

City of Mesa

Planning and Zoning Board

ZON24-00708

Park North

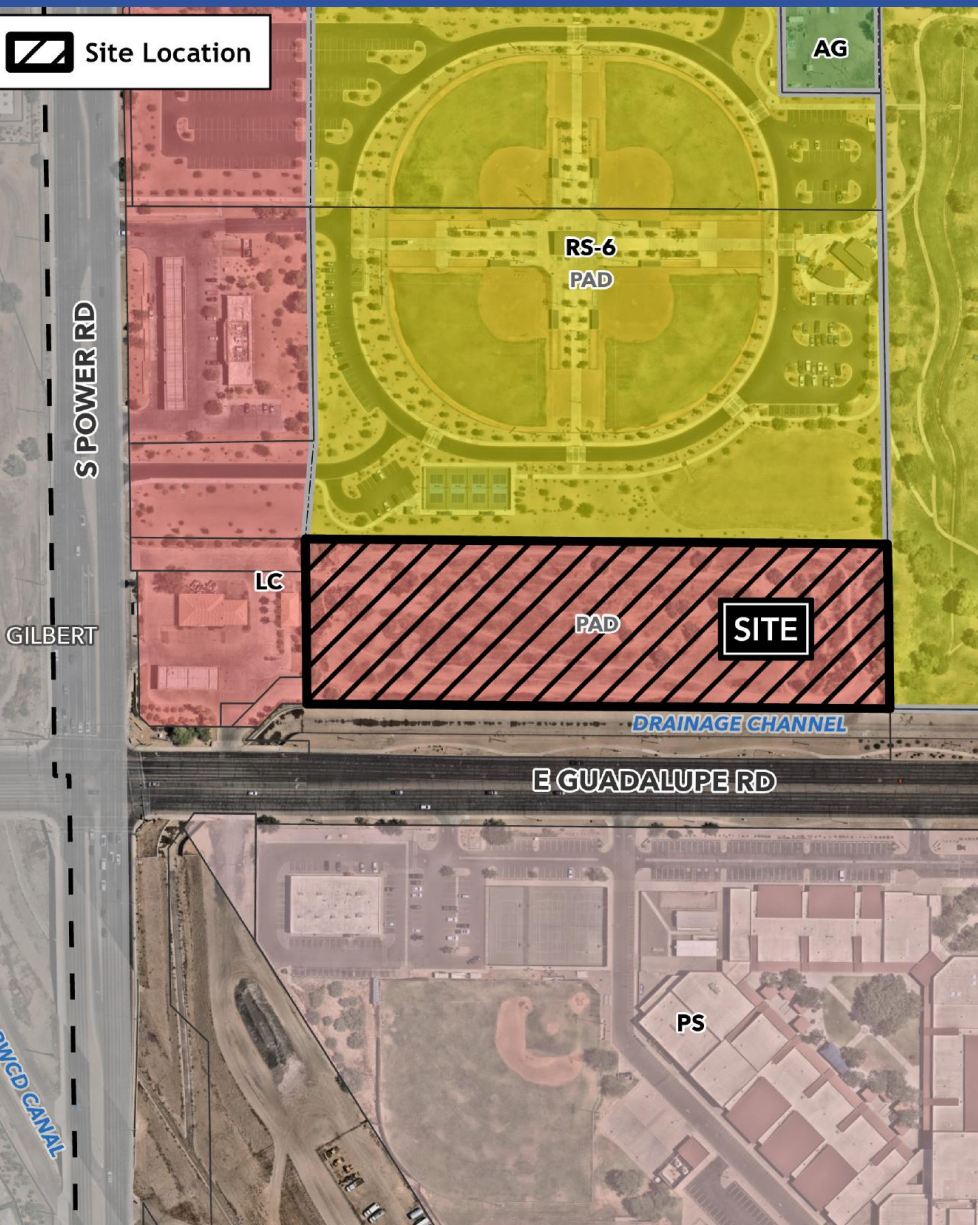
Charlotte Bridges



Request

- Rezone from LC-PAD to RM-3-PAD
- Site Plan Review
- To allow 78 attached, single residences





Location

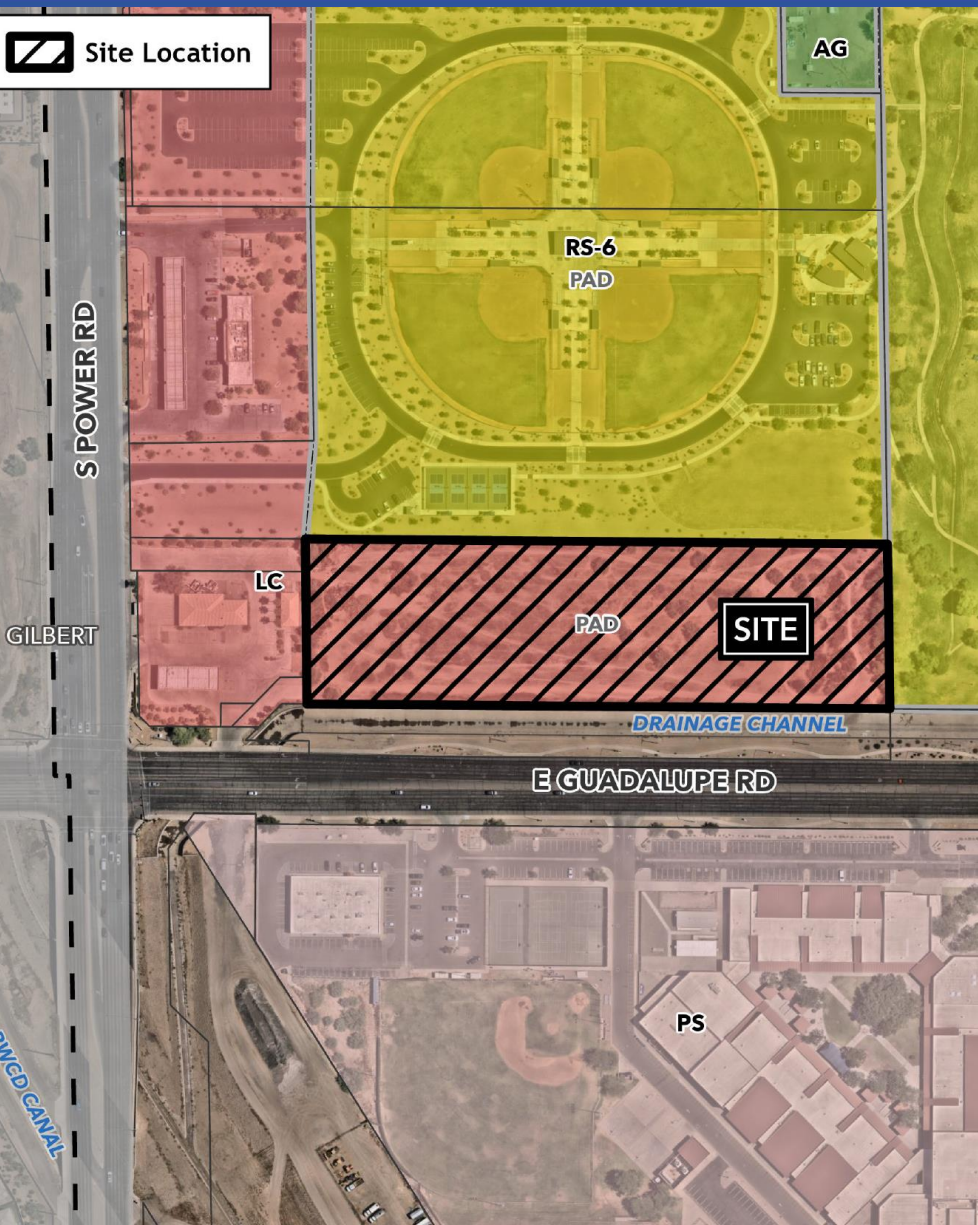
- 6910 East Guadalupe Road
- 5.0± acres
- East of Power Road
- North side of Guadalupe Road



