



City Council

ZON23-00160

Mary Kopaskie-Brown, Planning Director

November 20, 2023
1



Request

- Site Plan Review for a multiple residence project





Location

- NWC of Meridian and Southern
- North of US 60 Superstition Freeway
- Single Residential to the north and west

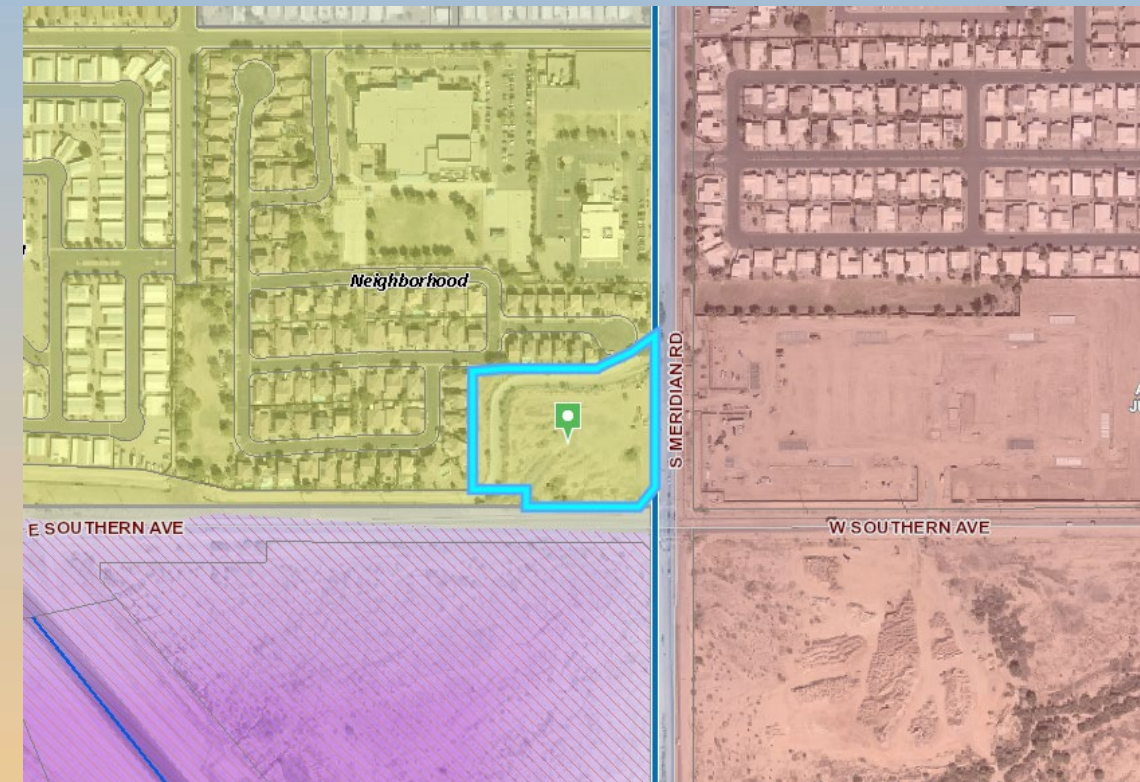




General Plan

Neighborhood (Suburban sub-type)

