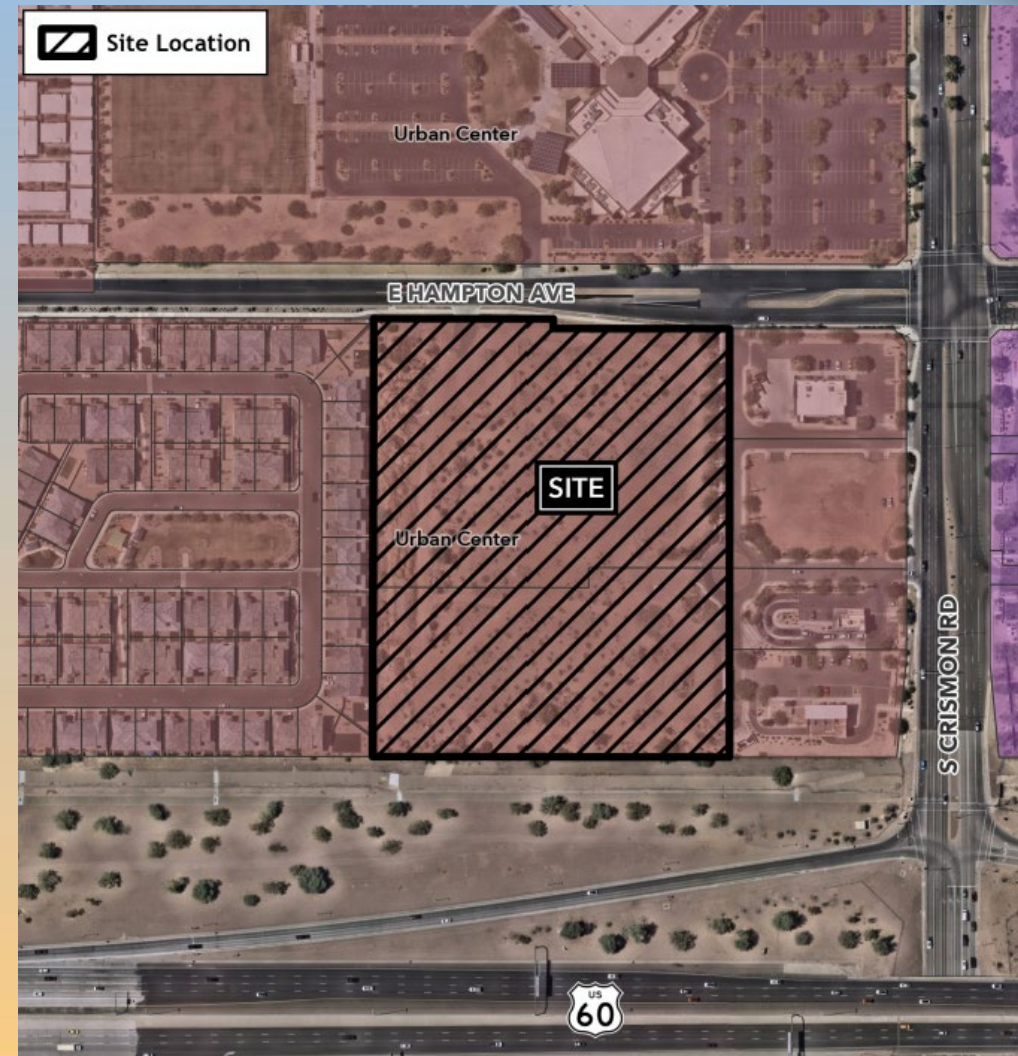




General Plan

Current – Urban Center

- Compact mixed-use areas
- Contains retail, entertainment and recreation facilities and eating and drinking establishments
- Single Residential is not a principal or supporting land use