2040 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

- Existing – LC-PAD
- Proposed – RM-3-PAD
- Attached single residence use is permitted in RM-3 District
- Proposed density is 15.5 dwelling units per acre

Site Photo



Looking north towards the site



Site Photo

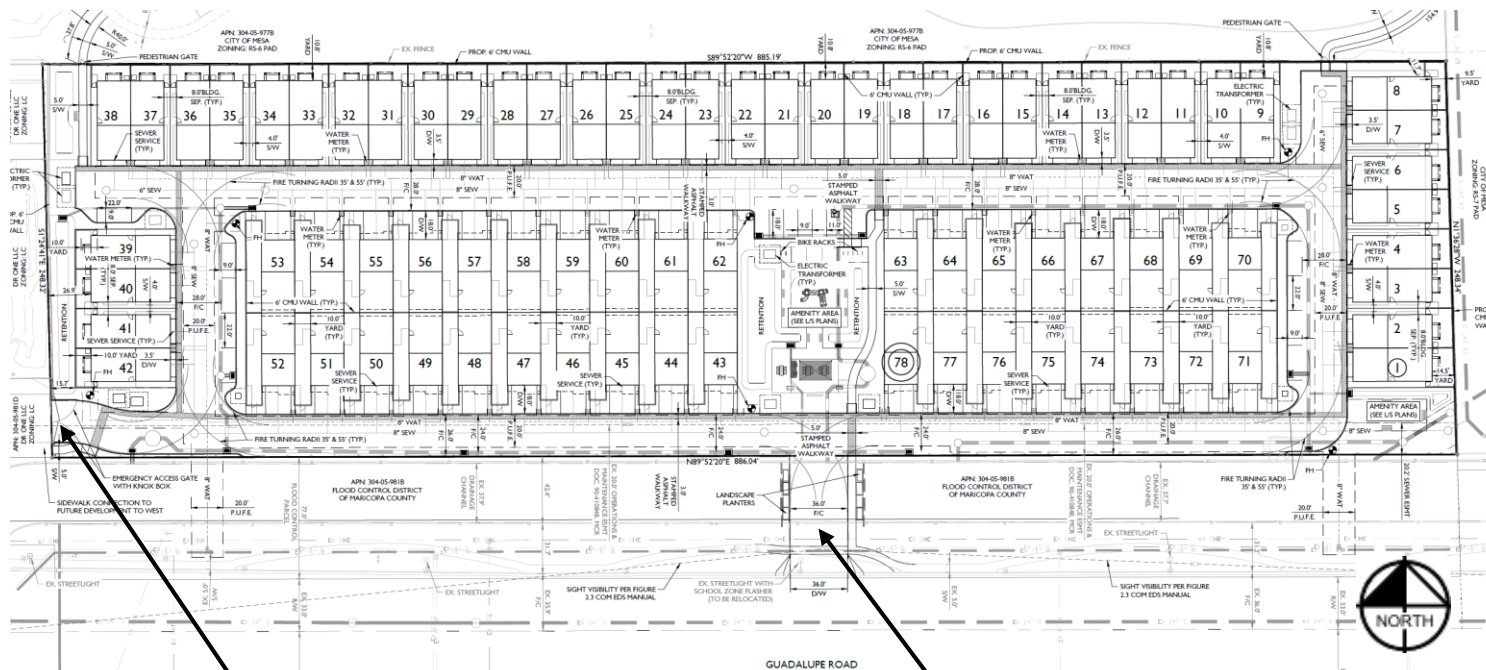


Looking south from Christopher J. Brady
Park



Site Plan

- 78 attached single residences
- 21 Side by Side building types with two-stories
- 18 Front to Back building types with two-stories

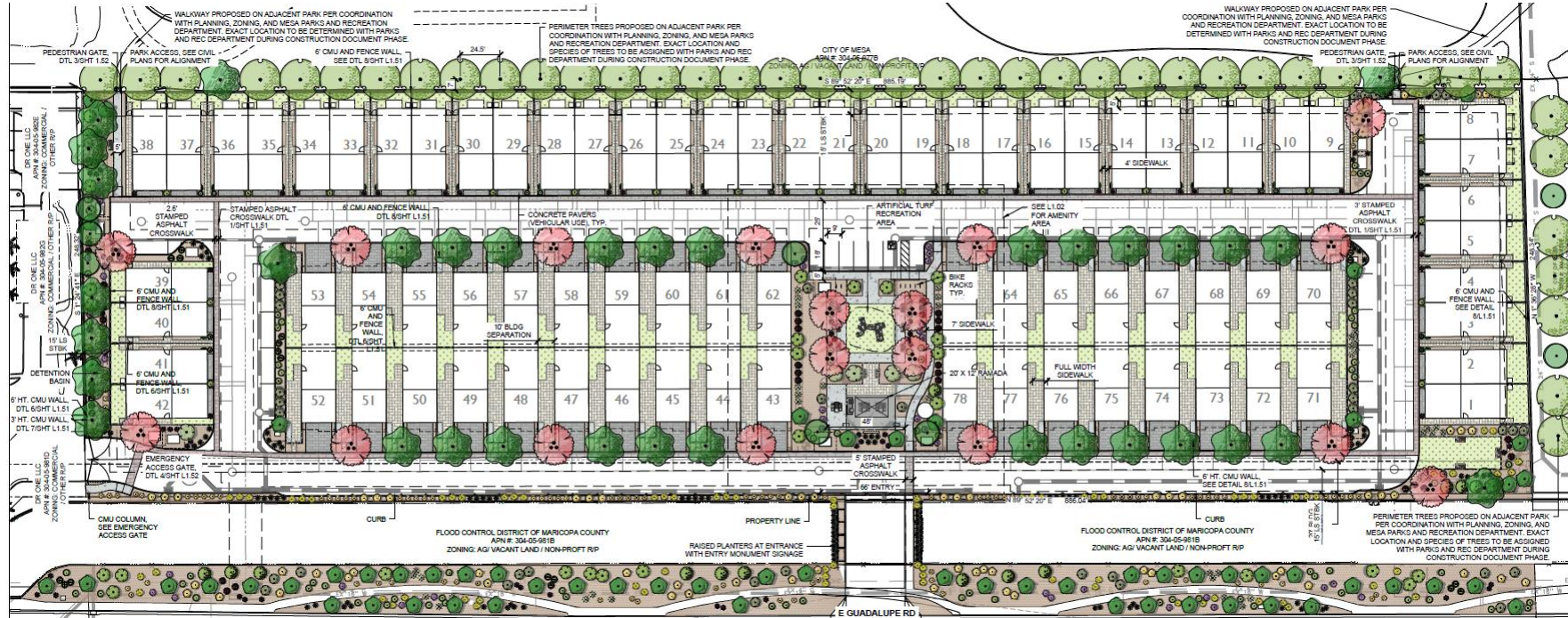


Gated emergency access
through the commercial
development

Primary access from
Guadalupe Road
via new bridge



Landscape Plan



GROUND COVER & SHRUBS

	63	Caesalpinia mexicana Mexican Bird of Paradise	15 gal		99	Lantana x 'New Gold' New Gold Lantana	5 gal
	42	Dodonaea viscosa Hop Bush	5 gal		82	Ruellia brittoniana Purple Ruellia	5 gal
	77	Encelia farinosa Brittlebush	5 gal		5	Sophora secundiflora Texas Mountain Laurel	15 gal
	14	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal		31	Sphagneticola trilobata Yellow Dot	5 gal
	36	Ficus pumila Creeping Fig	5 gal		62	Tecoma x 'sparky' Tecoma Sparky	5 gal
	40	Lantana montevidensis Purple Trailing Lantana	5 gal		551	SUBTOTAL:	