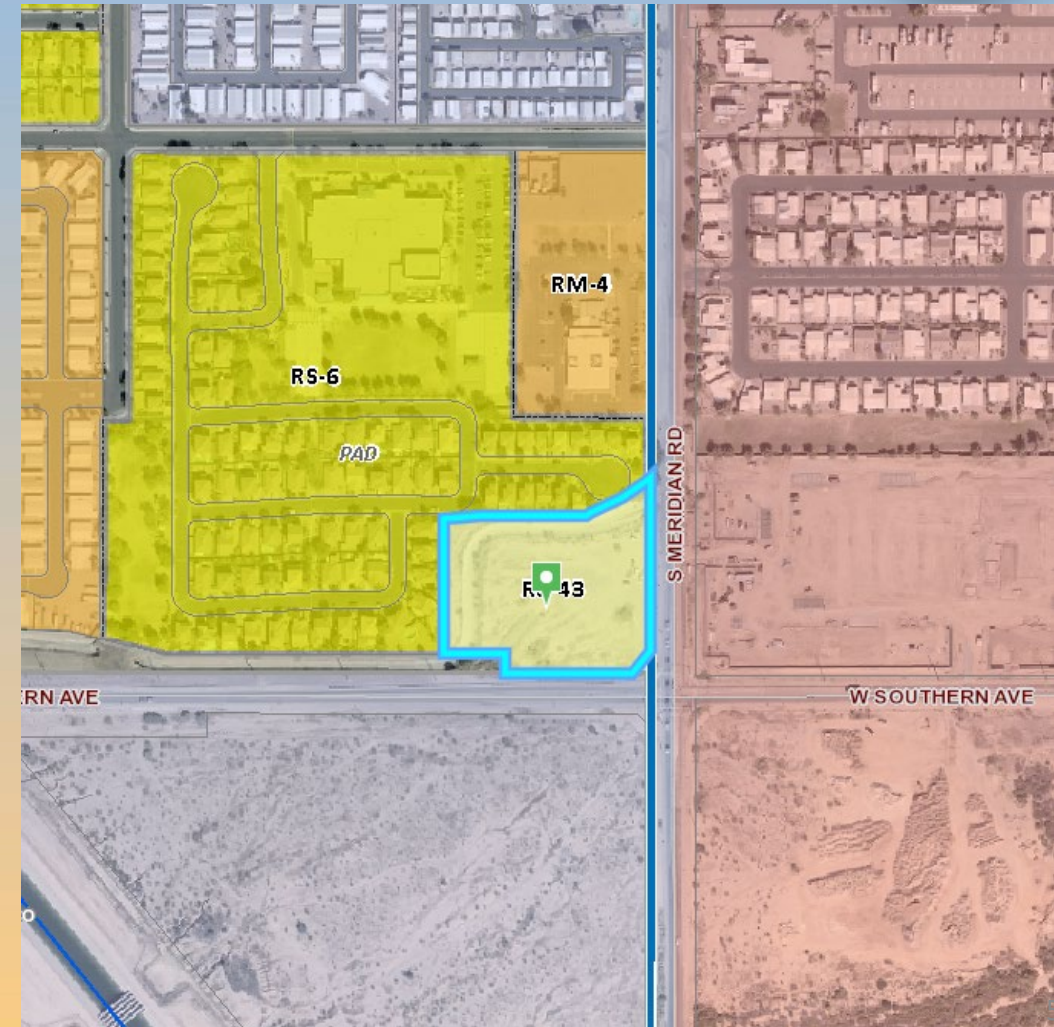
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-3 is a secondary zoning district
- Multiple Residence is a primary use





Zoning

- Single Residence-43 (RS-43)
- RM-3-PAD is proposed
- Multiple Residence is allowed by right in the RM-3 district