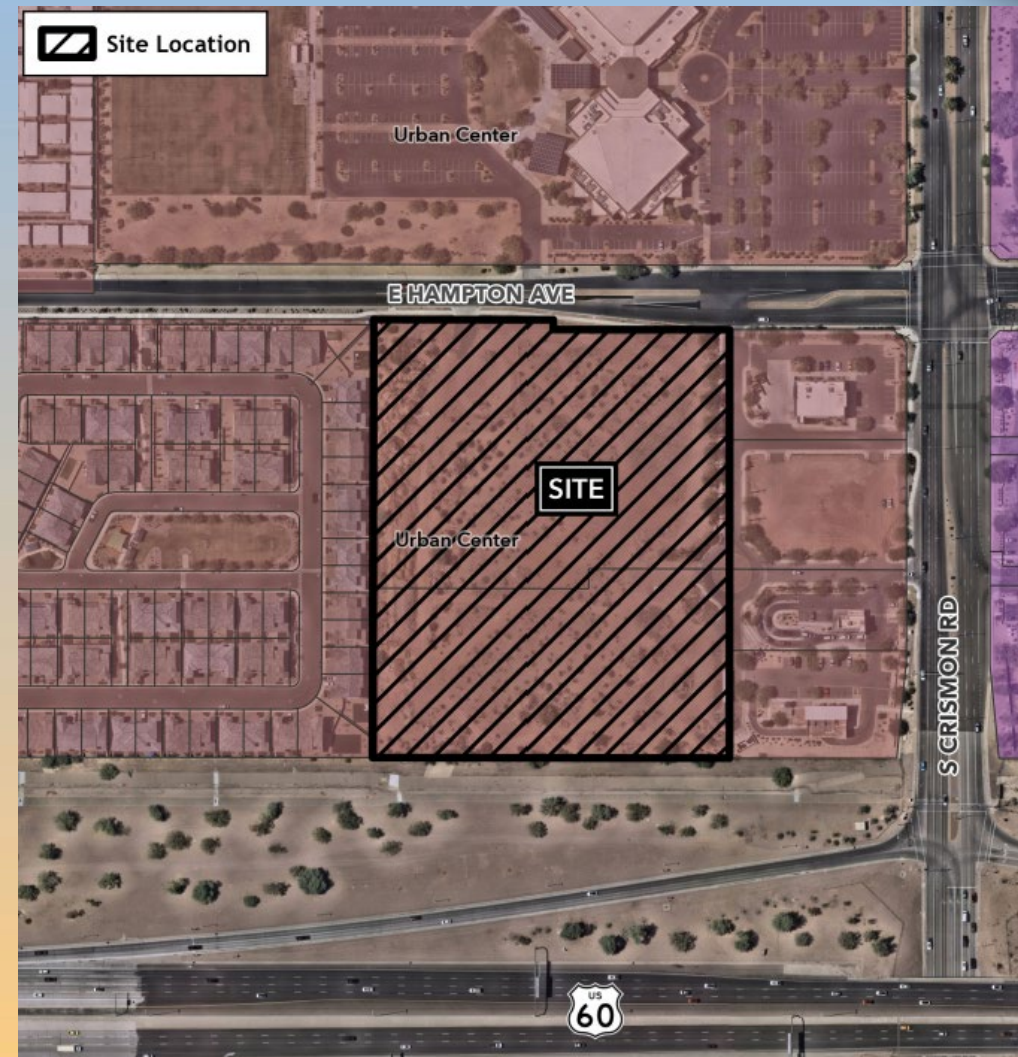




General Plan

Proposed – Urban Residential

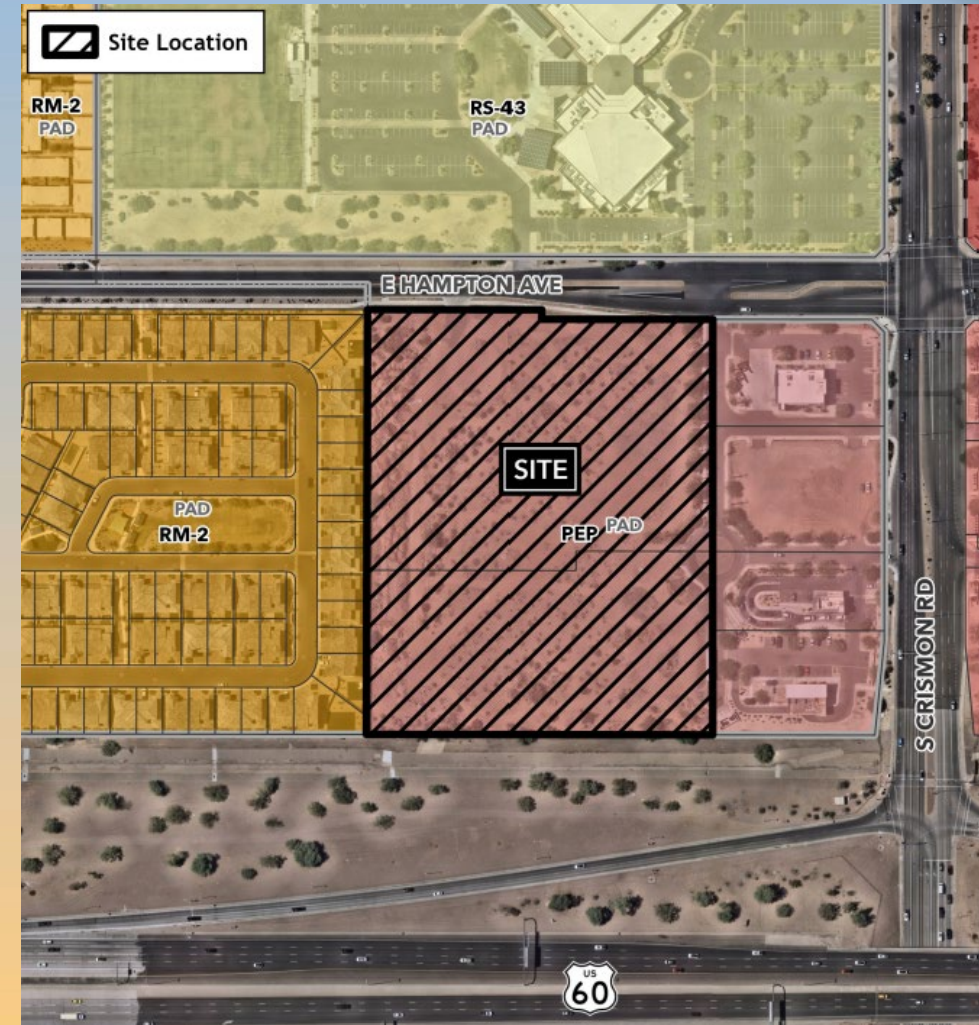
- Diverse mixture of uses
- Can contain various low-, medium-, and high-density housing types
- Single Residential is a principal land use





Zoning

- Existing: Planned Employment Park with a Planned Area Development (PEP-PAD)
- Proposed: Multiple Residence 2 with a Planned Area Development (RM-2-PAD)





Site Photos



Looking south towards the site from Hampton Avenue



Special Use Permit

To allow a 1,250 square foot commercial space in residential district

Approval Criteria – Section 11-31-9(A)

- Site Plan
- Operational Plan
- Addresses Adverse Impacts

Approval Criteria – Section 11-70-5(E)

- Consistent with the General Plan
- Zoning District Intent
- Project Impact
- Adequate Public Facilities





PAD Overlay

The request includes a PAD overlay to allow modifications to the following standards:

- Lot Area
- Lot Width and Depth
- Density
- Building Coverage
- Setbacks

In support of the requested PAD, the following has been provided:

- Units engaging Hampton Avenue & adjacent commercial
- A 1,250 sf commercial space
- High-quality elevations
- Enhanced perimeter landscaping
- Exceeding common and private open space & common amenities



Site Plan

- 102 attached single-residence lots
- Accessed from shared drive from Hampton Avenue & Crismon Road