32 Exterior Improvements		
	12\"/>	48,891 sf
Artificial and Recreational Surfacing		
	TURF - SYNTHETIC Product: SYNTPride 343 By: Paradise Greens and Turf - (480) 586-0655	15,200 sf
Paving		
	Concrete Pavers Vehicular Rated	13,341 sf
	Concrete	4,325 sf
	Concrete Pavers	21,058 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	116,776 sf



TREES

	8	Chilopsis linearis Desert Willow	36\"/>
	18	Cupressus sempervirens Italian Cypress	24\"/>
	41	Eucalyptus papuana Ghost Gum	24\"/>
	18	Pistacia x 'Red Push' Pistache	24\"/>
	35	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36\"/>
	120	SUBTOTAL:	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
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ACCENTS & GRASSES

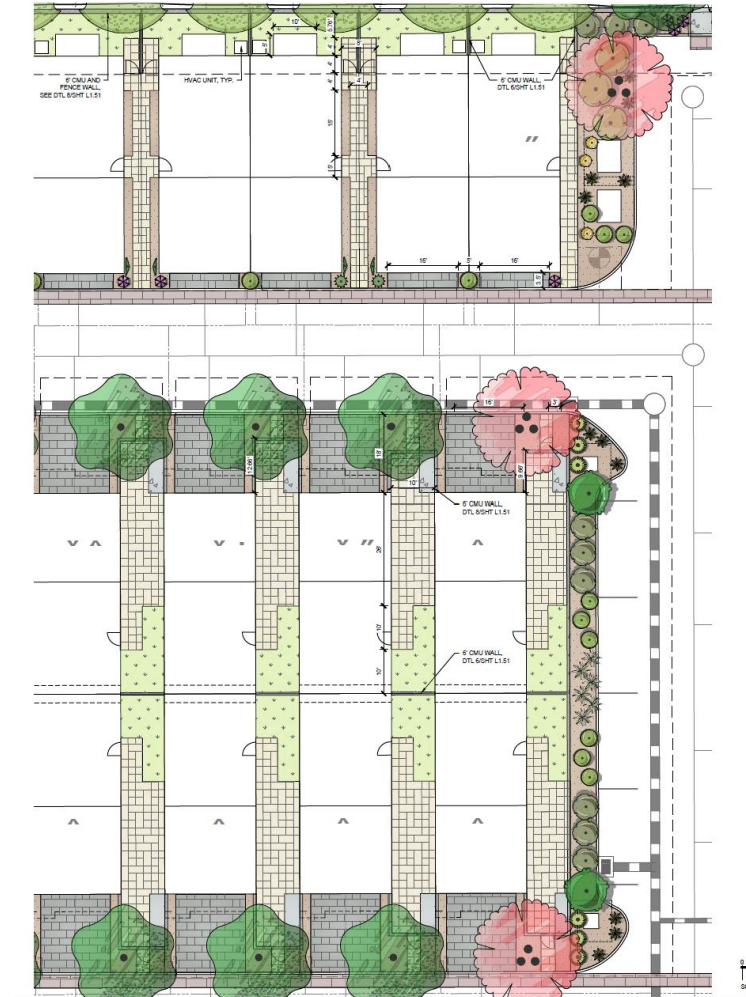
	111	Aloe barbadensis Medicinal Aloe	5 gal
	49	Asclepias subulata Desert Milkweed	5 gal
	29	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal
	30	Muhlenbergia rigens Deer Grass	5 gal
	91	Portulacaria afra Elephant's Food	5 gal
	310	SUBTOTAL:	



Landscape Plan



Common Space

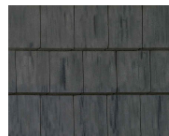
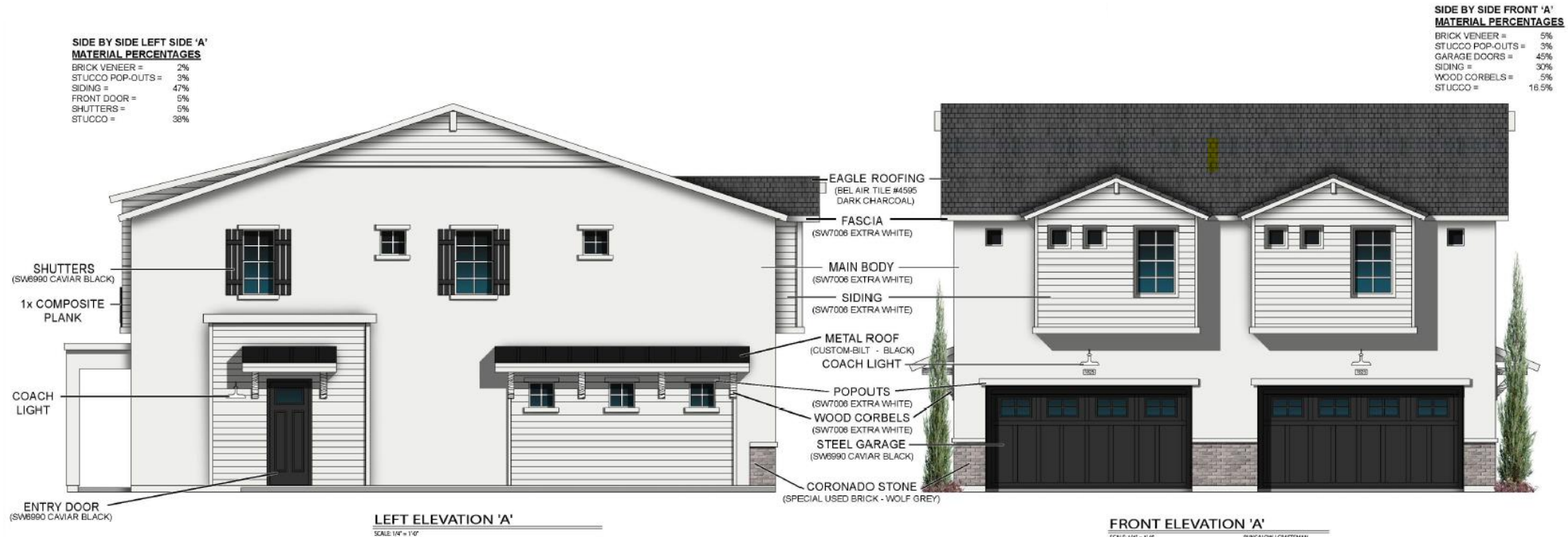


Lot typical





Elevations – Side by Side “A”



EAGLE ROOF TILE
BELAIR DARK
CHARCOAL
#4545



COMPOSITE
SHUTTERS,
GARAGE & FRONT
DOOR,
SW 6990
BLACK CAVIAR



MAIN BODY,
CORBELS,
EXTRA WHITE
SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