Site Photo



Looking west from Meridian



Site Photo

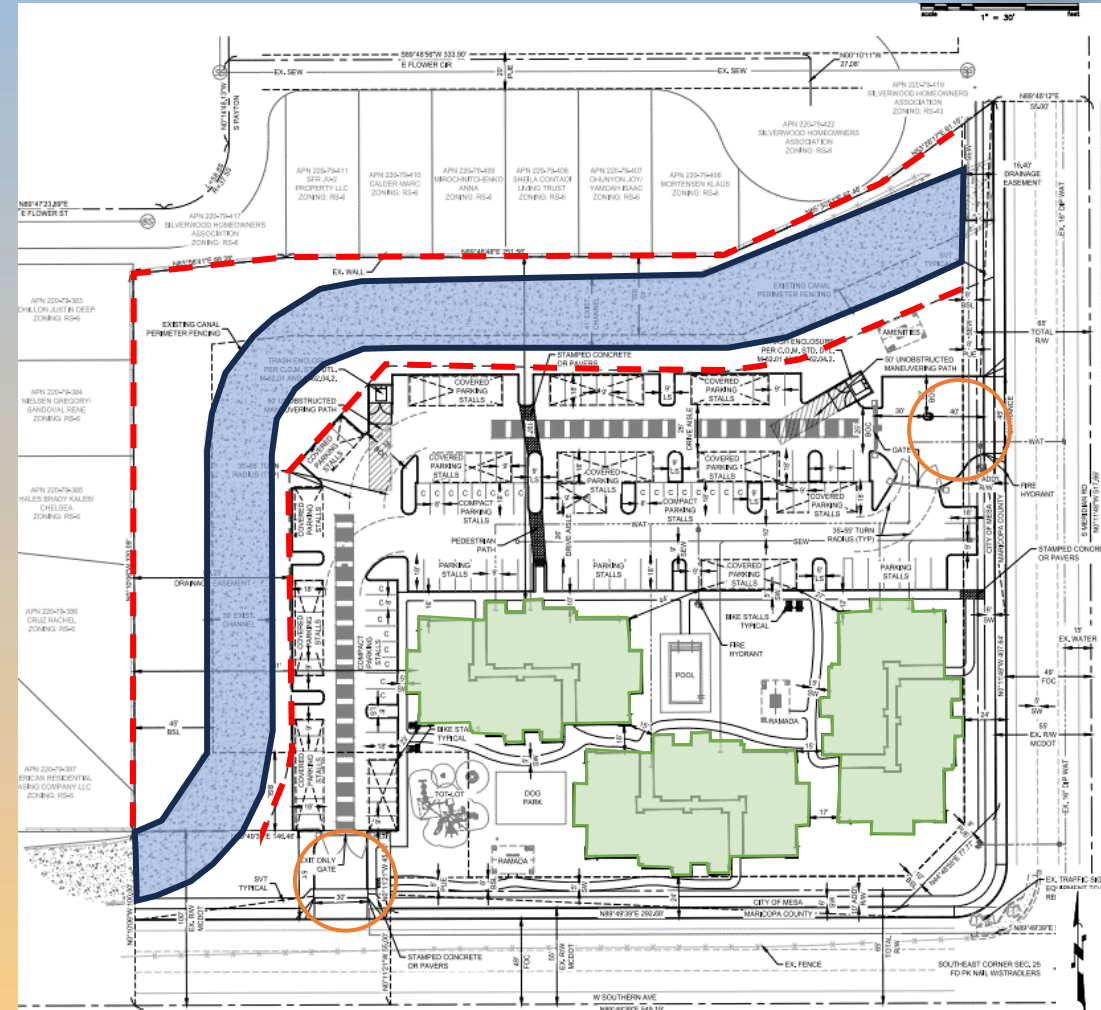


Looking north from Southern



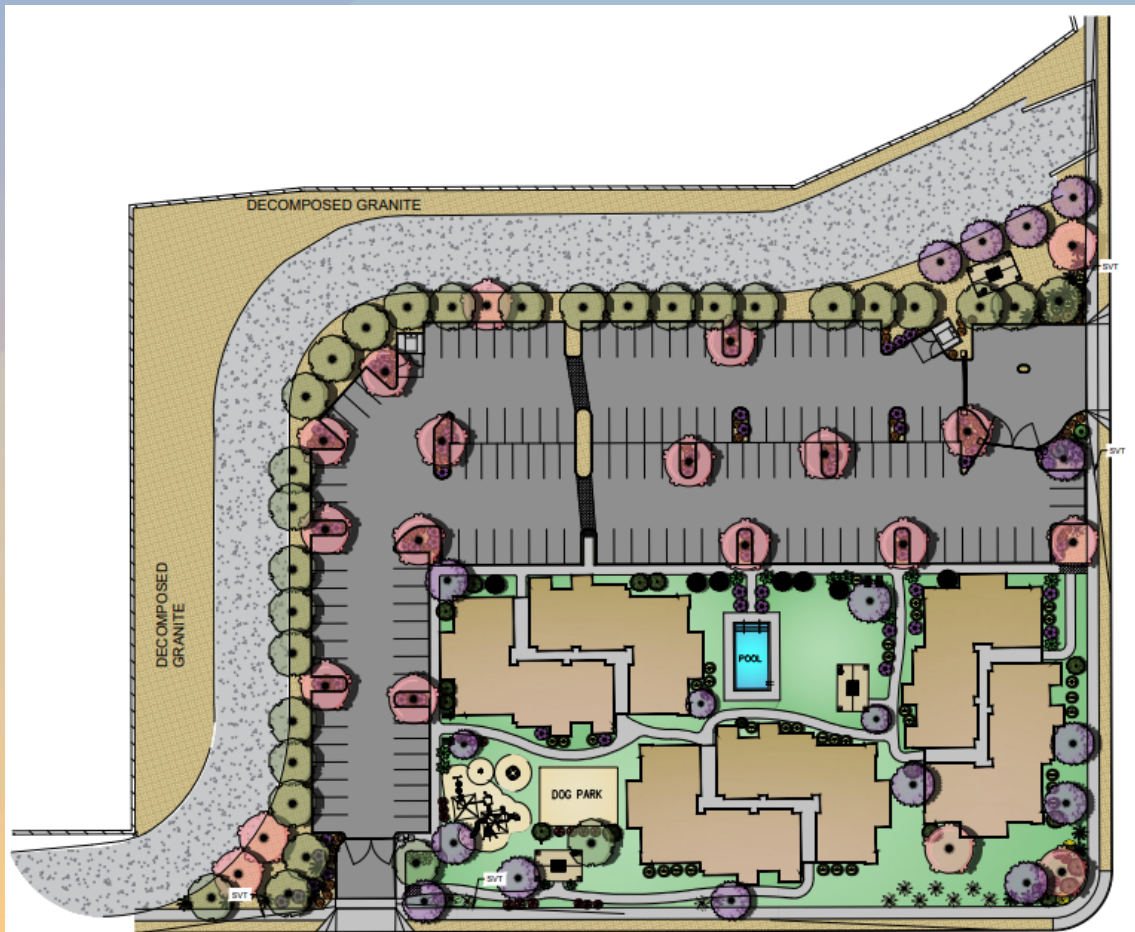
Site Plan

- 72 units
- 3-story buildings
- Amenities
- Primary access from Meridian
- Exit-only driveway on Southern
- Existing drainage channel and easement
- 152 parking spaces required/proposed





Landscape Plan



TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callia secundiflora</i> Texas Mountain Laurel	24" Box	18
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	30
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24" Box	20
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Agave desmettiana</i> Dwarf Century Plant	5 gal.	14
	<i>Agave geminiflora</i> Century Plant	5 gal.	17
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Beauty Natal Plum	5 gal.	3
	<i>Dasyliroton longissimum</i> Toothless Desert Spoon	5 gal.	17
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Leafed Hopseed Bush	5 gal.	16
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	79
	<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal.	7
	<i>Muhlenbergia capillaris</i> 'Regal Mist'™ Regal Mist Pink Muhly Grass	5 gal.	40
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal.	61
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	2
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	25,468 SF	
	EXISTING DRAINAGE CHANNEL	31,490 SF	



