

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: January 8, 2025 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Troy Peterson\*  
Jayson Carpenter  
Jamie Blakeman  
Chase Farnsworth

### **MEMBERS ABSENT**

Genessee Montes

(\*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  
Jennifer Merrill  
Charlotte Bridges  
Chloe Durfee Daniel  
Kwasi Abebrese  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

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

Chair Ayers excused Boardmember Montes and declared a quorum present, the meeting was called to order at 3:00 pm.

#### **2 Review items on the agenda for the January 8, 2025, regular Planning and Zoning Board Hearing.**

**Staff Planner Jennifer Merril presented case ZON24-00784. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Kwasi Abebrese presented case ZON24-00818. See attached presentation.**

Staff Planner Evan Balmer clarified that the applicant's intent is to attract specific users, but at this time it is unclear where the outdoor storage would be located or how it would be scaled. The outdoor storage would need to go through a future site plan review to ensure compliance with zoning requirements, particularly regarding parking.

MINUTES OF THE JANUARY 8, 2025 PLANNING & ZONING STUDY SESSION

**Staff Planner Charlotte Bridges presented case ZON24-00469. See attached presentation.**

In response to Vice Chair Pitchers question, Ms. Bridges explained that the “U” designation in the zoning request has a different set of standards that are more focused on engaging the public right of way.

Chair Ayers and Boardmember Blakeman expressed their concern with the parking reduction.

**Staff Planner Chloe Durfee Daniel presented case ZON23-00891 and associated pre-plat. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Kwasi Abebrese presented case ZON24-00855. See attached presentation.**

The Board had no questions for staff.

- 3 Planning Director Update:** The City Council approved the Adaptive Reuse and Administrative Review Timeframes text amendments. As well as the Transportation Master Plan, a companion document that will be used by the Planning Department and may influence land use projects.

**4 Adjournment.**

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

The study session was adjourned at 3:53 pm.

**Vote (6 – 0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS – None

Respectfully submitted,

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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)**



# ZON24-00784

# SA Recycling

Jennifer Merrill, Senior Planner

January 8, 2024



# Request

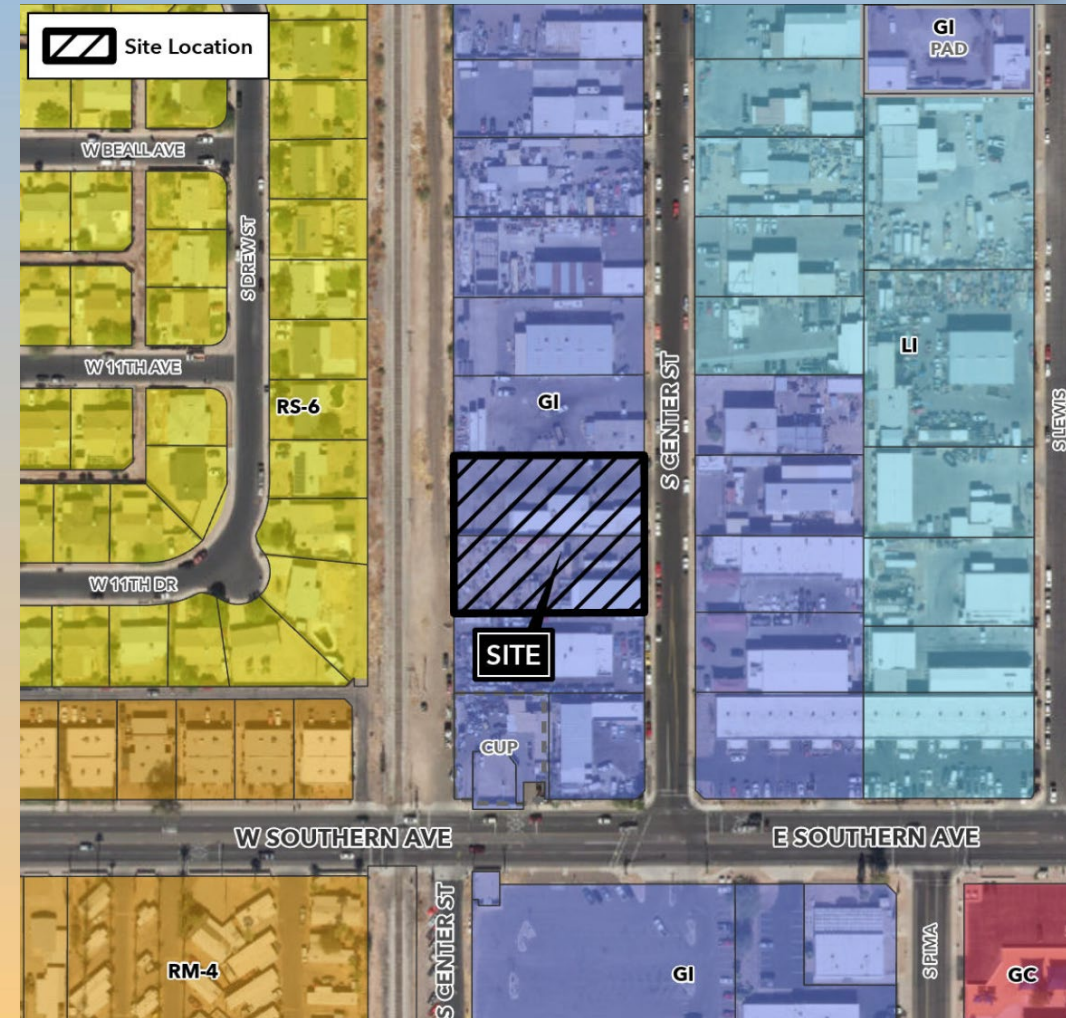
- Site Plan Review, and Special Use Permit
- To allow for a large collection facility





# Location

- Approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street

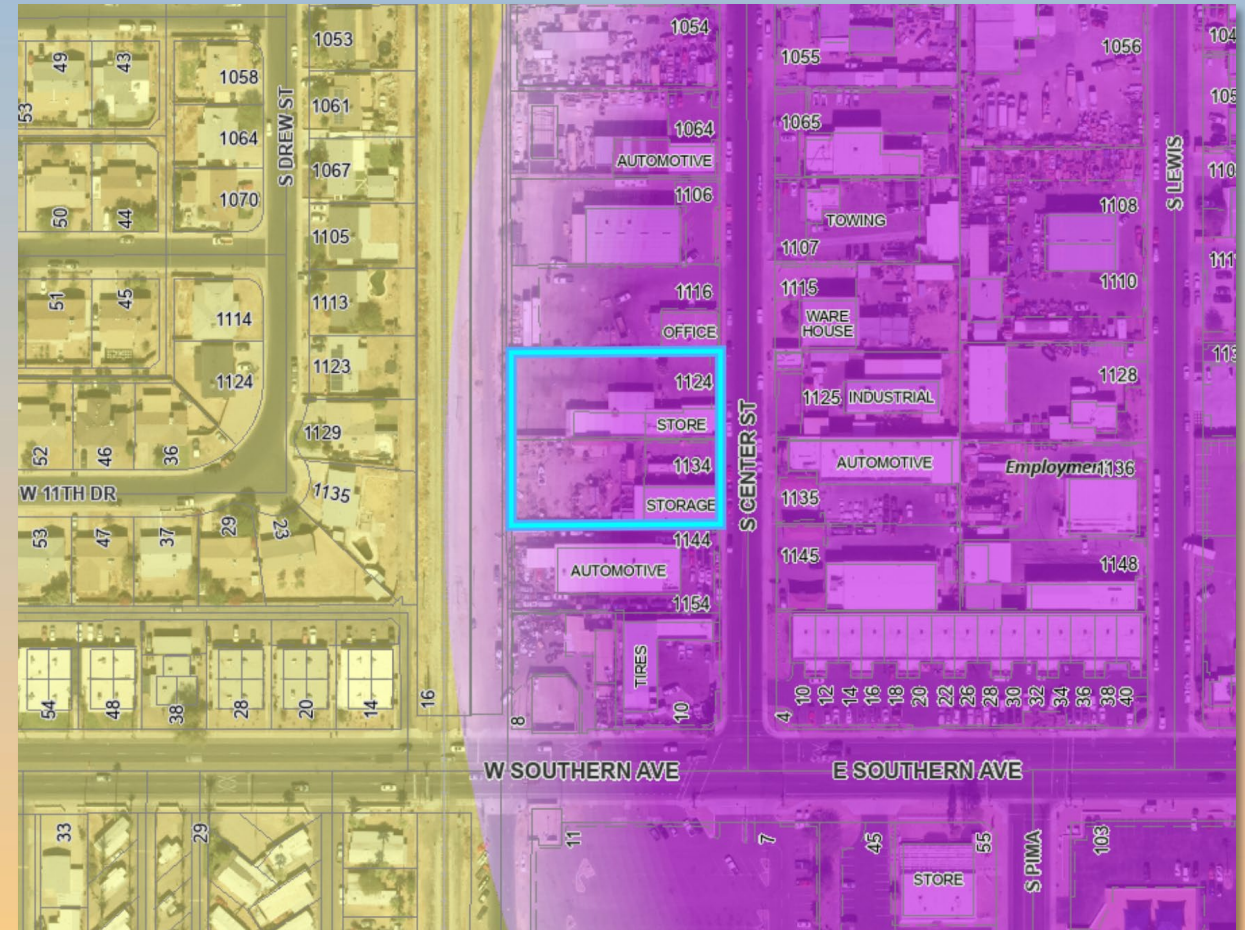




# General Plan

## Employment

- Wide range of employment
- Manufacturing, warehousing, and industrial operations





# Zoning

## General Industrial (GI)

- Manufacturing, processing, storage, etc., including some outdoor activities
- Large collection facilities, a type of recycling facility, are permitted in the GI District with approval of a Special Use Permit (SUP)