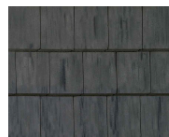
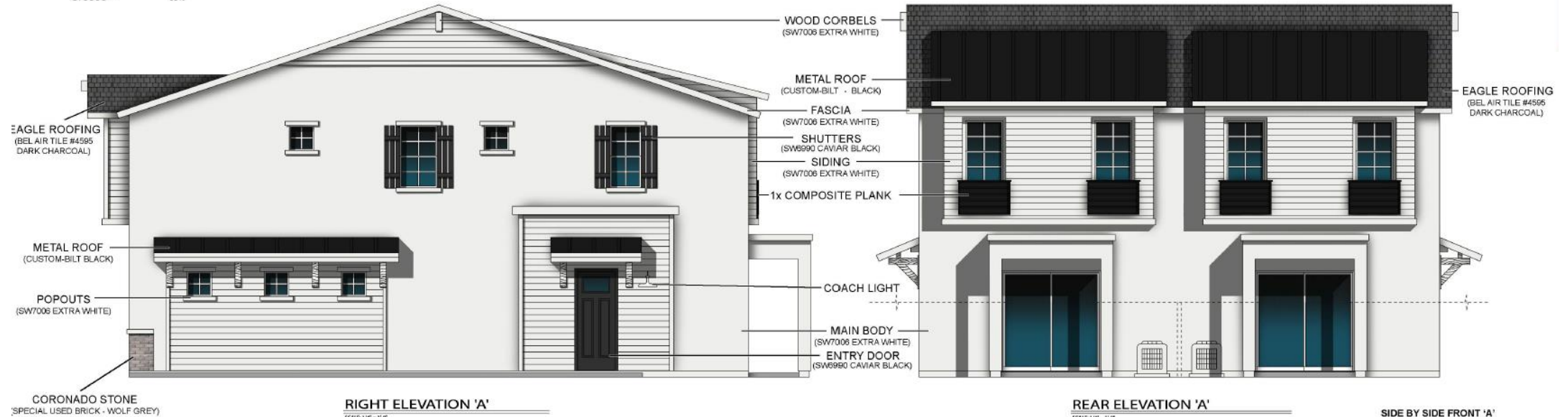
CORONADO
STONE:
SPECIAL USED
BRICK - WOLF
GREY



Elevations – Side by Side “A”

SIDE BY SIDE RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 47%
FRONT DOOR = 5%
SHUTTERS = 5%
STUCCO = 38%

SIDE BY SIDE REAR 'A'
MATERIAL PERCENTAGES
STUCCO POP-OUTS = 2%
WINDOW SCREENS = 10%
SIDING = 40%
METAL ROOF = 35%
STUCCO = 40%



EAGLE ROOF TILE
BELAIR DARK
CHARCOAL
#4545



COMPOSITE
SHUTTERS,
GARAGE & FRONT
DOOR,
SW 6990
BLACK CAVIAR



MAIN BODY,
CORBELS,
EXTRA WHITE
SW 7006



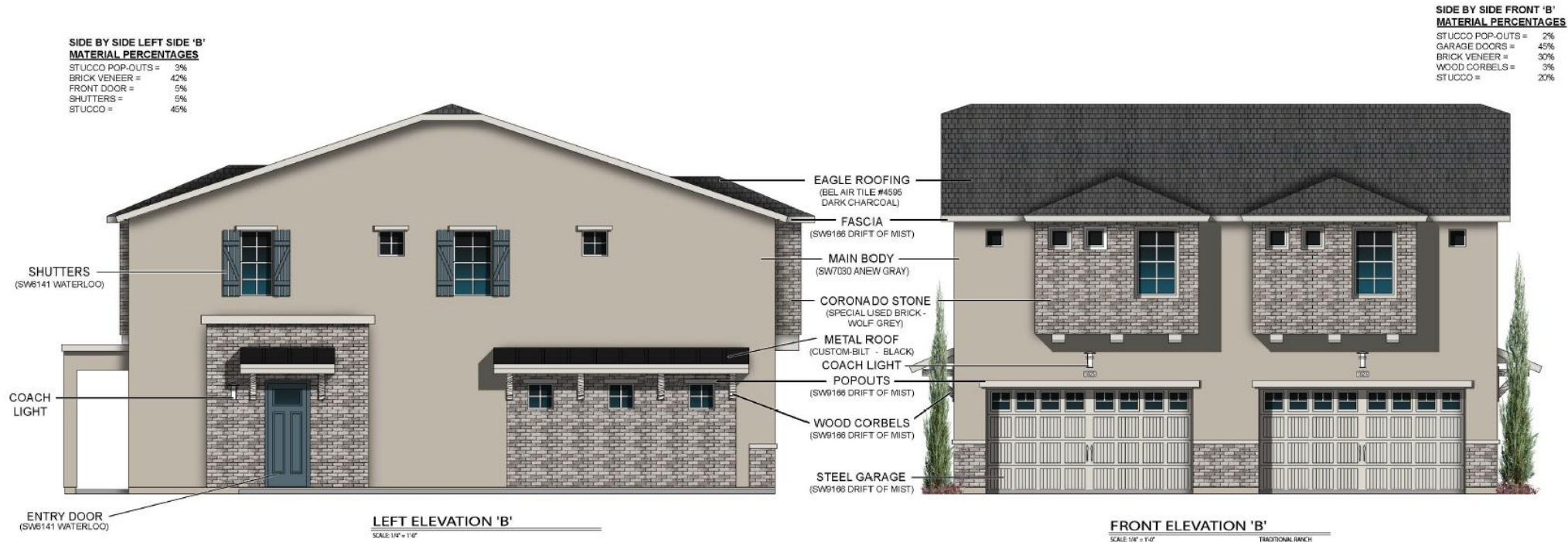
METAL ROOF:
CUSTOM BUILT
"BLACK"



CORONADO
STONE:
SPECIAL USED
BRICK - WOLF
GREY



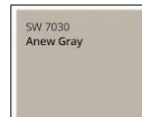
Elevations – Side by Side “B”