- Clubhouse and 1,250 sf commercial space adjacent to shared drive





Landscape Plan

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	53
	PARKINSONIA FLORIDA - BLUE PALO VERDE	24" BOX	19
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	24" BOX	26
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	44
	PISTACHIA LENTISCUS - MASTIC TREE	24" BOX	22
SHRUBS			
	BOUGAINVILLEA 'FLAME' - FLAME BOUGAINVILLEA	5 GAL	88
	CARSLIPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	28
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - BOTTLEBRUSH	5 GAL	203
	DODONAEA VISCOSA - HOP BUSH	5 GAL	29
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE	5 GAL	28
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	107
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE	5 GAL	59
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	45
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE	5 GAL	79
	TECOMA STANS VAR. AUGUSTATA - YELLOW BELLS	5 GAL	64
ACCENTS			
	AGAVE WEBERI - BLUE AGAVE	5 GAL	44
	AGAVE MURPHEYI - MURPHY'S AGAVE	5 GAL	54
	ALOE BARBADENSIS - ALOE VERA	5 GAL	87
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	98
	CHAMAEOPUS HUMILIS - MEDITERRANEAN FAN PALM	15 GAL	13
	DASYLIRION WHEELERI - DESERT SPOON	5 GAL	41
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	33
	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL	65
	PHOENIX DACTYLIFERA - DATE PALM	16" BROWN TRUNK HT.	9
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	99