# Site Photo



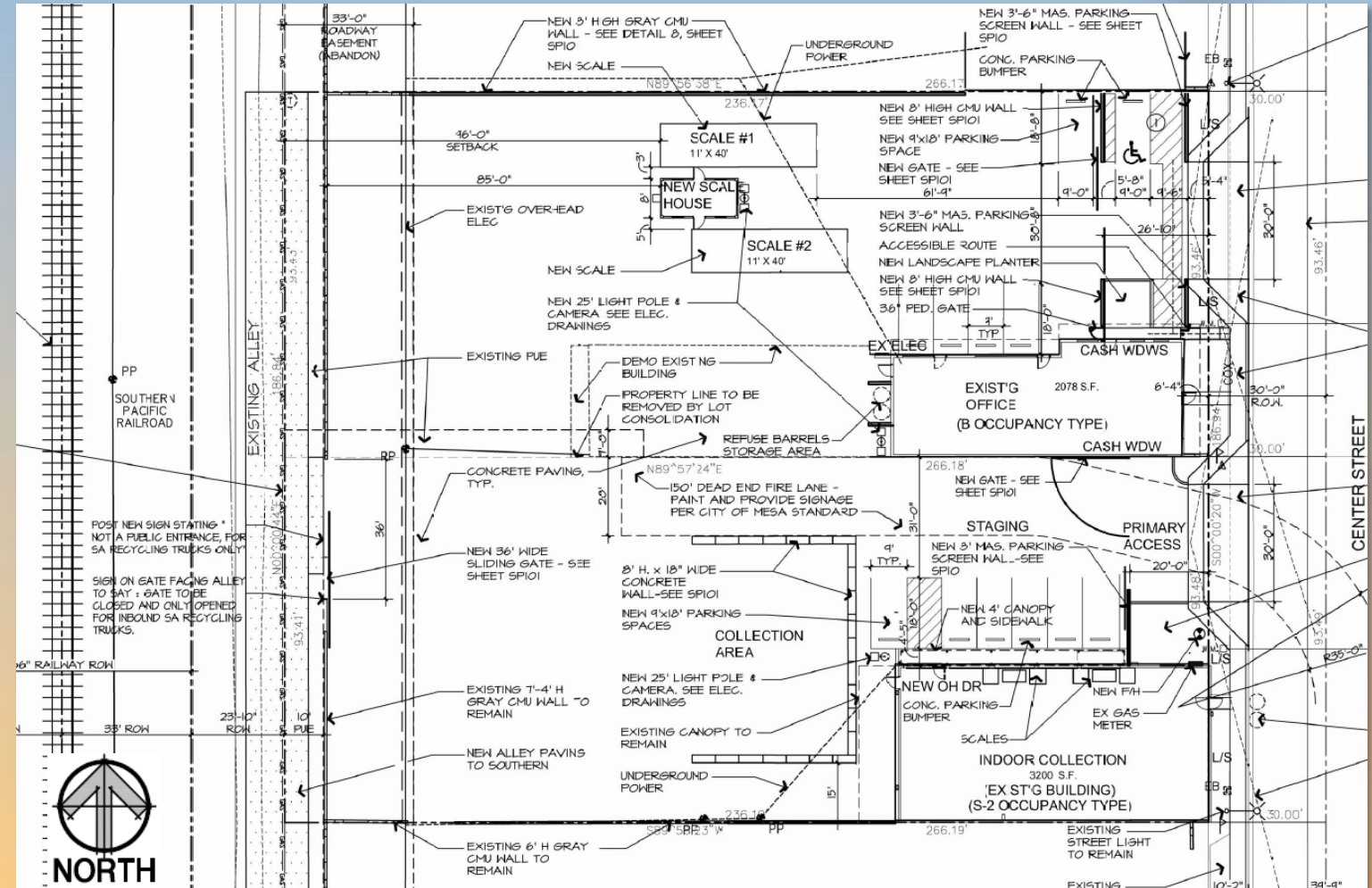
Looking west from Center Street





# Site Plan

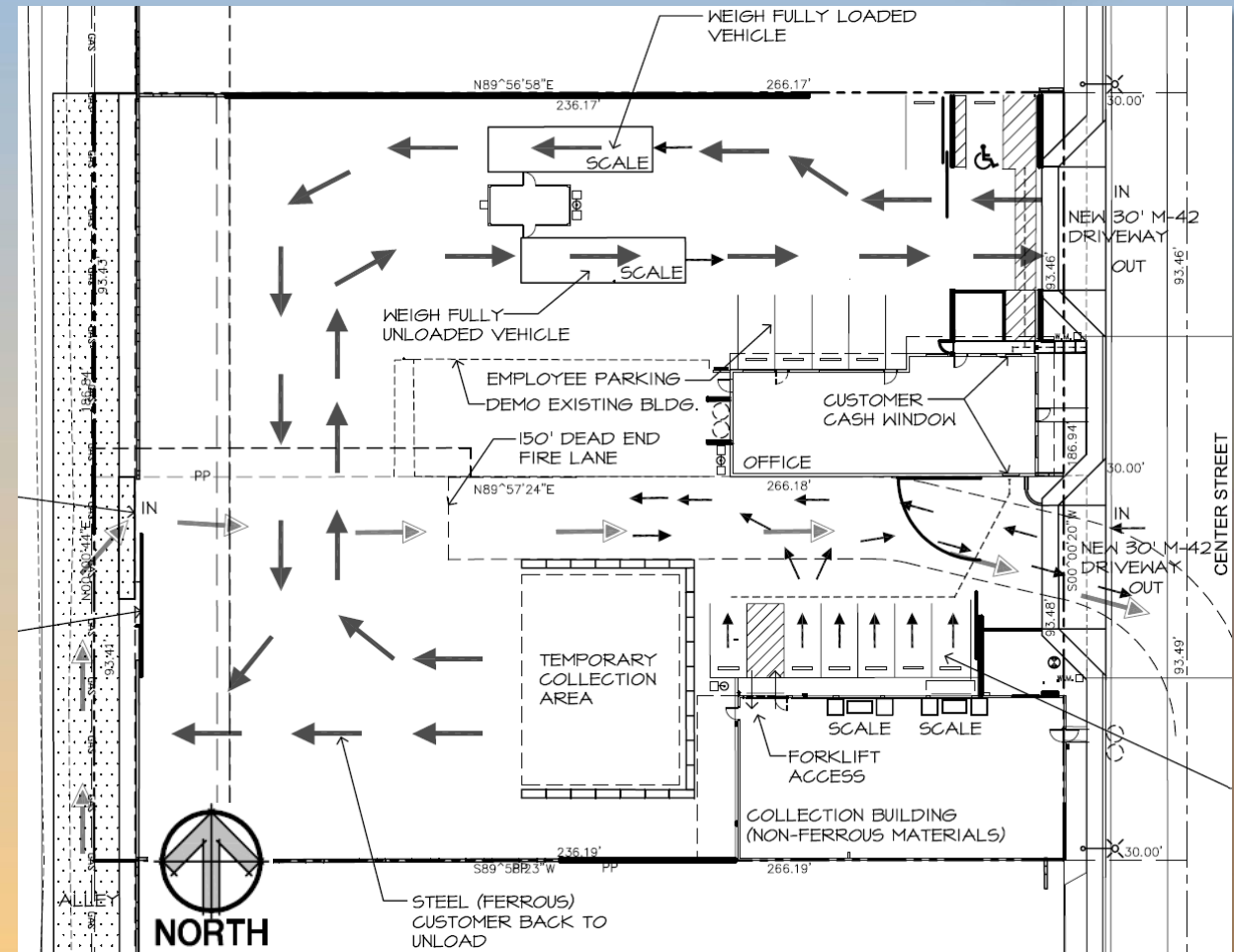
- Two existing buildings
- Vehicle scales
- Collection areas
- Concurrent SCIP request





# Circulation Plan

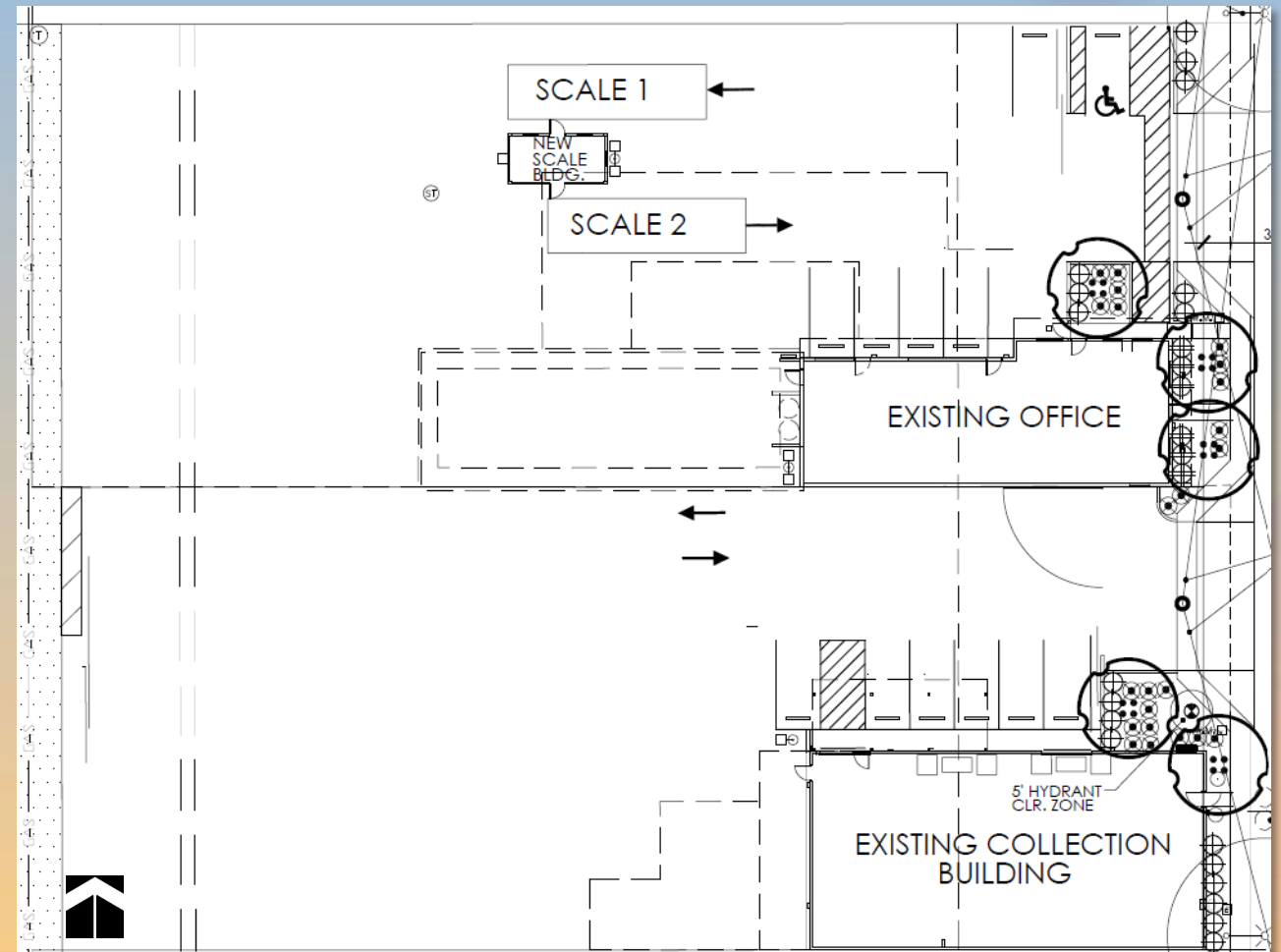
- Public access from Center Street
- Commercial vehicles for transporting materials for off-site processing will enter from alley and exit onto Center Street





# Landscape Plan

- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
36" BOX
- ROSEMARINUS PROSTRATA  
TRAILING ROSMARY  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON

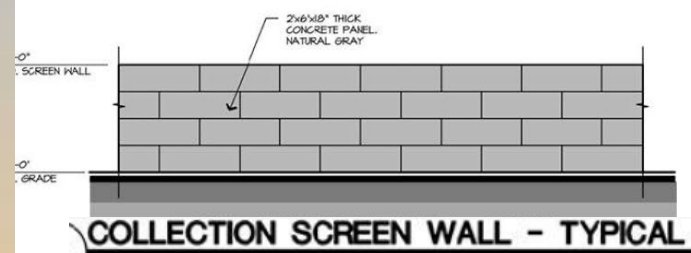




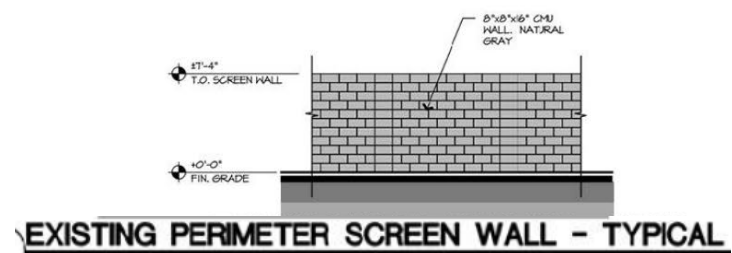
# Elevations



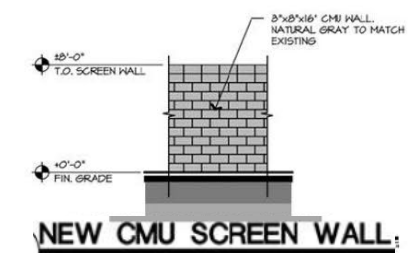
## 1 CENTER ST. SCREEN WALL ELEVATIONS



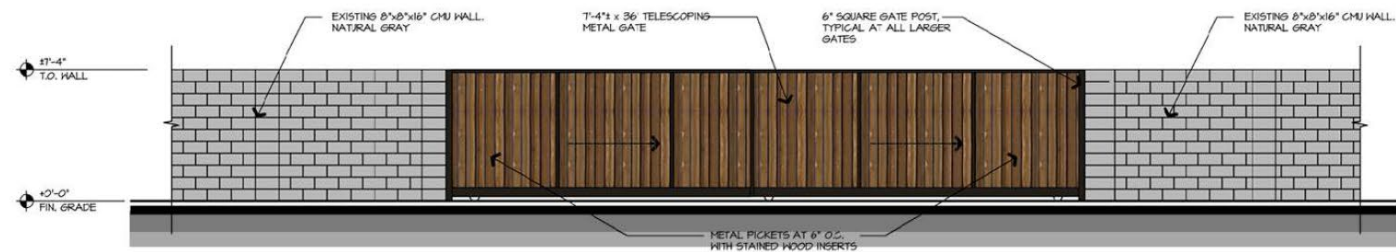
**COLLECTION SCREEN WALL - TYPICAL**



**EXISTING PERIMETER SCREEN WALL - TYPICAL**



**NEW CMU SCREEN WALL**



**GATE AT WEST SCREEN WALL**





# Approval Criteria

## Section 11-70-5 Special Use Permit Criteria

- ✓ #1 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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 for Site Plan Review
- ✓ Complies with MZO Section 11-70-5 for Special Use Permit

***Staff recommend Approval with Conditions***



# ZON24-00818

# Palm Gateway

Kwasi Abebrese, Planner II

January 8, 2025





# Request

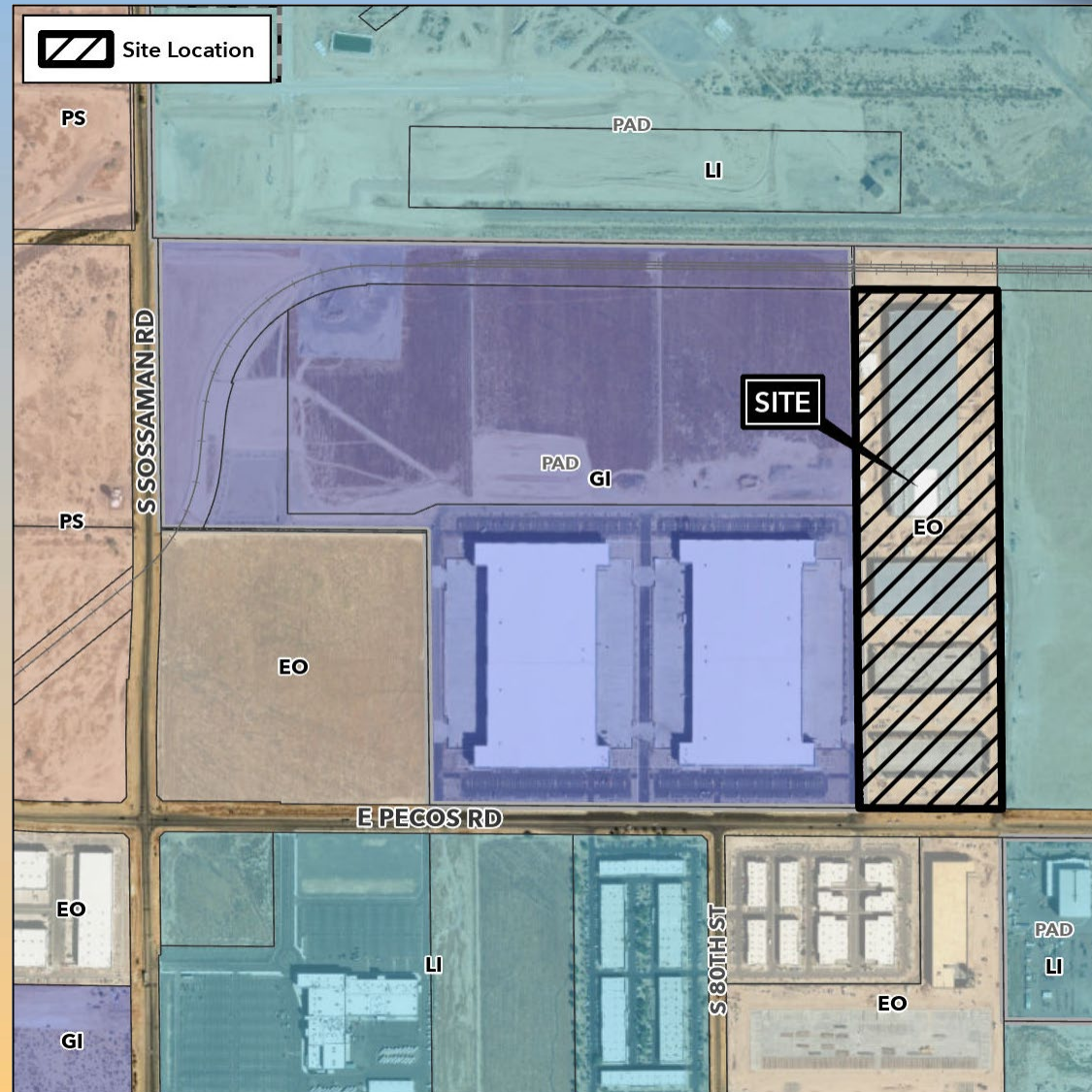
- Rezone from Employment Opportunity (EO) to General Industrial (GI)
- To allow for the addition of outdoor storage yards to an existing industrial site