BELAIR ROOF TILE
DARK CHARCOAL
#4595



CORONADO STONE
SPECIAL USED
BRICK - WOLF
GREY



MAIN BODY:
ANEW GRAY
SW 7030



SHUTTERS,
GARAGE DOOR,
DRIFT OF MIST
SW 9166



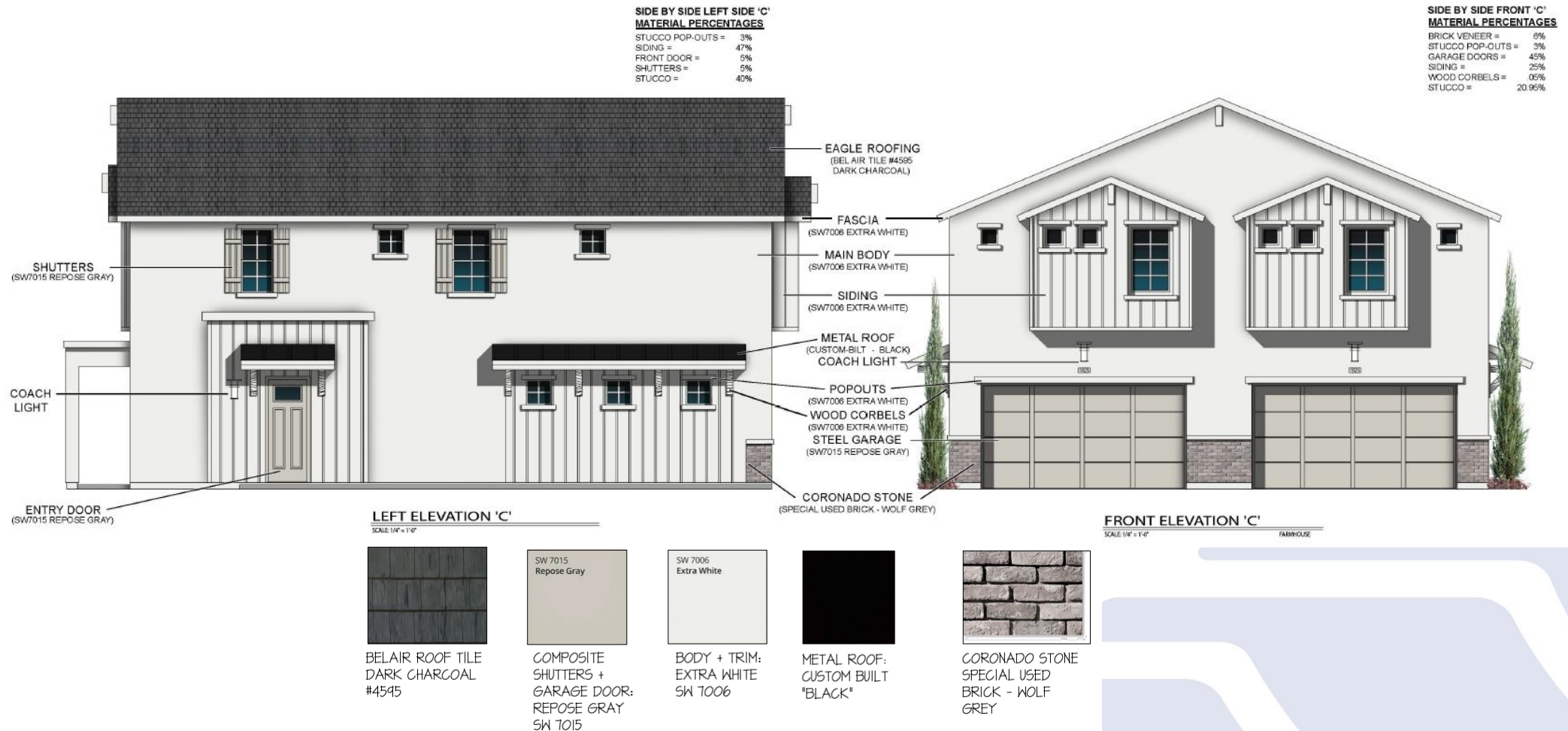
FRONT DOOR:
WATERLOO
SW 9141



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Side by Side “C”

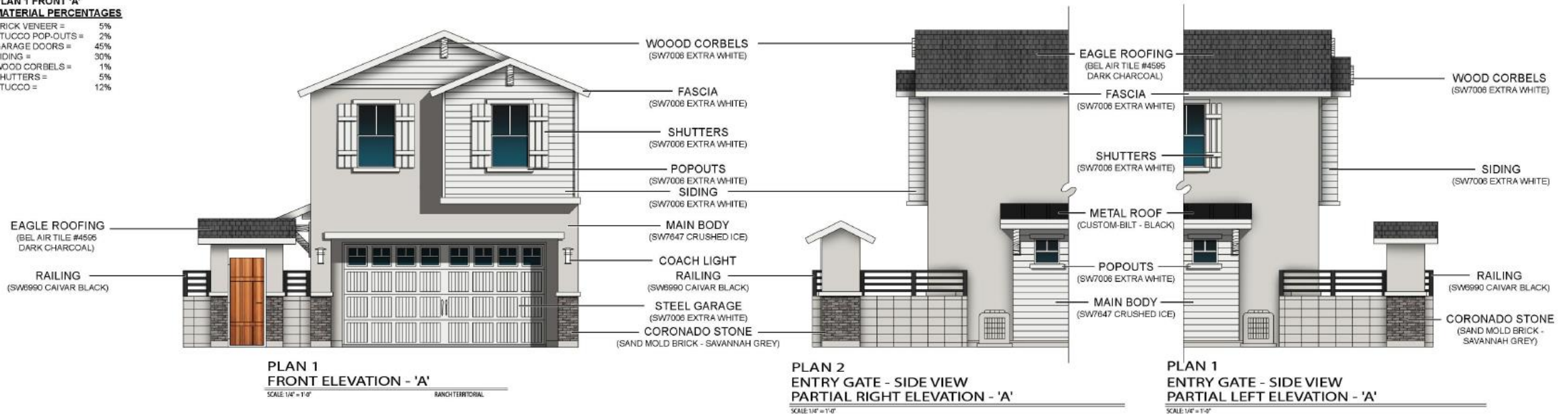




Elevations – Front to Back “1 & 2 (A)”

PLAN 1 FRONT 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	2%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
SHUTTERS =	5%
STUCCO =	12%

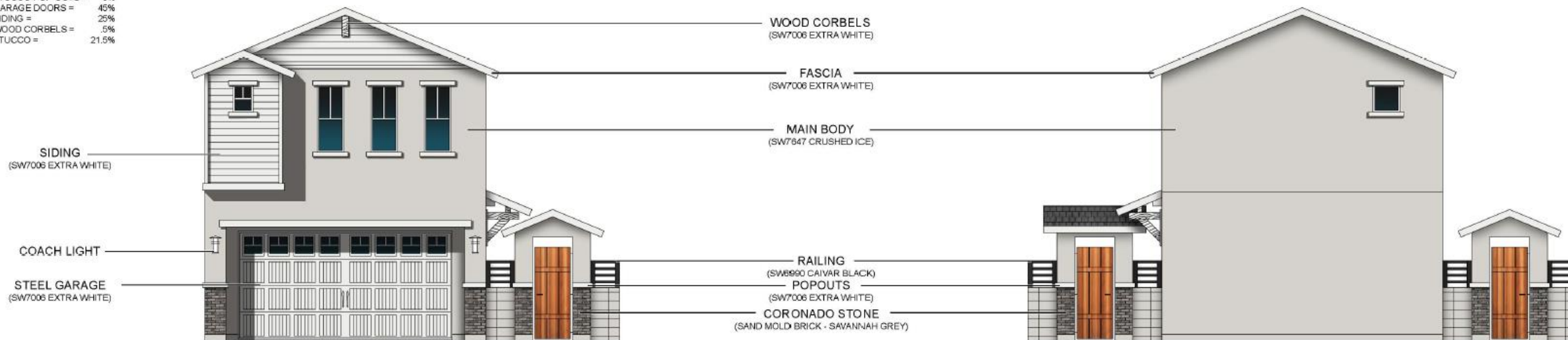




Elevations – Front to Back “1 & 2 (A)”

PLAN 2 FRONT 'A' MATERIAL PERCENTAGES

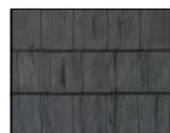
BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	25%
WOOD CORBELS =	5%
STUCCO =	21.5%



PLAN 2
FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

RANCH TERRITORIAL



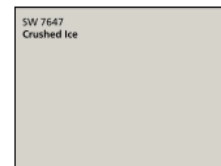
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



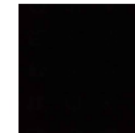
CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"