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Building Setbacks -

MZO Section 11-5-5(A)

-Front and Street Facing Side (4-lane Arterial Street – N. Meridian Road)

20 feet

8 feet

-Front and Street Facing Side (4-lane Arterial Street – E. Southern Avenue)

20 feet

0 feet

Required Landscape Yards – MZO

Table 11-5-5 and MZO Section 11-5-5(A)(1)

-Street Side (Arterial Street – N. Meridian Road)

20 feet

0 feet

-Street Side (Arterial Street – E. Southern Avenue)

20 feet

0 feet



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Building Separation

Between Buildings on the Same Lot –

MZO Section 11-5-5(A)

-Three-story building

35 feet

15 feet

Minimum Setback of Cross Drive

Aisles – MZO Section 11-32-4

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

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 0 feet from the property line abutting the street

Minimum Foundation Base Width –

MZO Section 11-33-5(A)

-Exterior wall

adjacent to parking stalls

10 feet

5 feet



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Required Landscape Yard Plant

Material –

MZO Section 11-33-3(A)(4)

-Adjacent to arterial streets (east and south property lines)

1 tree and 6 shrubs per 25 linear feet of street frontage

0 trees and 0 shrubs per 25 feet of street frontage

MZO Section 11-33-3(B)(1)(c)

-Non-single residence uses adjacent to single residence (west and north property lines)