# Location

- East side of Sossaman Road
- North side of Pecos Road





# General Plan

## Employment

- Wide range of employment opportunities in high quality settings

## Mesa Gateway Strategic Development Plan

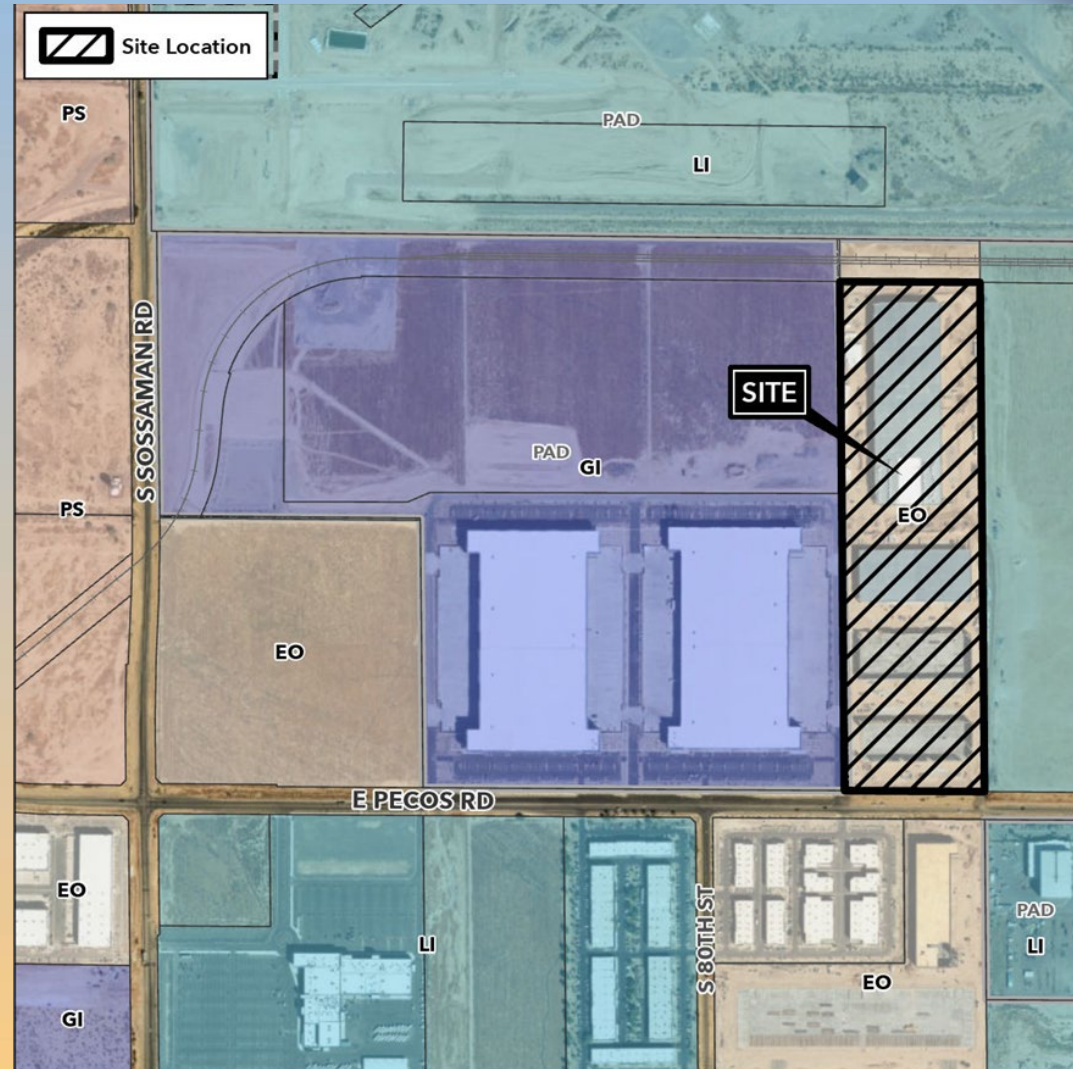
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





# Zoning

- Current Zoning
  - EO
- Proposed Zoning
  - GI
- Outdoor storage is allowed as an accessory use in the GI District





# Site Photo



Looking north towards the site from Pecos Road





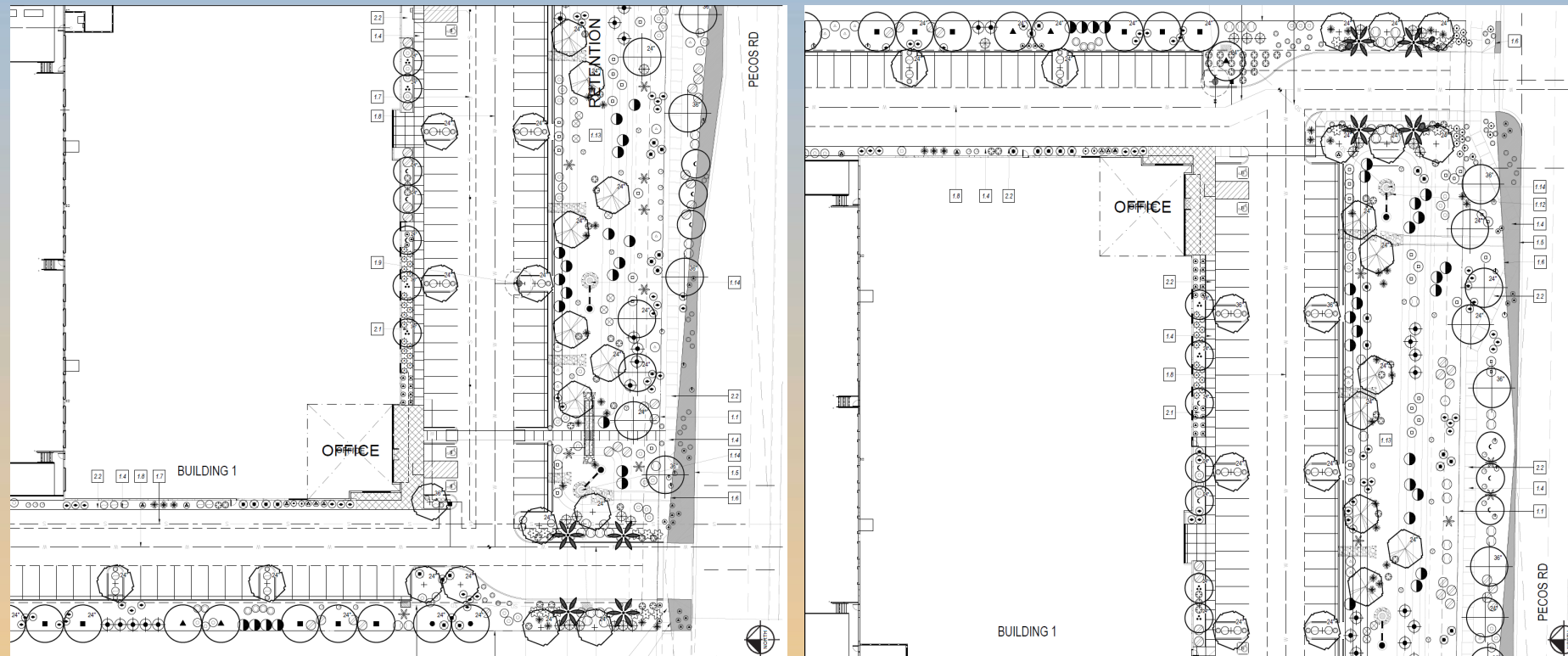
# Landscape Plan

## PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
<b>TREES</b>				
<b>COMMON NAME</b>				
	<i>Cercidium</i> x 'Desert Museum'	15 gal	45	MULTI-TRUNK
	Desert Museum Palo Verde	24" box	45	
	<i>Chitalpa tashkentensis</i>	24" box	111	STANDARD
	Chitalpa	36" box	11	
	<i>Pistachia chinensis</i> 'Red Push'	24" box	10	MULTI-TRUNK
	Red Push Pistache	36" box	7	
	<i>Prosopis glandulosa</i>	15 gal	27	MULTI-TRUNK
	Texas Honey Mesquite	24" box	27	
	<i>Quercus virginiana</i>	15 gal	22	STANDARD
	Southern Live Oak	24" box	19	
	<i>Ulmus parvifolia</i>	15 gal	16	STANDARD
	Evergreen Elm	24" box	16	
	<i>Phoenix dactylifera</i>	20' BTH	8	
	Date Palm			

## SHRUBS

	<i>Bougainvillea</i> sp 'Barbara Karst'	5 gallon	87
	Barbara Karst Bougainvillea		
	<i>Caesalpinia pulcherrima</i>	5 gallon	101
	Red Bird of Paradise		
	<i>Calliandra californica</i>	5 gallon	167
	Red Fairy Duster		
	<i>Cordia parvifolia</i>	5 gallon	89
	Little-leaf Cordia		
	<i>Dodonea viscosa</i>	5 gallon	160
	Hop Bush		
	<i>Justicia californica</i>	5 gallon	28
	Chuparosa		
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gallon	193
	Green Cloud Texas Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gallon	96
	Compact Roman Myrtle		
	<i>Nerium Oleander</i> 'Petite Pink'	5 gallon	298
	Petite Pink Oleander		
	<i>Ruellia peninsularis</i>	5 gallon	239
	Baja Ruellia		
	<i>Tecoma stans</i> 'Yellow Bells'	5 gallon	81
	Yellow Bells Tecoma		





# Rendering







# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan

*Staff recommends Approval with Conditions*



# ZON24-00469

# Recker Gardens

Charlotte Bridges, Planner II

January 8, 2025



# Request

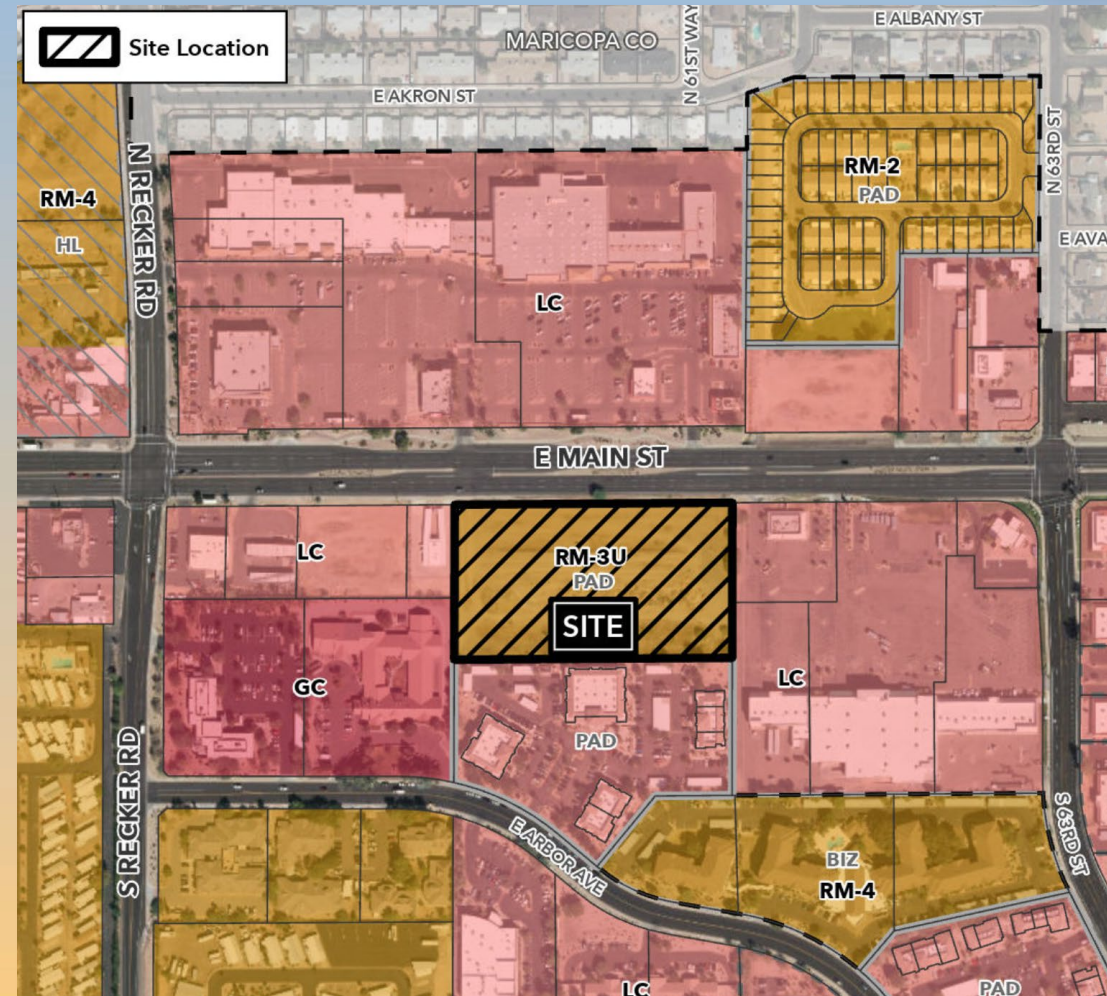
- Rezone RM-3U-PAD to RM-4-PAD
- Site Plan Review
- To allow for a multiple residence development