PLAN 1 or 2
REAR ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

RANCH TERRITORIAL



Elevations – Front to Back “1 & 2 (A)”

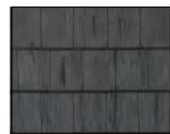
PLAN 2 RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%

PLAN 1 LEFT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%



**PLAN 2
RIGHT ELEVATION - 'A'**
SCALE 1/4" = 1'-0" RANCH TERRITORIAL

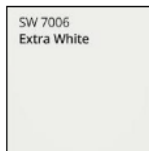
**PLAN 1
LEFT ELEVATION - 'A'**
SCALE 1/4" = 1'-0" RANCH TERRITORIAL



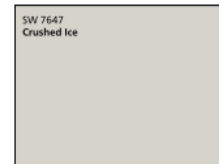
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



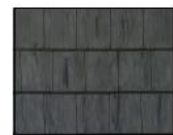
MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



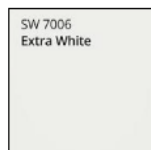
Elevations – Front to Back “1 & 2 (A)”



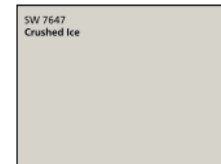
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



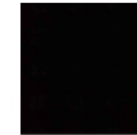
CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”

PLAN 1 FRONT 'B' MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
STUCCO =	16%

EAGLE ROOFING
(BEL AIR TILE #4595
DARK CHARCOAL)

FASCIA
(SW7015 REPOSE GRAY)

MAIN BODY
(SW7006 EXTRA WHITE)

RAILING
(SW6990 CAVIAR BLACK)

SIDING
(SW7015 REPOSE GRAY)

POP-OUTS
(SW7015 REPOSE GRAY)

COACH LIGHT

STEEL GARAGE
(SW7015 REPOSE GRAY)

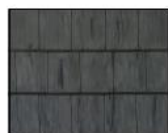
CORONADO STONE
(SPECIAL USED BRICK - WOLF GREY)



PLAN 1
FRONT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"

WESTERN REGIONAL FARMHOUSE



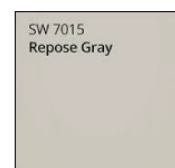
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



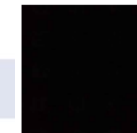
CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006

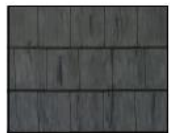


METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (C)”

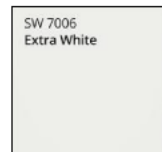
PLAN 1 FRONT 'C'
MATERIAL PERCENTAGES
BRICK VENEER = 5%
STUCCO POP-OUTS = 5%
GARAGE DOORS = 45%
SIDING = 10%
TRELLIS = 10%
STUCCO = 25%



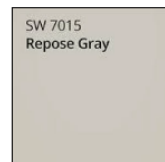
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
"BLACK"

Rendering





Planned Area Development

Overall Property Development Standard	Overall Property MZO Required	Overall Property PAD Proposed
<u>Fences and Freestanding Walls Maximum Height -</u> <i>MZO Table 11-6-3.A:</i> - Front Yards and Required Side Yards (Guadalupe Road):	3.5 feet	6 feet (existing chain link fence to remain)
<u>Screening - Parking Areas -</u> <i>MZO Section 11-30-9(H):</i>	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	Drive aisles will not be screened from Guadalupe Road



Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Minimum Lot Area</u> – <i>MZO Table 11-5-5:</i>	6,000 square feet	1,575 square feet	1,984 square feet
<u>Minimum Lot Depth</u> – <i>MZO Table 11-5-5:</i>	94 feet	63 feet	64 feet
<u>Maximum Lot Coverage</u> – <i>MZO Table 11-5-5:</i>	70%	83%	88%
<u>Minimum Yards</u> – <i>MZO Table 11-5-5:</i> – Front and Street-Face Side: – Rear: 1 or 2 units on lot:	20 feet 15 feet	3 feet, 6-inches to garage and livable 9 feet, 6-inches	2 feet to livable and 18 feet to garage 0 feet



Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Maximum Building Coverage</u> – MZO Table 11-5-5:	50%	69%	53%
<u>Setback adjacent to RS District – MZO Table 11-5- 5(A) (1) (a):</u> – North Property Line: – East Property Line:	30 feet (minimum 15 feet per story) 30 feet (minimum 15 feet per story)	10 feet, 8-inches 9 feet, 5-inches	NA/Meets Code
<u>Attached Single Residences, End Units –</u> MZO Section 11-5- 5(A) (1) (c) (i):	10 feet	4 feet	NA/Meets Code



Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Attached Single Residences, Minimum Setback for Building Not Placed on a Zero-Setback Line –</u> <i>MZO Section 11-5-5(A) (1) (c) (ii):</i>	10 feet	4 feet	0 feet (units adjacent to common open space area)
<u>Additional Standards for Private Open Space, Accessibility and Location</u> – <i>MZO Section 11-5-5(A) (3) (e) (i) (1):</i> – Minimum dimensions for ground level private open space:	10 feet	9 feet, 5 inches	NA/Meets Code



Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Additional Standards for Private Open Space, Accessibility and Location</u> – MZO Section 11-5- 5(A) (3) (e) (ii): – Minimum percent of covered private open space:	At least 50% of 120 square feet	42% (50 square feet) of 120 square feet	0% of 120 square feet



Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Site Planning and Design Standards, Building Entrance</u> – <i>MZO Section 11-5- 5(B) (3) (c):</i> Projection or Recess – Unit entrance dimensions for roofed projection or recess: – Minimum depth: – Minimum horizontal area:	5 feet 50 square feet	 3.5 feet 25 square feet	 3.5 feet 25.4 square feet