5 non-deciduous trees per 100 linear feet

0 non-deciduous trees per 100 linear feet



Building Design



FRONT ELEVATION

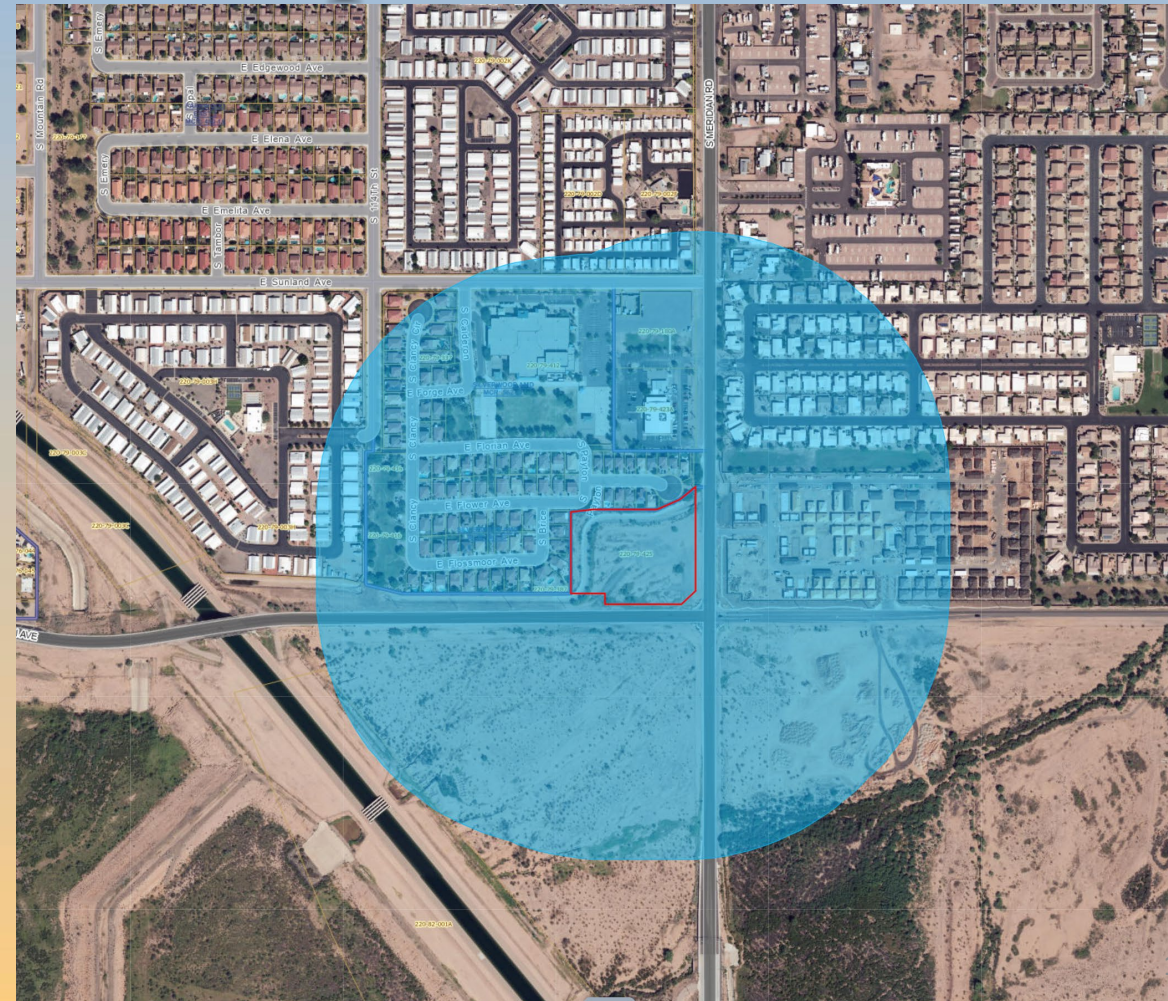
	STUCCO - ERGET WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	CULTURED STONE - LEDGESTONE	GLAZING / DOORS
FRONT	24%	15%	6%	35%	19%
LEFT	24%	18%	11%	33%	14%
BACK	24%	15%	6%	35%	19%
RIGHT	24%	18%	11%	33%	14%

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	CULTURED STONE - LEDGESTONE
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual meeting held on April 20, 2023
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria per Chapter 22 for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review in Chapter 69

***Staff recommends Approval with Conditions
Planning and Zoning Board Recommendation: APPROVAL with
Conditions (Vote 5-1)***



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