# Location

- East of Recker Road
- South side of Main Street

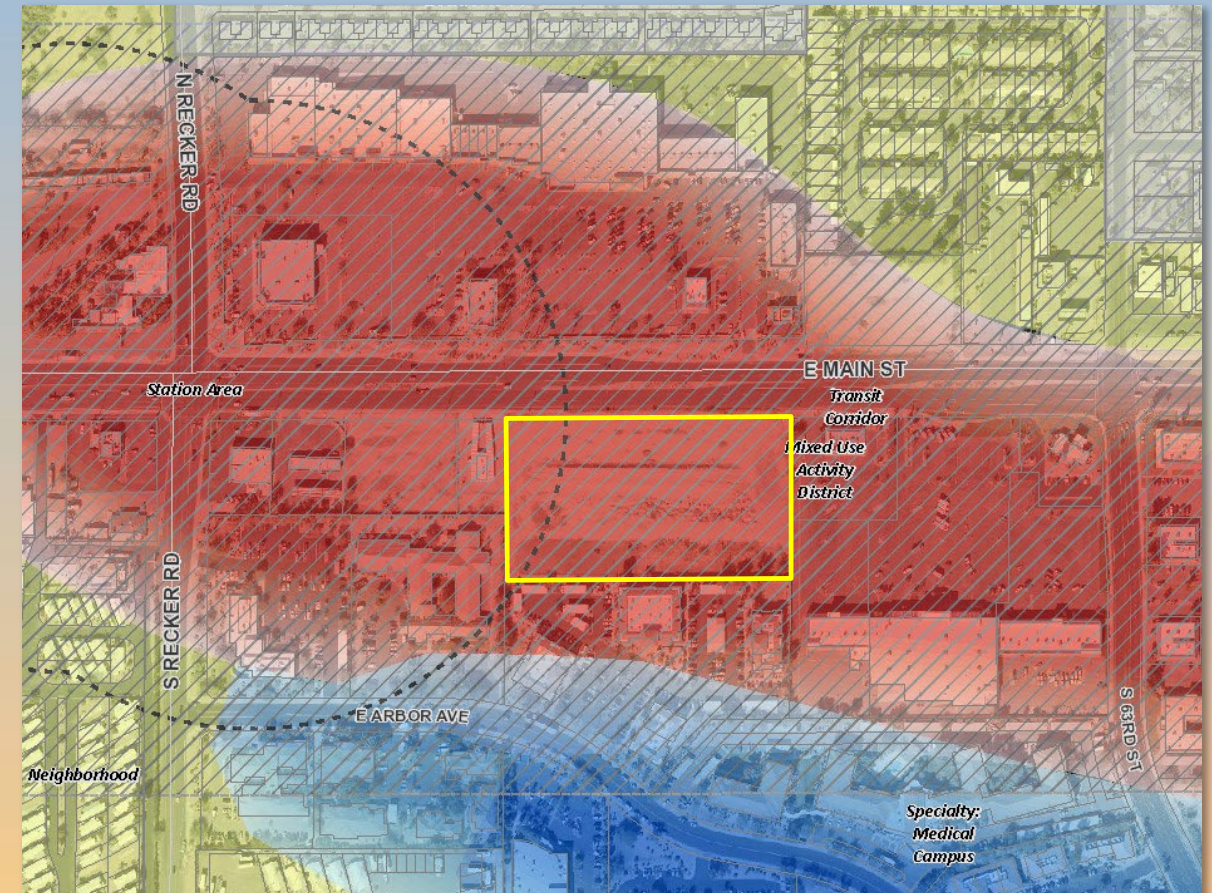




# General Plan

## Mixed Use Activity District with a Community Scale Sub-type

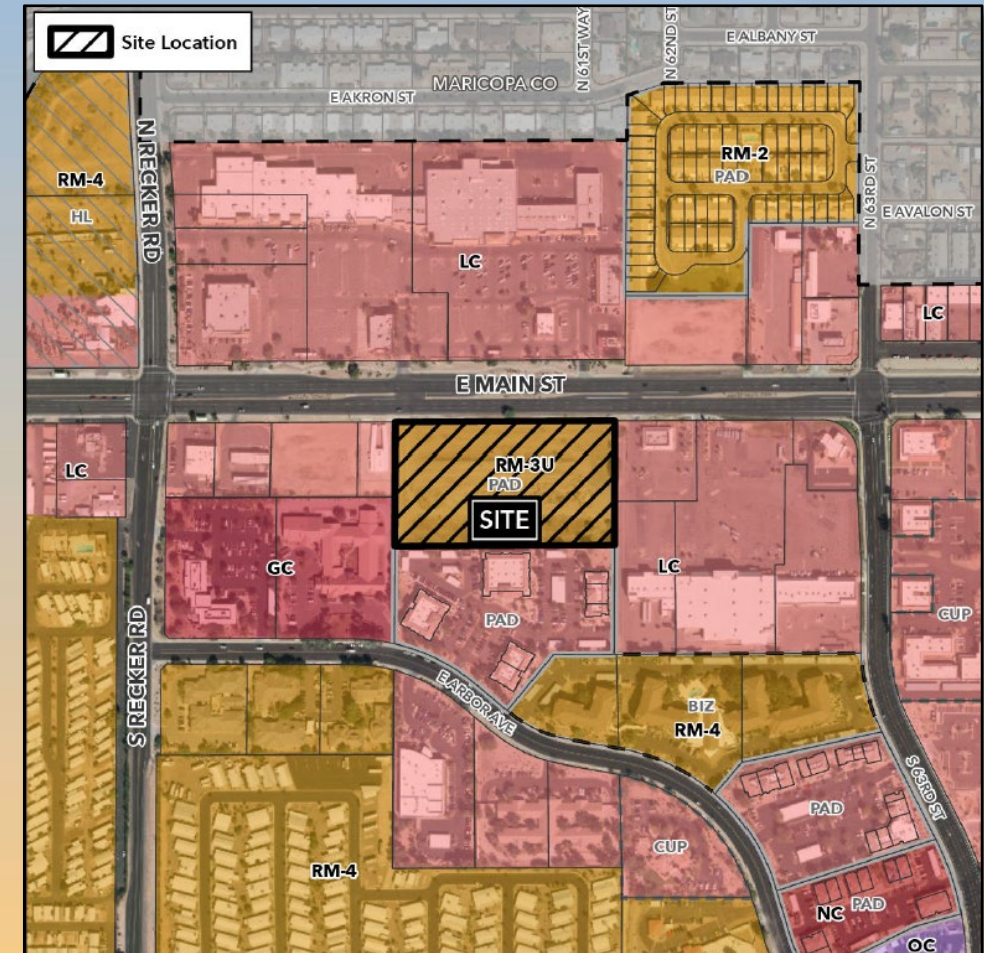
- Create strong and viable centers of commercial activity
- May include residential component secondary to primary uses
- Greater than 70% of area established with primary commercial zoning and uses





# Zoning

- Current: Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD)
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a permitted use within the RM-4 district





# Site Photo



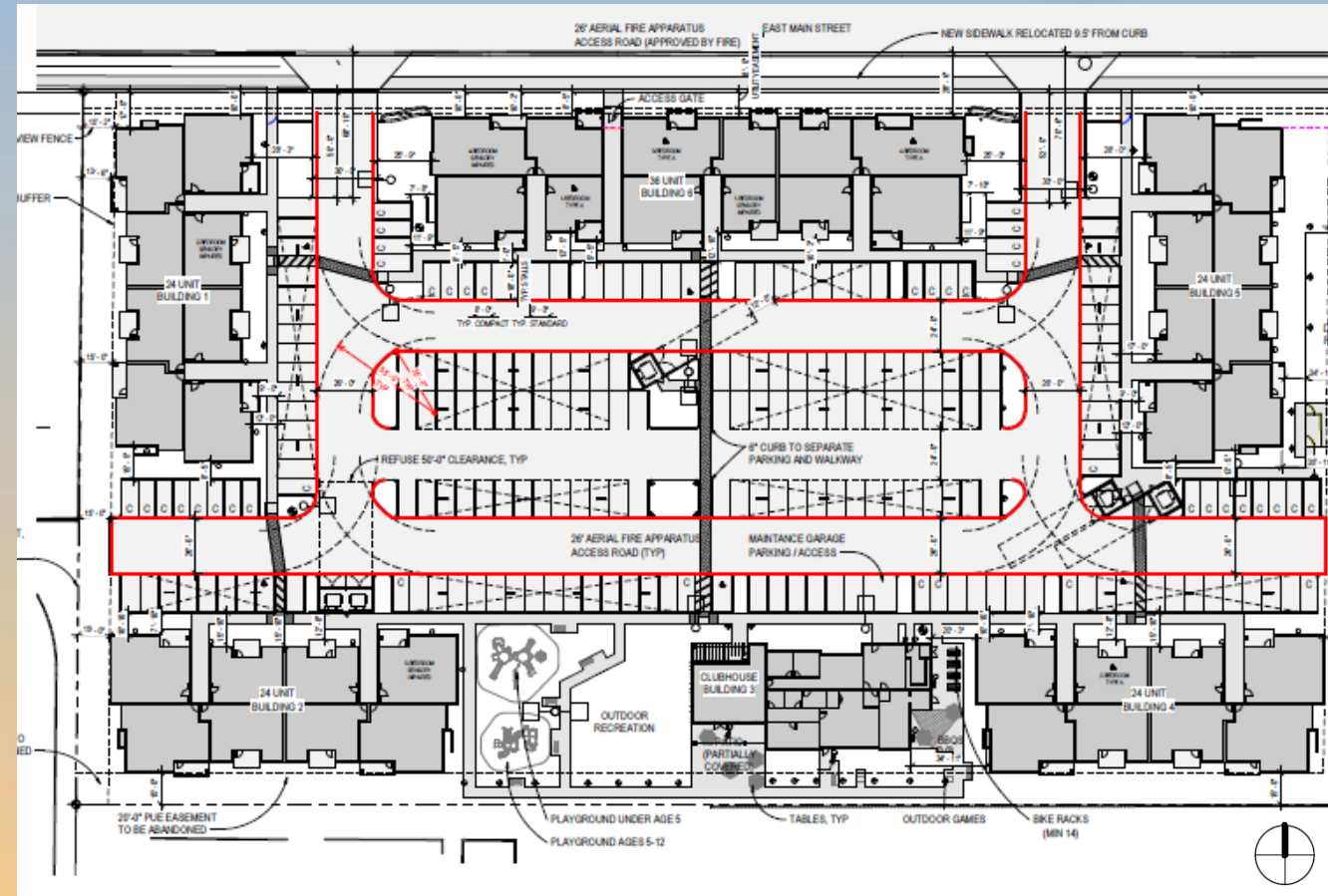
Looking south from Main Street





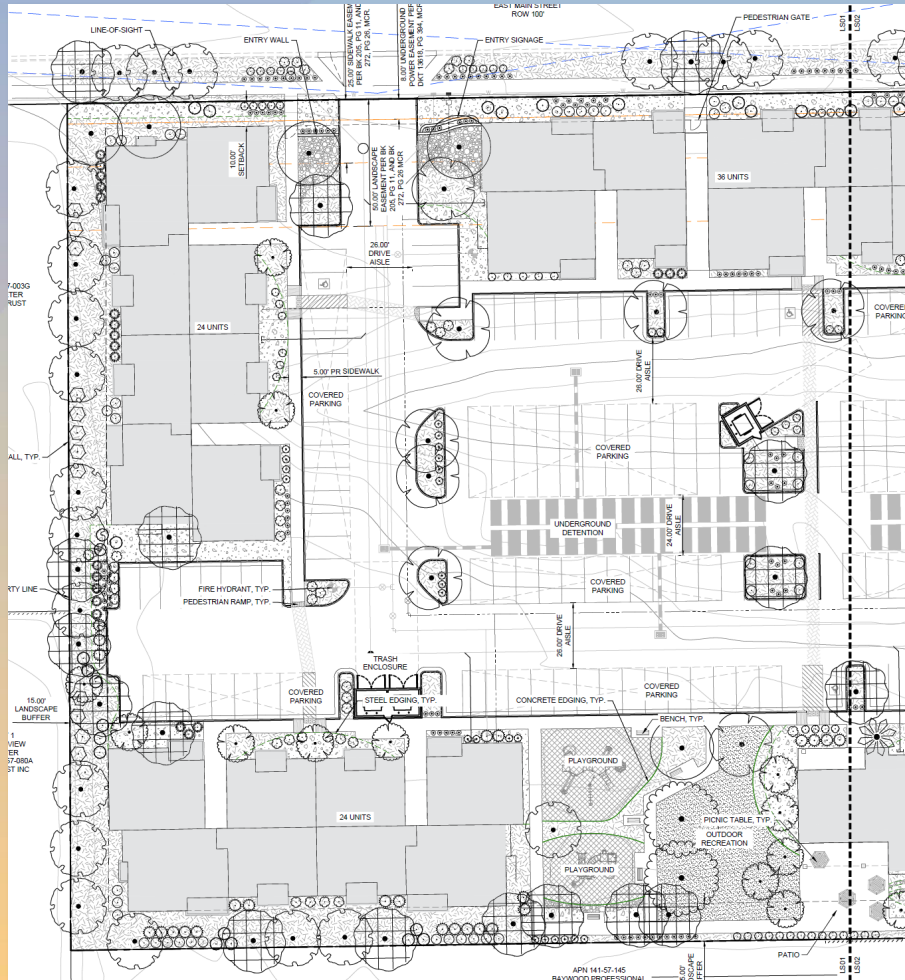
# Site Plan

- 1, 3-story apartment building with 36 units
  - 4, 3-story apartment buildings with 24 units
  - 20,000 sf centrally located communal space – both interior and exterior
  - Two driveways on Main Street
- Parking spaces:
- Required = 277 spaces
  - Provided = 215 spaces (132 covered spaces)