Elevations





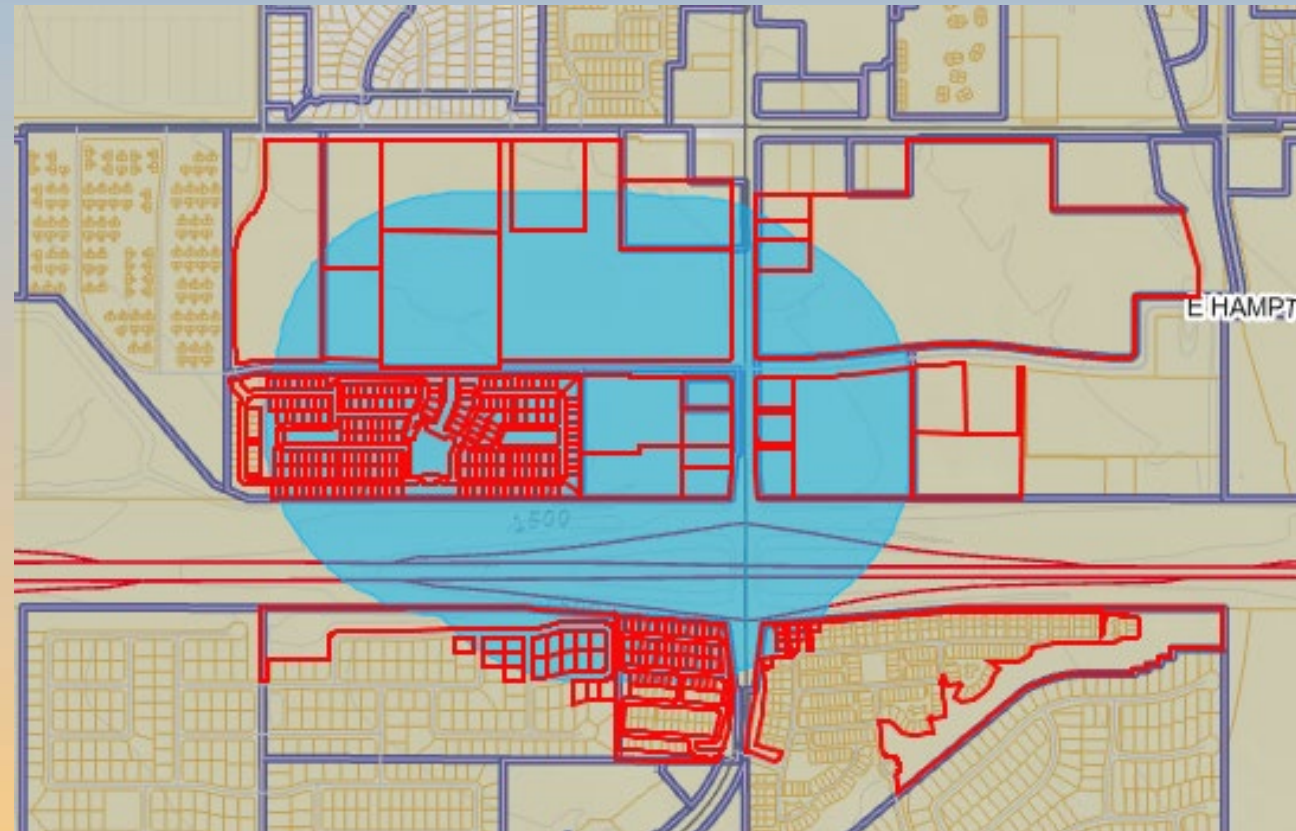
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meeting
- No comments received by Staff or Applicant





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the criteria for PAD overlay outlined in MZO Chapter 22
- ✓ Complies with the criteria for Site Plan Review outlined in MZO Chapter 69
- ✓ Complies with the criteria for a SUP outlined in MZO Chapters 31 & 70

Staff recommends Approval with Conditions



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