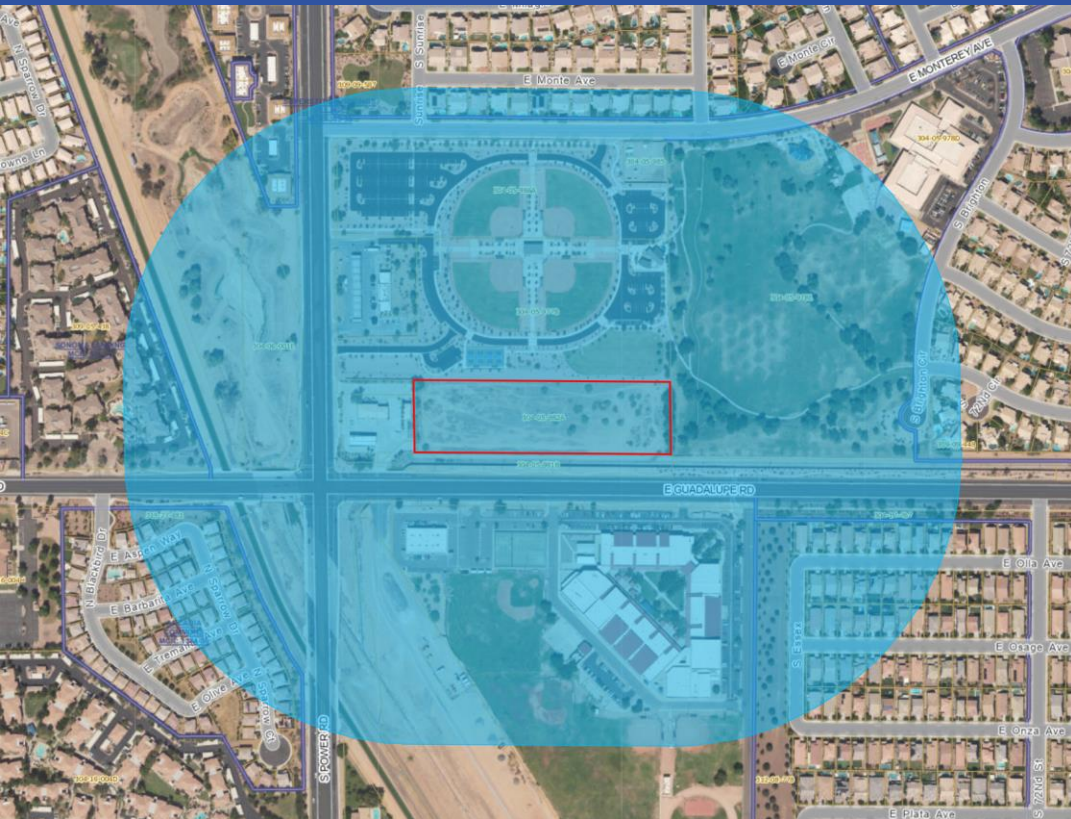


Planned Area Development

Individual Lots Development Standard	Individual Lots MZO Required	“Side by Side” Units PAD Proposed	“Front to Back” Units PAD Proposed
<u>Site Planning and Design Standards, Access, Circulation and Parking – Section 11-5-5(B)(4)(f)(ii):</u> – Attached Garages, Multi-Story Buildings – Garage doors located below upper story living space shall be recessed:	At least 3 feet from upper story façade	At least 2 feet from upper story façade	NA/Meets Code

Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Neighborhood meeting held March 5, 2026: Concerns with traffic, parking, building product, building height
- One email in support
- No calls or emails since public notice mailing





Findings

- Complies with the 2040 Mesa General Plan
- Complies with Chapter 22 of the MZO for a PAD Overlay
 - Complies with Chapter 69 of the MZO for Site Plan Review



Recommendation

Approval with conditions

City of Mesa

Planning and Zoning Board



Elevations – Side by Side “B”

SIDE BY SIDE RIGHT SIDE 'B'
MATERIAL PERCENTAGES
STUCCO POP-OUTS = 3%
BRICK VENEER = 42%
FRONT DOOR = 5%
SHUTTERS = 5%
STUCCO = 45%

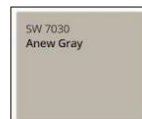
SIDE BY SIDE REAR 'B'
MATERIAL PERCENTAGES
STUCCO POP-OUTS = 2%
BRICK VENEER = 40%
CORBELS = 3%
STUCCO = 55%



BELAIR ROOF TILE
DARK CHARCOAL
#4595



CORONADO STONE
SPECIAL USED
BRICK - WOLF
GREY



MAIN BODY:
ANEW GRAY
SW 7030



SHUTTERS,
GARAGE DOOR,
DRIFT OF MIST
SW 9166



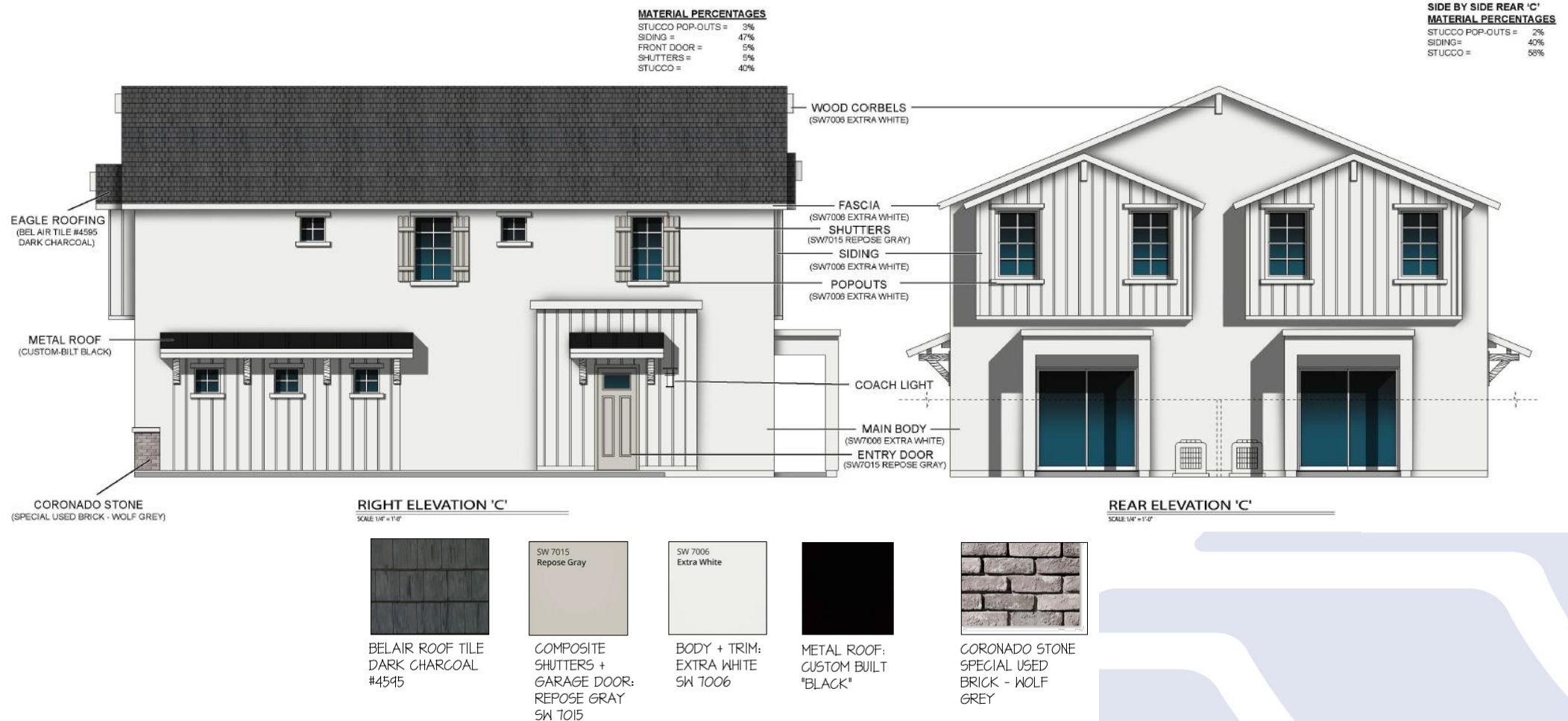
FRONT DOOR:
WATERLOO
SW 9141



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Side by Side “C”