# Landscape Plan



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
<b>DECIDUOUS TREES</b>							
	OE	17	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	24" BOX	CONT.	30"	25"
	QV	3	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	CONT.	40"	30"
<b>EVERGREEN TREES</b>							
	OT	31	OLNEYA TESOTA DESERT IRONWOOD	36" BOX	CONT.	25"	25"
	SL	38	SEARSIA LANCEA AFRICAN SUMAC	24" BOX	CONT.	30"	25"
<b>ORNAMENTAL TREES</b>							
	PL	18	PISTACIA LENTISCUS MASTIC TREE	24" BOX	CONT.	20"	15"
	CP	8	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	CONT.	25"	25"
<b>PALMS</b>							
	CH	2	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	36" BOX	CONT.	15"	15"
<b>EVERGREEN SHRUBS</b>							
	CMB	71	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	#5 CONT.	CONT.	2'	2'
	CMG	67	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	#5 CONT.	CONT.	1.5'	4'
	CME	81	CHRYSANTHIA MEXICANA DAMIANITA	#5 CONT.	CONT.	1.5'	3'
	HPS	233	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5 CONT.	CONT.	2'	2'
	JUS	38	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	#5 CONT.	CONT.	3'	5'
	RUP	72	RUELLIA PENINSULARIS DESERT RUELLIA	#5 CONT.	CONT.	4'	4'
	TSG	32	TECOMA STANS STANS 'GOLD STAR' GOLD STAR YELLOW BELLS	#5 CONT.	CONT.	6'	6'
	TS	37	TECOMA X SMITHII ORANGE BELLS	#5 CONT.	CONT.	8'	5'
<b>ORNAMENTAL GRASSES</b>							
	MCL	59	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS	#5 CONT.	CONT.	4'	4'

LEGEND		2024-09-13 14:17
	SOD	3,746 SF
	CRUSHED GRANITE	30,958 SF
	1 1/2" ROCK	12,717 SF
	2-4" COBBLE	2,172 SF
	PLAYGROUND SURFACE	2,465 SF
	WOOD MULCH	1,978 SF
	STEEL EDGING	
	CONCRETE EDGING	





# Renderings – 36 Unit Building





# Renderings – 36 Unit Building





# Renderings – 24 Unit Buildings





# Renderings – 24 Unit Buildings





# Renderings – Clubhouse







# Renderings – Clubhouse





# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Lot coverage – MZO Table 11-5-5

70%

**74%**

Minimum Yards – MZO Table 11-5-5

- Front and Street Facing Side:  
6-lane Arterial (Main Street)

30 feet

**8 feet, 5 inches (minimum)**

- Interior Sides and Rear: 3 or more  
units on lot

Multiple Story: 15 feet per story  
(45 feet total)

**Multiple Story: 5 feet per story  
(minimum 15 feet total)**

**Multiple Story: 4 feet, 6 inches per story  
(minimum 13 feet, 6 inches total along the  
south and west property lines)**



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Landscape Yards – MZO Table 11-5-5  
 - Front and Street Facing Side: 6-lane Arterial (Main Street)

30 feet

**10 feet**

Minimum Separation Between Building on Same Lot – MZO Table 11-5-5

- Three Story Building
- Interior Sides and Rear: 3 or more units on lot
- Detached covered parking canopies

35

**20 feet  
 (between Building 3 and Building 4)**

20 feet

**7 feet, 10 inches**



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Standards for Required Open space, Proportion of Private and Common Open space – *MZO Section 11-5-5-(A)(3)(a)*

- Two-bedroom units
- Three-bedroom units or more

100 feet

**93 feet**

120 feet

**93 feet**

Additional Standards for Private Open Space – *MZO Section 11-5-5(A)(3)(e)(i)*

Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

**Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)**

**Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)**



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Additional Standards for Private Open Space – Min. Dimensions –  
*MZO Section 11-5-5(A)(3)(e)(i)(1)*

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.

**Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, four inches for the 24-unit building type.**

**Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, two inches for the 36-unit building type**

Required Parking Spaces by Use –  
*MZO Table 11-32-2(A)*

-Apartments sites not located within ¼ mile radius (1,320-feet) of bus rapid transit or light rail station, regardless of bedroom count

2.1 spaces per dwelling unit  
 (277 spaces total)

**1.63 spaces per dwelling unit  
 (215 spaces total)**



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Perimeter Landscaping, Street, Required Number of Plants by Street Type – MZO Table 11-33-3.A.4

- Main Street (Arterial) 600± feet of frontage

1 tree and 6 shrubs per 25 linear feet of street frontage  
(24 trees and 144 shrubs, total)

**.92 tree and 5.5 shrubs per 25 linear feet of street frontage  
(22 trees and 132 shrubs, total) within the required landscape yard and public right-of-way)**

Perimeter Landscaping, Required Landscape Yards –

*MZO Section 11-33-3(B)(2)(a)(ii)*

- Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts

Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard.

**Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 13-foot, 6-inch landscape yard except where a cross-access drive aisle occurs within the required landscape yard (south and west property lines)**



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

### Foundation Base –

*MZO Section 11-33-5(A)(1)*

- Exterior Walls with Public Entrance

A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

**A 14-foot, 9-inch-wide average foundation base shall be provided along Building 2**

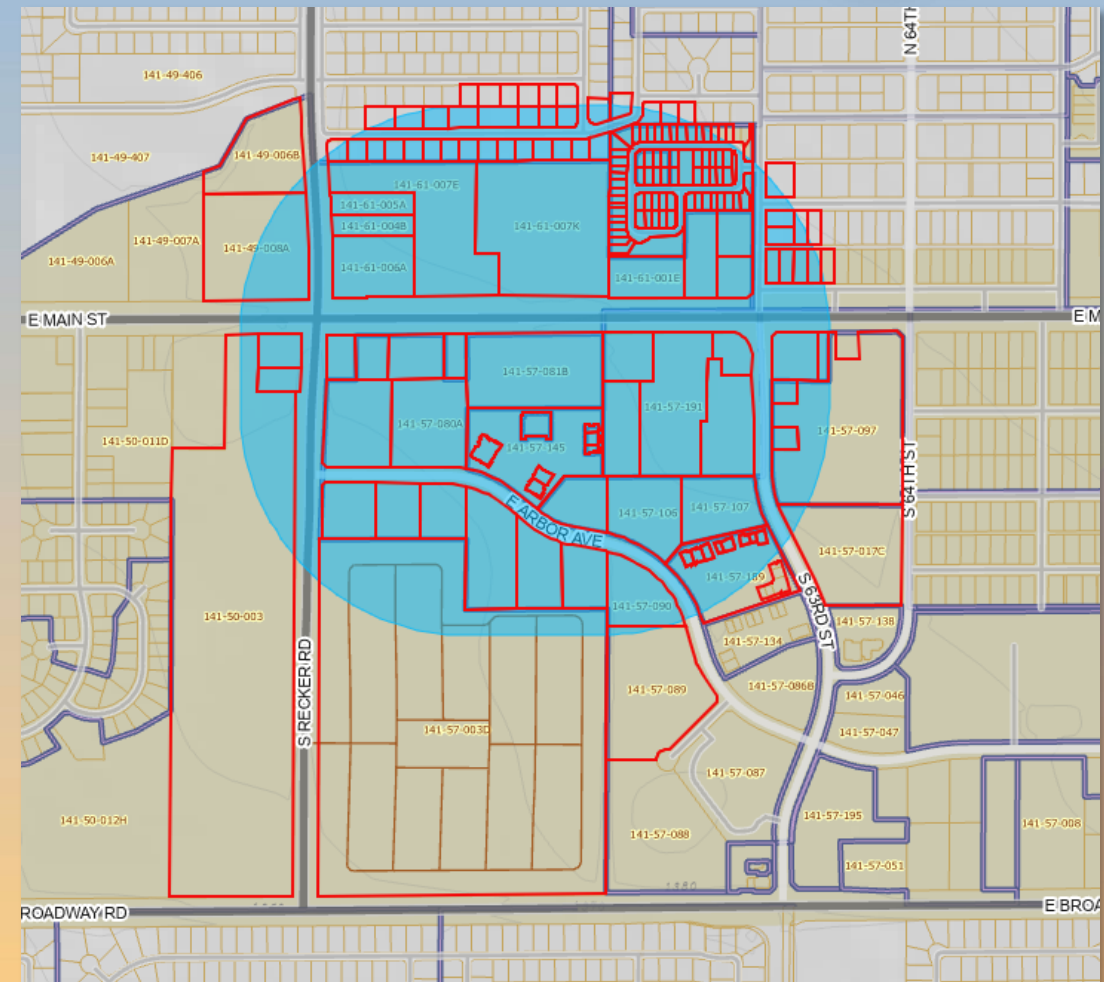
**A 14-foot, 8-inch-wide average foundation base shall be provided along Building 4**

**A 11-foot, 7-inch-wide average foundation base shall be provided along Building 6**



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual Neighborhood meeting was held on February 13, 2024. Two neighbors participated. No concerns were raised that needed to be addressed.
- 2<sup>nd</sup> Virtual Neighborhood meeting was held on July 22, 2024. No neighbors were present at that meeting.
- No correspondence received by applicant or staff







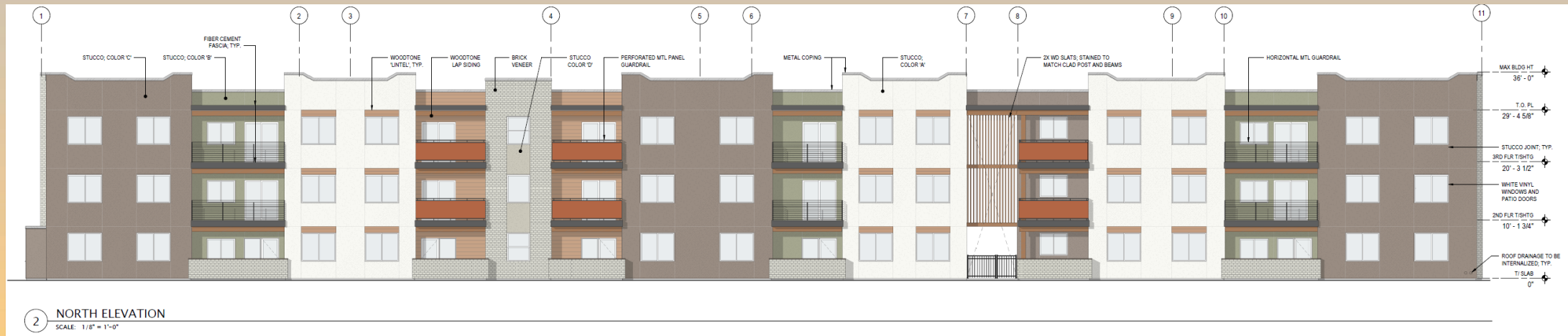
# Findings

- ✓ 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

*Staff recommends Approval with Conditions*

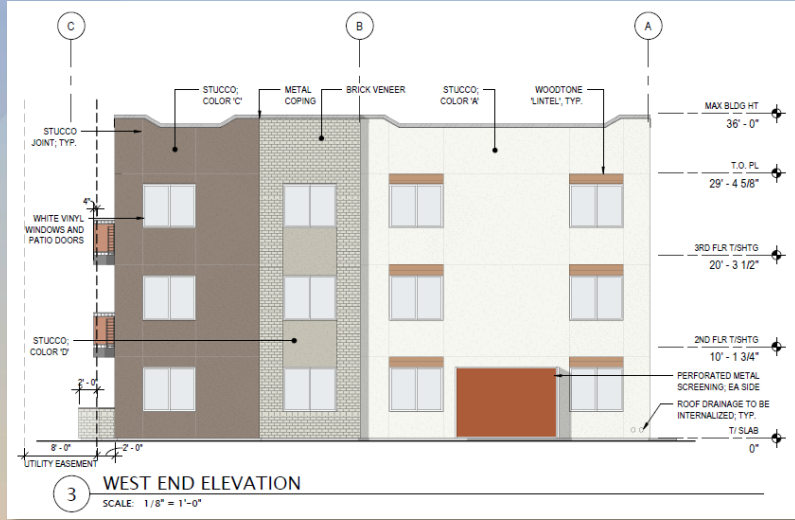


# Elevations – 36 Unit Building





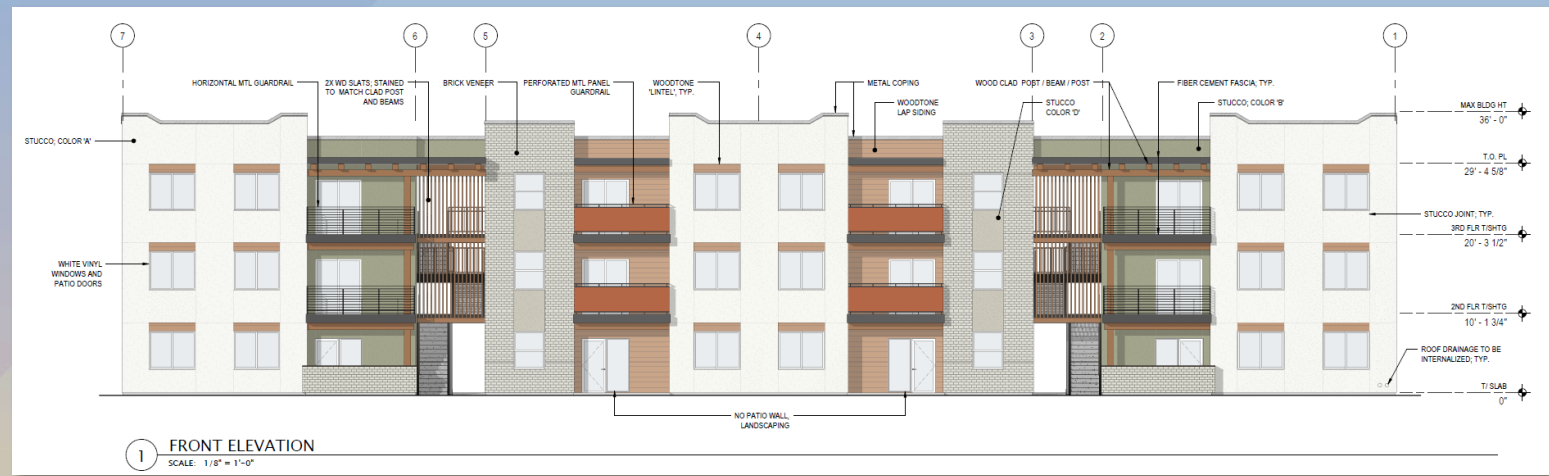
# Elevations – 36 Unit Building



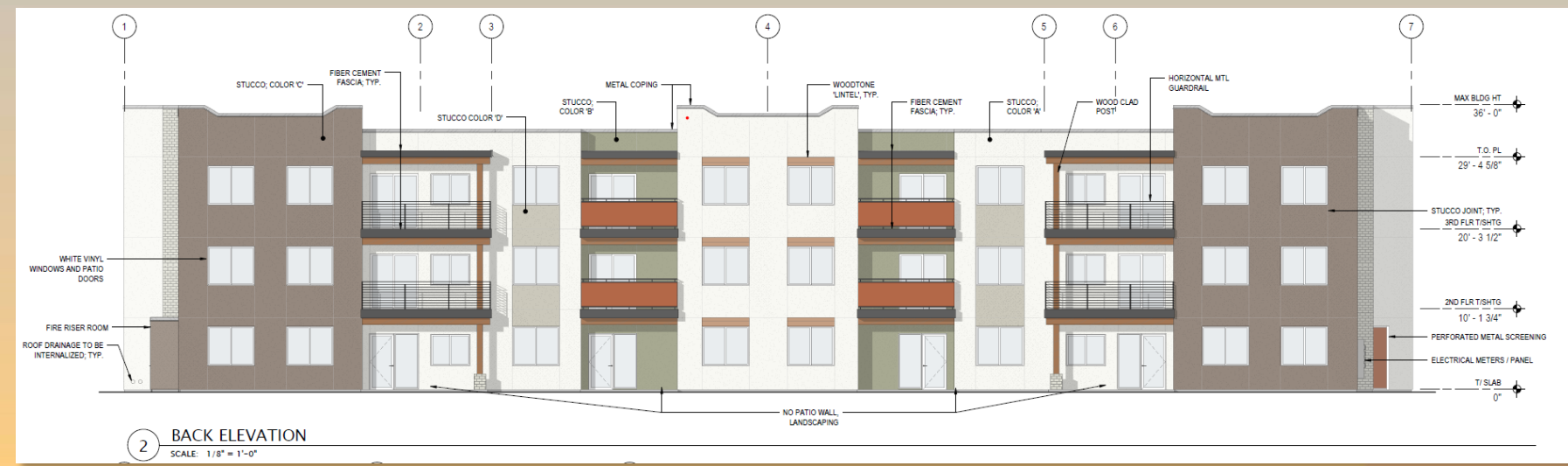
FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
<b>STUCCO 'A'</b> COLOR: PACER WHITE TEXTURE: CAT FACES	2789	48%	1671	26%	873	51%	873	51%	40%
<b>STUCCO'B' (ACCENT TEXTURE)</b> COLOR: RYEGRASS TEXTURE: SAND	1071	18%	1006	16%	0	0%	0	0%	13%
<b>STUCCO 'C'</b> COLOR: TOASTY TEXTURE: CAT FACES	613	10%	2495	39%	472	28%	472	28%	26%
<b>STUCCO 'D' (ACCENT TEXTURE)</b> COLOR: TONY TAUPE TEXTURE: SAND	82	1%	41	1%	62	4%	62	4%	2%
<b>WOODTONE LAP SIDING</b> COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	394	7%	695	11%	39	2%	39	2%	7%
<b>BRICK VENEER</b> COLOR: LATIGO STYLE: TUNDRA	900	15%	559	9%	251	15%	251	15%	12%
<b>TOTAL</b>	<b>5849</b>		<b>6467</b>		<b>1697</b>		<b>1697</b>		<b>100%</b>
<b>% OF ACCENT TEXTURE/ MATERIAL</b>		<b>42%</b>		<b>36%</b>		<b>21%</b>		<b>21%</b>	<b>30%</b>



# Elevations – 24 Unit Buildings

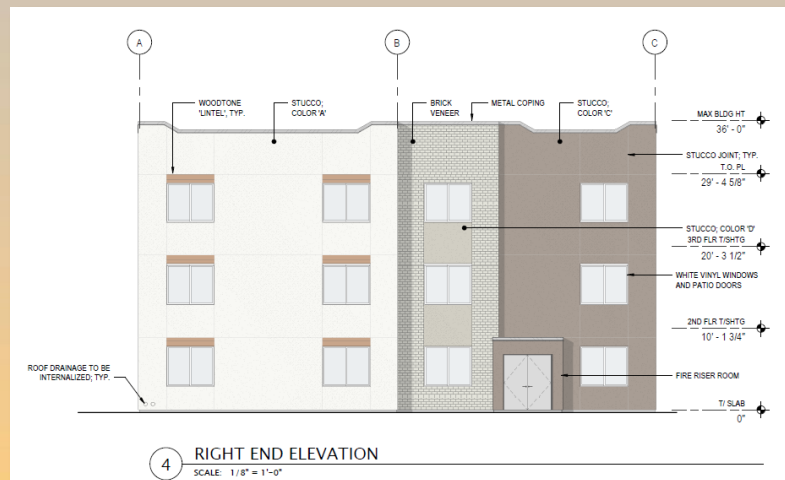
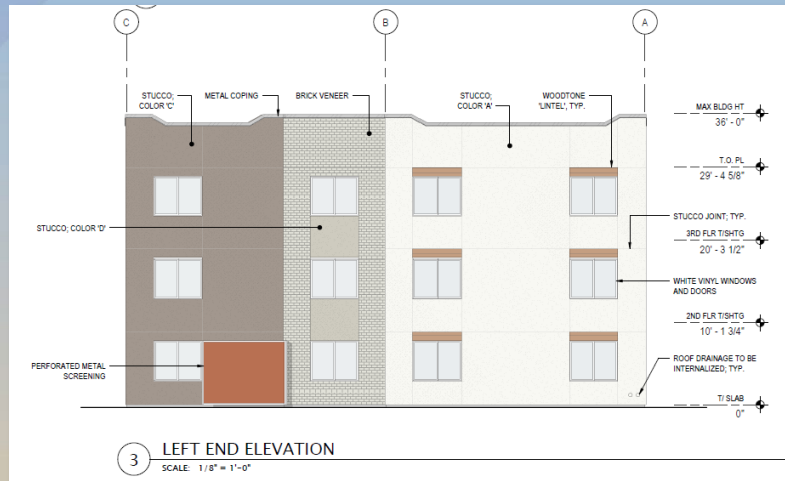


FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
<b>STUCCO 'A'</b> COLOR: PACER WHITE TEXTURE: CAT FACES	1560	45%	1650	45%	913	47%	913	47%	46%
<b>STUCCO 'B' (ACCENT TEXTURE)</b> COLOR: RYEGRASS TEXTURE: SAND	648	19%	576	16%	0	0%	0	0%	11%
<b>STUCCO 'C'</b> COLOR: TOASTY TEXTURE: CAT FACES	0	0%	1250	34%	613	31%	613	31%	22%
<b>STUCCO 'D' (ACCENT TEXTURE)</b> COLOR: TONY TAUPE TEXTURE: SAND	82	2%	124	3%	62	3%	62	3%	3%
<b>WOODTONE LAP SIDING</b> COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	693	20%	39	1%	39	2%	39	2%	7%
<b>BRICK VENEER</b> COLOR: LATIGO STYLE: TUNDRA	498	14%	0	0%	323	17%	323	17%	10%
<b>TOTAL</b>	3481		3639		1950		1950		100%
<b>% OF ACCENT TEXTURE/ MATERIAL</b>		55%		20%		22%		22%	30%





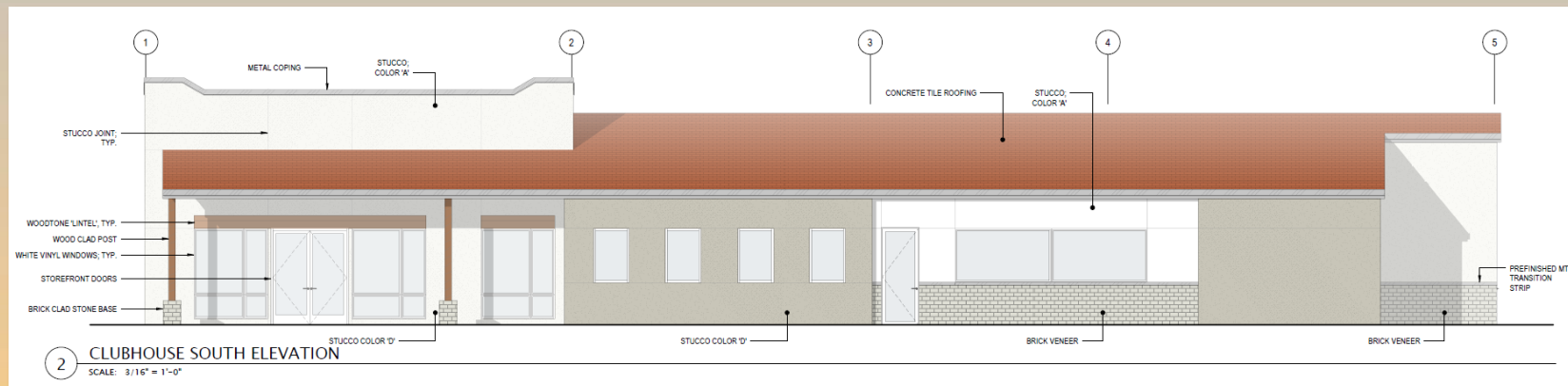
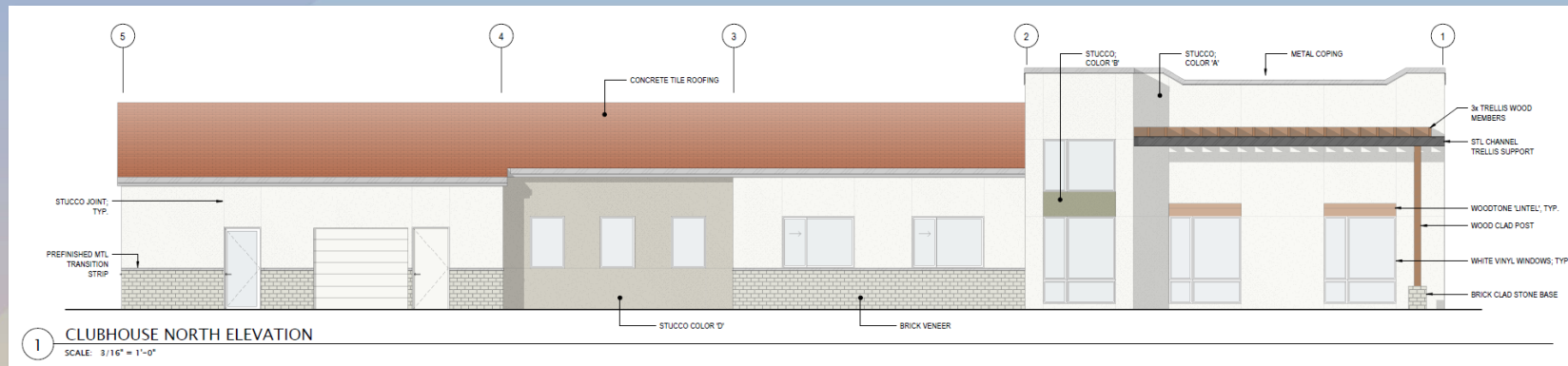
# Elevations – 24 Unit Buildings



FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
<b>STUCCO 'A'</b> COLOR: PACER WHITE TEXTURE: CAT FACES	1560	45%	1650	45%	913	47%	913	47%	46%
<b>STUCCO 'B' (ACCENT TEXTURE)</b> COLOR: RYEGRASS TEXTURE: SAND	648	19%	576	16%	0	0%	0	0%	11%
<b>STUCCO 'C'</b> COLOR: TOASTY TEXTURE: CAT FACES	0	0%	1250	34%	613	31%	613	31%	22%
<b>STUCCO 'D' (ACCENT TEXTURE)</b> COLOR: TONY TAUPE TEXTURE: SAND	82	2%	124	3%	62	3%	62	3%	3%
<b>WOODTONE LAP SIDING</b> COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	693	20%	39	1%	39	2%	39	2%	7%
<b>BRICK VENEER</b> COLOR: LATIGO STYLE: TUNDRA	498	14%	0	0%	323	17%	323	17%	10%
<b>TOTAL</b>	<b>3481</b>		<b>3639</b>		<b>1950</b>		<b>1950</b>		<b>100%</b>
<b>% OF ACCENT TEXTURE/ MATERIAL</b>		<b>55%</b>		<b>20%</b>		<b>22%</b>		<b>22%</b>	<b>30%</b>