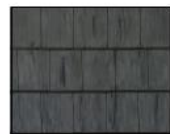
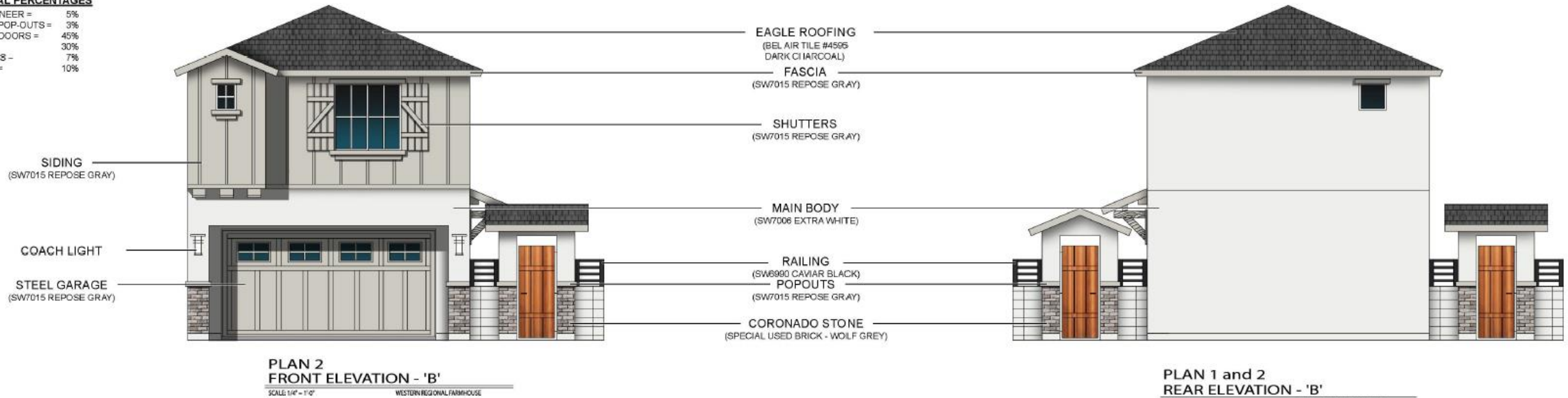




Elevations – Front to Back “1 & 2 (B)”

PLAN 2 FRONT 'B' MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
SHUTTERS =	7%
STUCCO =	10%



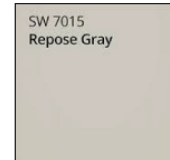
BELAIRE ROOF TILE:
DARK CHARCOAL #4505



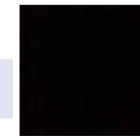
CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



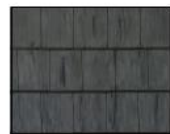
GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”



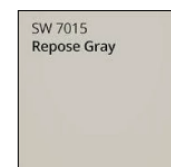
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



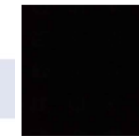
CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



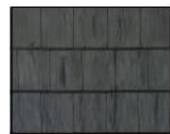
GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



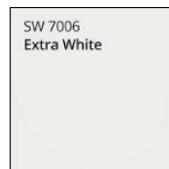
Elevations – Front to Back “1 & 2 (B)”



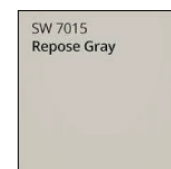
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



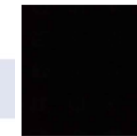
CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (C)”

PLAN 2 FRONT 'C'
MATERIAL PERCENTAGES

BRICK VENEER = 5%
STUCCO POP-OUTS = 5%
GARAGE DOORS = 45%
SIDING = 5%
TRELLIS = 10%
STUCCO = 30%

SIDING
(SW7006 EXTRA WHITE)

ACCENT STUCCO
(SW7006 EXTRA WHITE)

COACH LIGHT

STEEL GARAGE
(SW6990 CAVIAR BLACK)

WOOD CORBELS
(SW7006 EXTRA WHITE)

EAGLE ROOFING
(BEL AIR TILE #4595
DARK CHARCOAL)

FASCIA
(SW7006 EXTRA WHITE)

MAIN BODY
(SW7015 REPOSE GRAY)

RAILING
(SW6990 CAVIAR BLACK)
POPOUTS
(SW7006 EXTRA WHITE)
CORONADO STONE
(SPECIAL USED BRICK - WOLF GREY)

**PLAN 2
FRONT ELEVATION - 'C'**

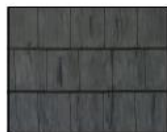
SCALE: 1/4" = 1'-0"

BUNGALOW / CRAFTSMAN

**PLAN 1 and 2
REAR ELEVATION - 'C'**

SCALE: 1/4" = 1'-0"

BUNGALOW / CRAFTSMAN



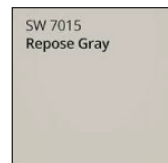
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



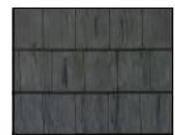
GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
"BLACK"



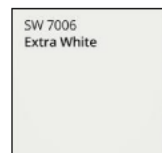
Elevations – Front to Back “1 & 2 (C)”



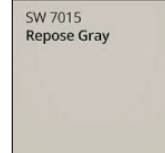
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



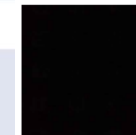
CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



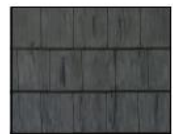
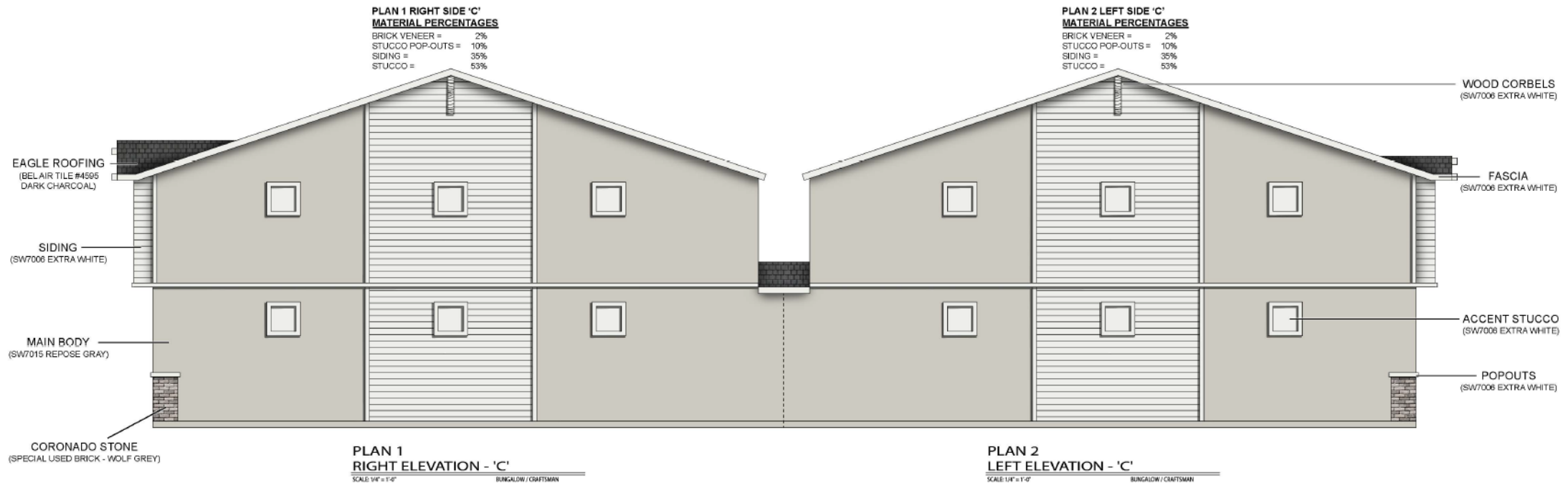
GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
'BLACK'



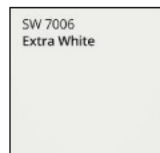
Elevations – Front to Back “1 & 2 (C)”



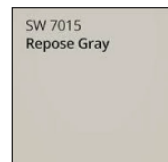
BELAIRE ROOF TILE:
DARK CHARCOAL #4505



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



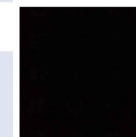
CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
'BLACK'