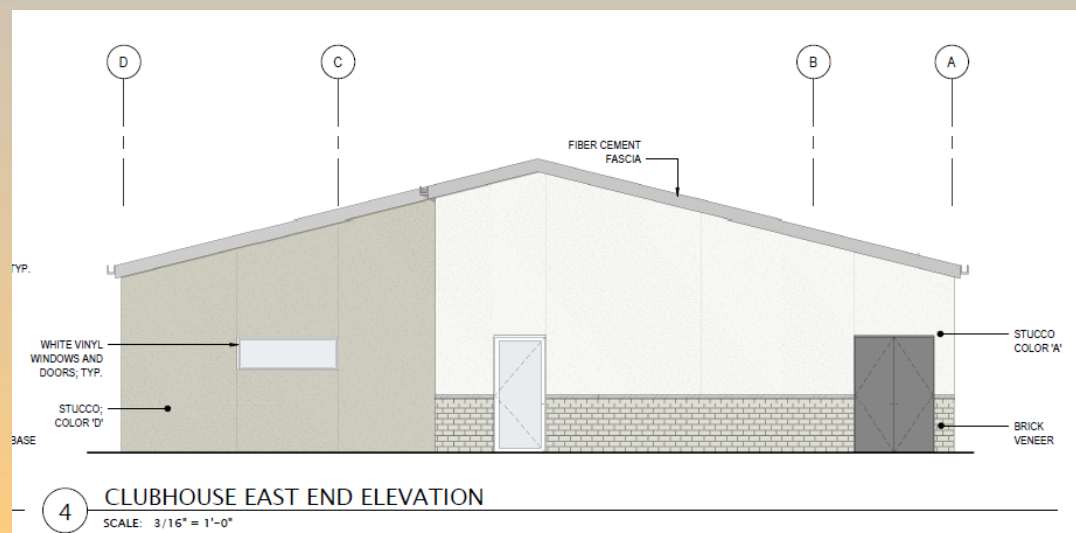
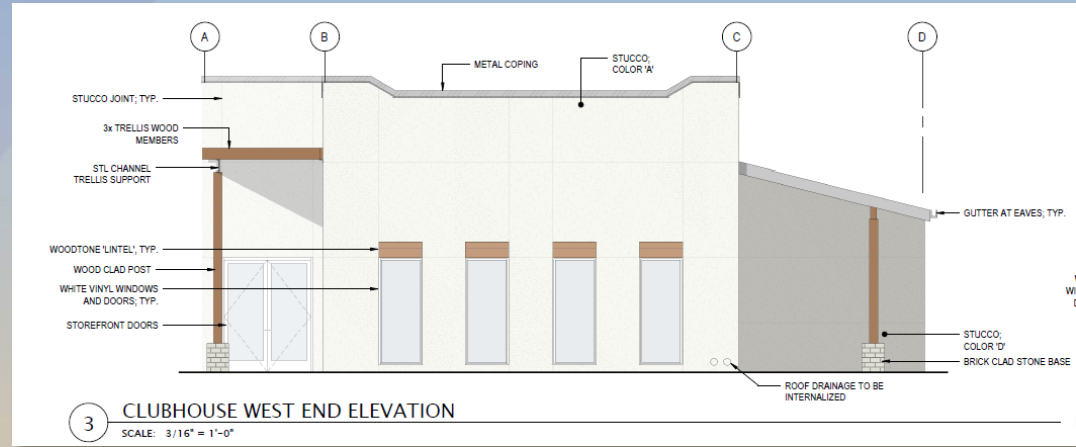
# Elevations – Clubhouse



FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
<b>STUCCO 'A'</b> COLOR: PACER WHITE TEXTURE: CAT FACES	869	70%	709	57%	299	49%	560	75%	63%
<b>STUCCO 'B' (ACCENT TEXTURE)</b> COLOR: RYEGRASS TEXTURE: SAND	13	1%	0	0%	0	0%	0	0%	0%
<b>STUCCO 'C'</b> COLOR: TOASTY TEXTURE: CAT FACES	0	0%	0	0%	0	0%	0	0%	0%
<b>STUCCO 'D' (ACCENT TEXTURE)</b> COLOR: TONY TAUPE TEXTURE: SAND	202	16%	378	31%	234	38%	164	22%	25%
<b>WOODTONE LAP SIDING</b> COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	13	1%	28	2%	0	0%	13	2%	1%
<b>BRICK VENEER</b> COLOR: LATIGO STYLE: TUNDRA	150	12%	120	10%	81	13%	6	1%	9%
<b>TOTAL</b>	<b>1247</b>		<b>1235</b>		<b>614</b>		<b>743</b>		<b>100%</b>
<b>% OF ACCENT TEXTURE/ MATERIAL</b>		<b>30%</b>		<b>33%</b>		<b>51%</b>		<b>25%</b>	<b>35%</b>



# Elevations – Clubhouse



FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
<b>STUCCO 'A'</b> COLOR: PACER WHITE TEXTURE: CAT FACES	869	70%	709	57%	299	49%	560	75%	63%
<b>STUCCO 'B' (ACCENT TEXTURE)</b> COLOR: RYEGRASS TEXTURE: SAND	13	1%		0%	0	0%	0	0%	0%
<b>STUCCO 'C'</b> COLOR: TOASTY TEXTURE: CAT FACES	0	0%	0	0%	0	0%	0	0%	0%
<b>STUCCO 'D' (ACCENT TEXTURE)</b> COLOR: TONY TAUPE TEXTURE: SAND	202	16%	378	31%	234	38%	164	22%	25%
<b>WOODTONE LAP SIDING</b> COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	13	1%	28	2%	0	0%	13	2%	1%
<b>BRICK VENEER</b> COLOR: LATIGO STYLE: TUNDRA	150	12%	120	10%	81	13%	6	1%	9%
<b>TOTAL</b>	<b>1247</b>		<b>1235</b>		<b>614</b>		<b>743</b>		<b>100%</b>
<b>% OF ACCENT TEXTURE/ MATERIAL</b>		<b>30%</b>		<b>33%</b>		<b>51%</b>		<b>25%</b>	<b>35%</b>



# ZON24-00891

## Encanto by Blanford

Chloe Durfee Daniel, Planner II

January 8, 2025





# Request

- Rezone RS-9 to RS-7-PAD
- Preliminary Plat
- To allow for a single residence development











# Site Photo



Looking southeast from Encanto Street



# Conceptual Site Plan

- 39 lot subdivision
- One-story homes along Encanto
- Amenity space along east side of subdivision
- Working with Church property to maintain a pedestrian access to the School to the south





# Landscape Plan



## MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE CANOPY SIZE	SIZE	QTY.
<b>TREES</b>					
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	40' dia. or 1256 sf	24" BOX	14
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'	35' dia. or 962 sf	24" BOX	24
	EVERGREEN ELM	ULMUS PARVIFOLIA	35' dia. or 962 sf	36" BOX	10
<b>SHRUBS</b>					
	BLUE BELLS	EREMOPHILA HYGROPHANA		5 GAL	
	BRITISH RUELLIA	RUELLIA SPECIES		5 GAL	
	COMPACT MYRTLE	MYRTUS COMMUNIS 'COMPACTA'		5 GAL	
	DWARF OLLIE	CLEA EUROPAEA MONTRA		5 GAL	
	DWARF ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'		5 GAL	
	TEXAS SAGE	LEUCOPHYLLUM SPECIES		5 GAL	
	HOPSEED	DODONAEA VISCOSA		5 GAL	
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM		5 GAL	
	VALENTINE BUSH	EREMOPHILA MACULATA 'VALENTINE'		5 GAL	
	YELLOW BELLS	TECOMA SPECIES		5 GAL	
<b>ACCENTS</b>					
	BARBADOS ALOE	ALOE BARBADENSIS		5 GAL	
	BLOND AMBITION	BOUTELOUA GRACILIS		1 GAL	
	DWARF AGAVE	AGAVE DESMETTIANA		5 GAL	
	DEER GRASS	MUHLENBERGIA RIGIDA		1 GAL	
	PALE LEAF YUCCA	YUCCA PALLIDA		5 GAL	
	RED YUCCA	HESPERALOE PARVIFLORA		5 GAL	
<b>VINE/ESPAIER</b>					
	B. KARST BOUGAINVILLEA	BOUGAINVILLEA X 'BARBARA KARST'		5 GAL	
	CREEPING FIG	FICUS PUMILA		5 GAL	
	FIRETHORN	PYRACANTHA FORTUNEANA 'GRABERI'		5 GAL	
	ICEBERG ROSE	ROSA FLORIBUNDA 'ICEBERG'		5 GAL	
<b>GROUNDCOVERS</b>					
	OUTBACK SUNRISE	EREMOPHILA GLABRA 'MINGENW GOLD'		1 GAL	
	NEW GOLD LANTANA	LANTANA x NEW GOLD		1 GAL	



# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Lot coverage</u> – MZO Table 11-5-3.A.1	60%	<b>65%</b>
<u>Minimum Lot Width</u> – MZO Table 11-5-3.A.1	65 feet	<b>60 feet</b>
<u>Required Number of Plants by Street Type</u> – MZO Table 11-33-3.A.4	1 tree and 4 shrubs per 25 lineal feet of street frontage	<b>0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project</b>





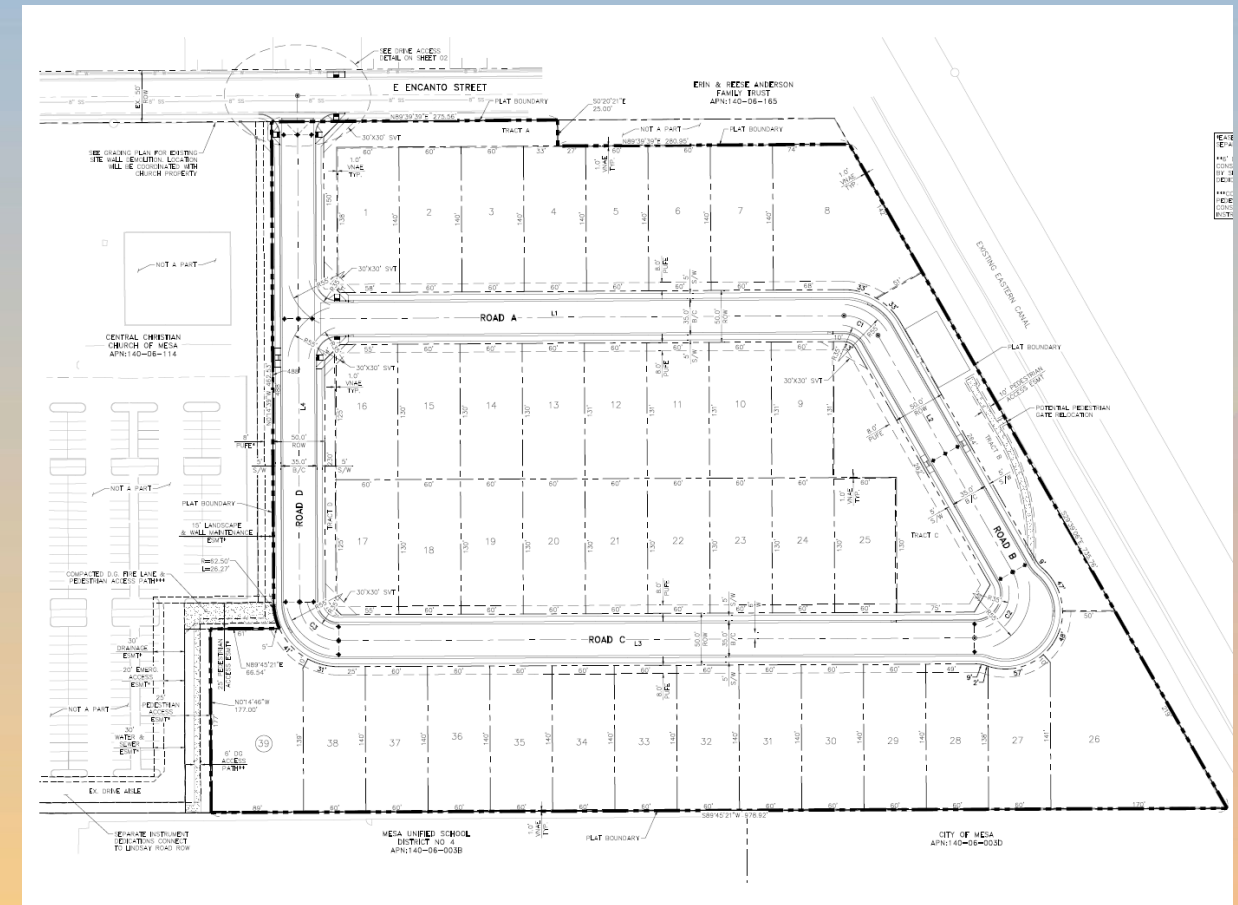
# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscaping Minimum Size</u> – MZO 11-33-3(A)(6)</p>	<p>25 percent of the total required trees shall be 36-inch or larger box trees</p> <p>50 percent of the total required trees shall be 24-inch box trees.</p> <p>50 percent of the total required shrubs shall be 5-gallon size or larger</p>	<p><b>0 trees and 0 shrubs per 25 lineal feet of street frontage for the local street along the western boundary of the project</b></p>
<p>Maximum Height for Side and Rear Yards in RS Districts – MZO 11-30-4.A.1.b</p>	<p>Wall Height of 6 feet</p>	<p><b>8 feet</b>  <b>(north property line adjacent to APN 140-06-165 and south property line adjacent to APN 140-06-003B)</b></p>



# Preliminary Plat

- Allow for a 39 individually platted lots with three tracts
- Tracts B and C will be providing amenity space for the subdivision





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting was held on October 17, 2024
- 25 neighbors participated and questions from neighbors included home heights and access concerns among others
- Applicant agreed to restrict homes along Encanto Street to one-story and are working with the neighboring site and the school to maintain school access
- No correspondence received by staff





# Findings

- ✓ Complies with the 2050 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 in Subdivision Regulations Section 9-6-2

*Staff recommends Approval with Conditions*



# Renderings





# ZON24-00855

## The Craftsman on Elliot – Preliminary Plat

Kwasi Abebrese, Planner II

January 8, 2025



# Request

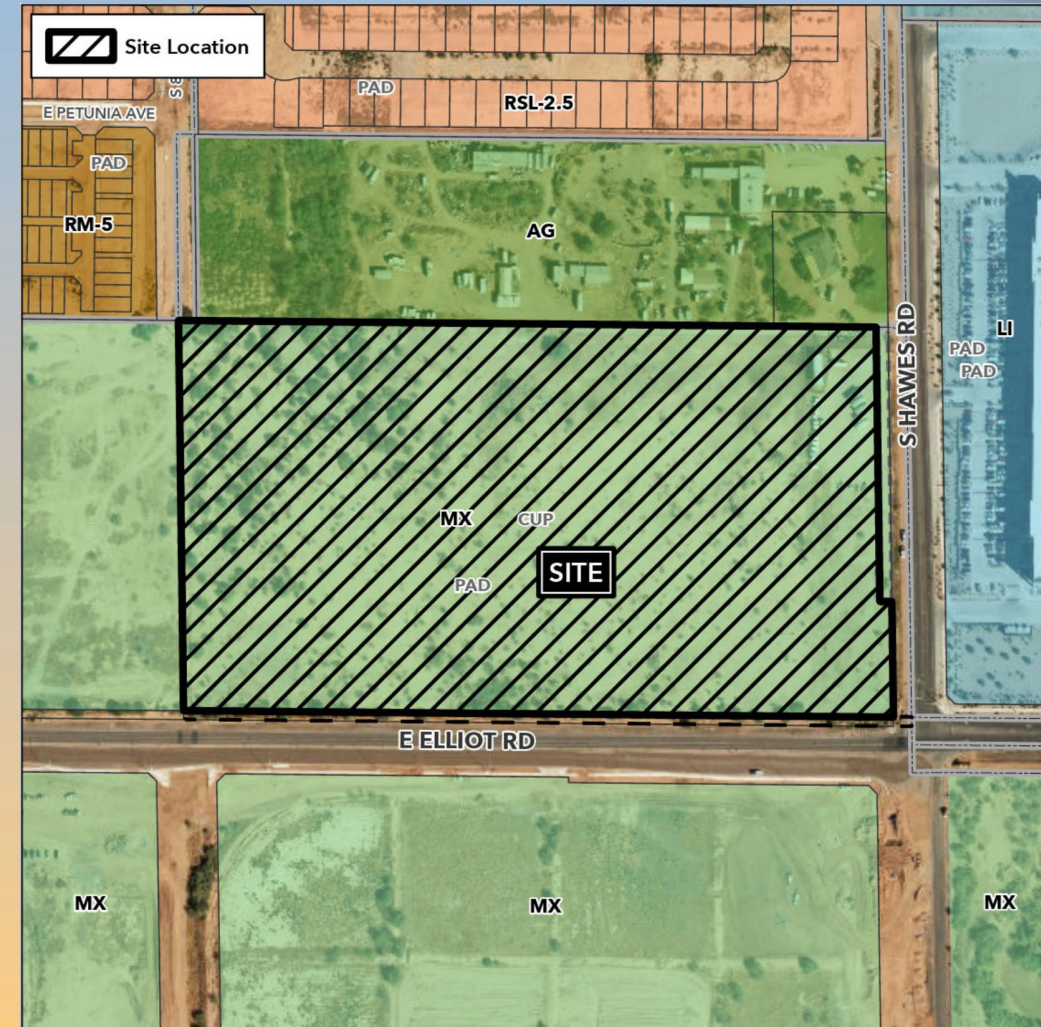
- Preliminary Plat
- For a twelve-lot mixed use subdivision





# Location

- North side of Elliot Road
- East side of South 82<sup>nd</sup> Street (future alignment)
- West side of Hawes Road







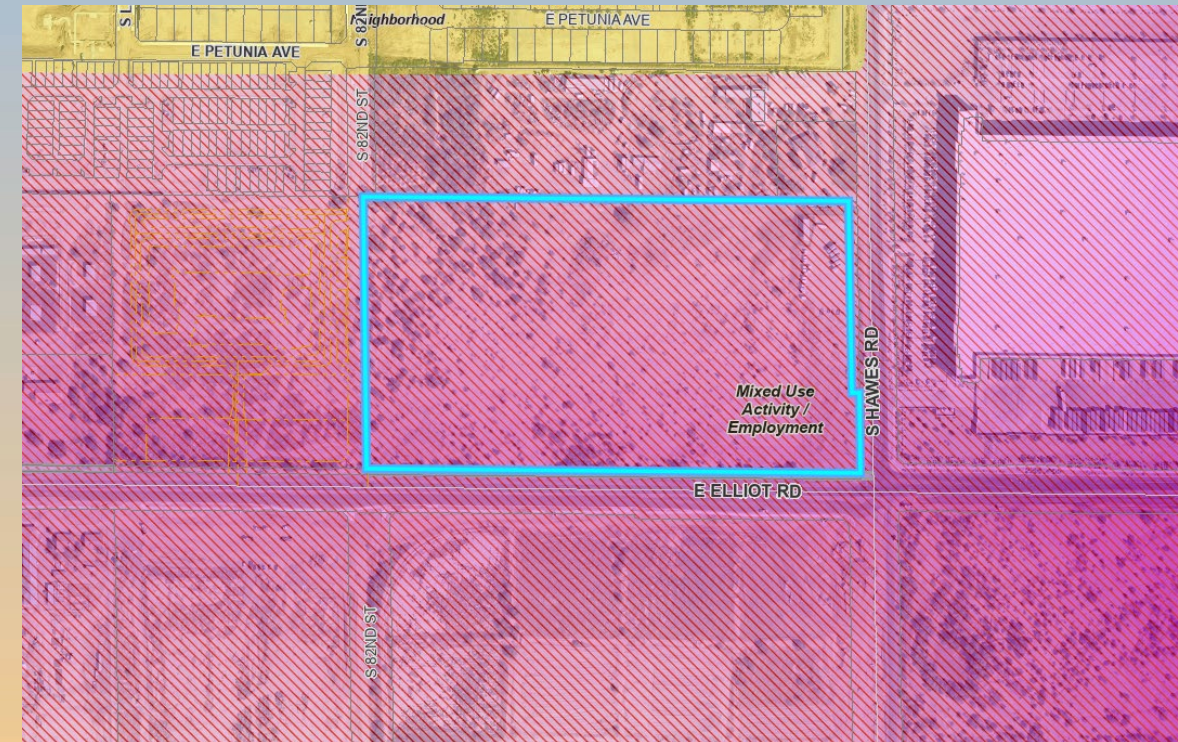
# General Plan

## Mixed Use Activity - Regional Scale Sub-type

- Large-scale community and regional activity areas
- Significant retail commercial component

## Mesa Gateway Strategic Development Plan - Transit Corridor

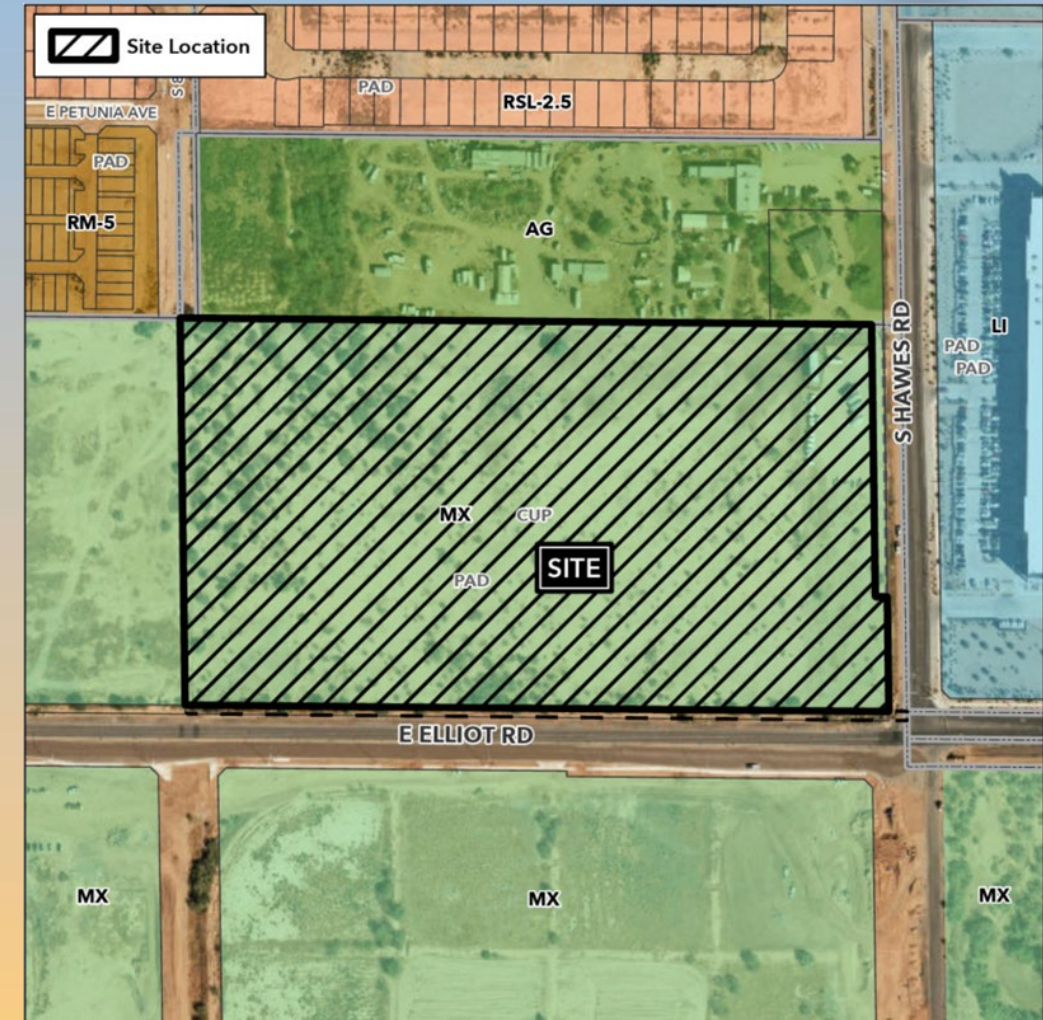
- Restaurants, retail, multiple residence uses
- Urban building form





# Zoning

- MX-PAD
- Proposed uses are permitted within the MX zoning district





# Site Photo

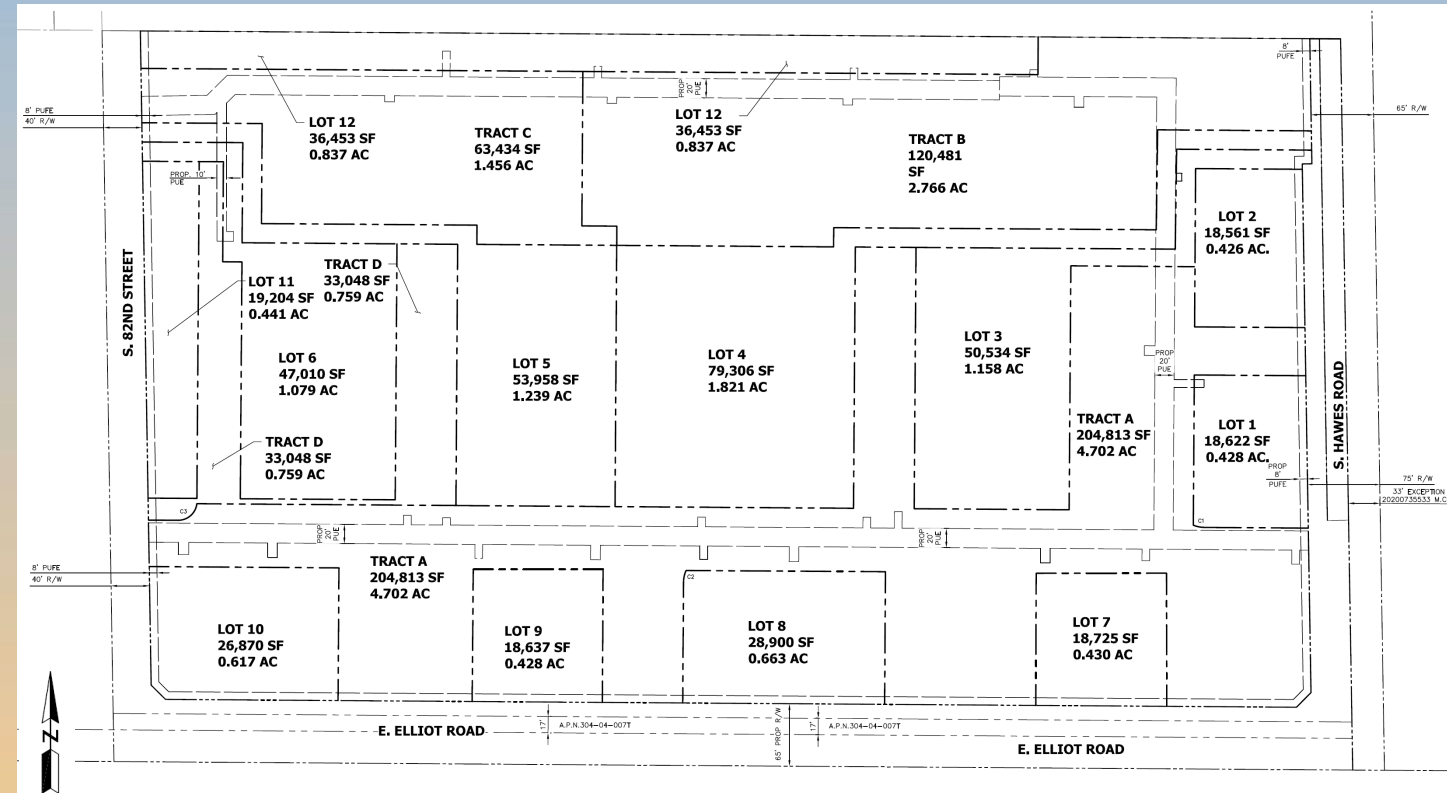


Looking north towards the site from Elliot Road



# Preliminary Plat

- 12 proposed lots and 4 tracts
- The tracts are dedicated for cross access, shared parking, landscape, utilities, drainage and retention, irrigation and signage





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*