



Planning & Zoning Board



ZON24-00752

Banner Gateway Residences

Sean Pesek, Senior Planner

November 13, 2024



Request

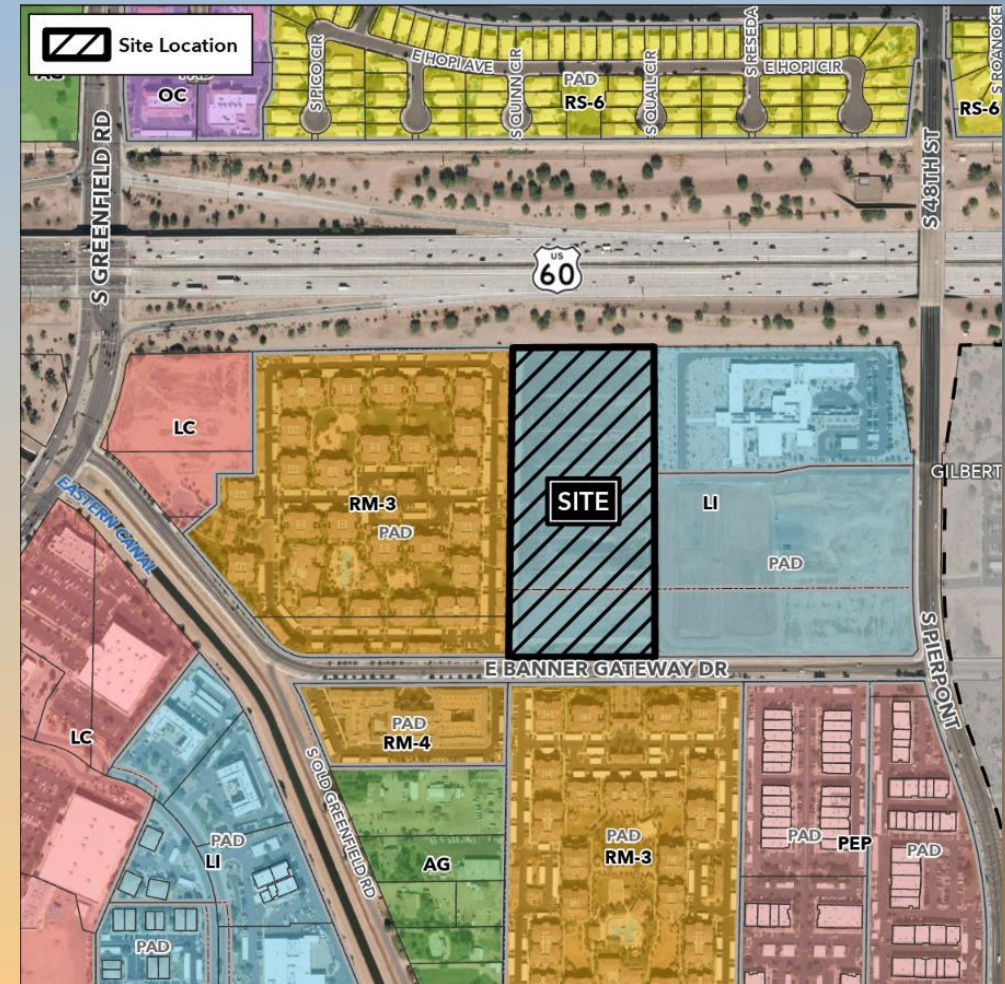
- Rezone from LI to RM-4-PAD
- Site Plan Review
- To allow for a Multiple Residence Development





Location

- East of Greenfield Road
- West of Pierpont Street
- North side of Banner Gateway Drive





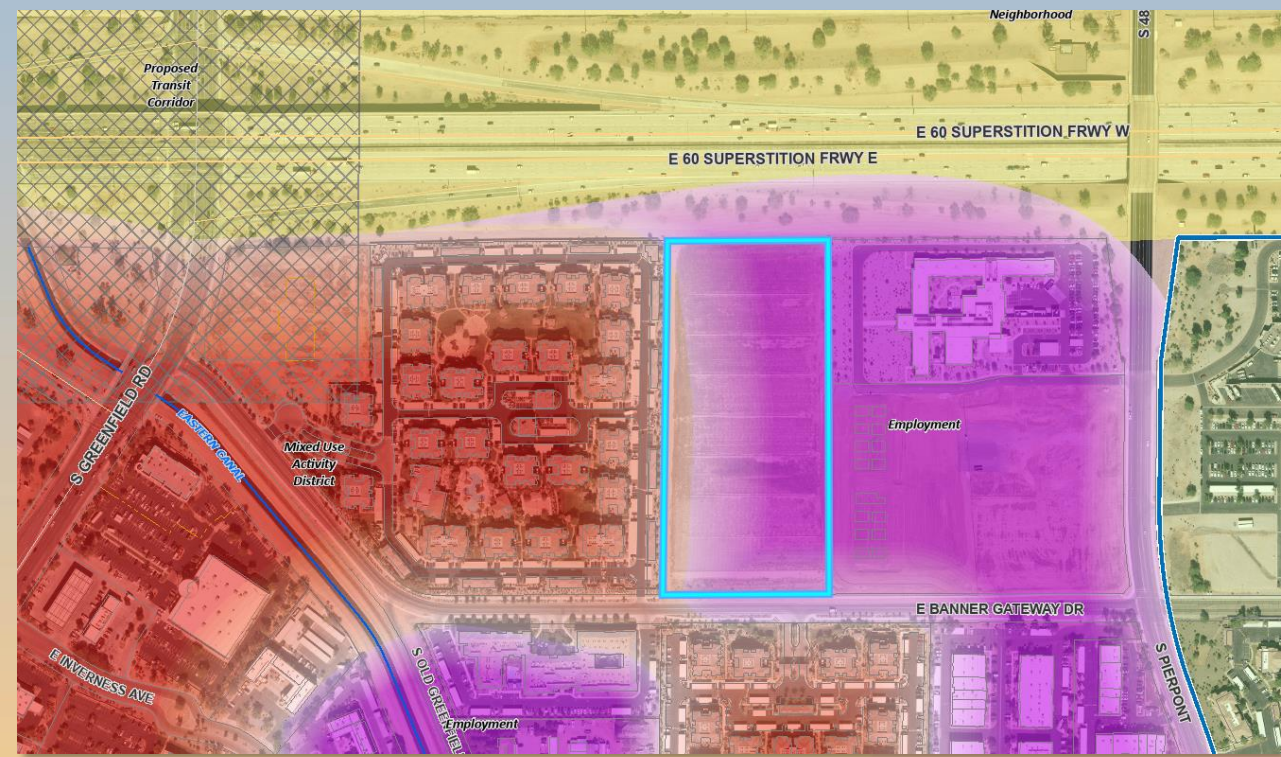
General Plan

Current: Employment

- Provide a wide range of employment opportunities in high quality settings. Examples include manufacturing facilities, indoor warehousing, and business parks

Proposed: Mixed Use Activity District with a Regional-Scale District Sub-Type

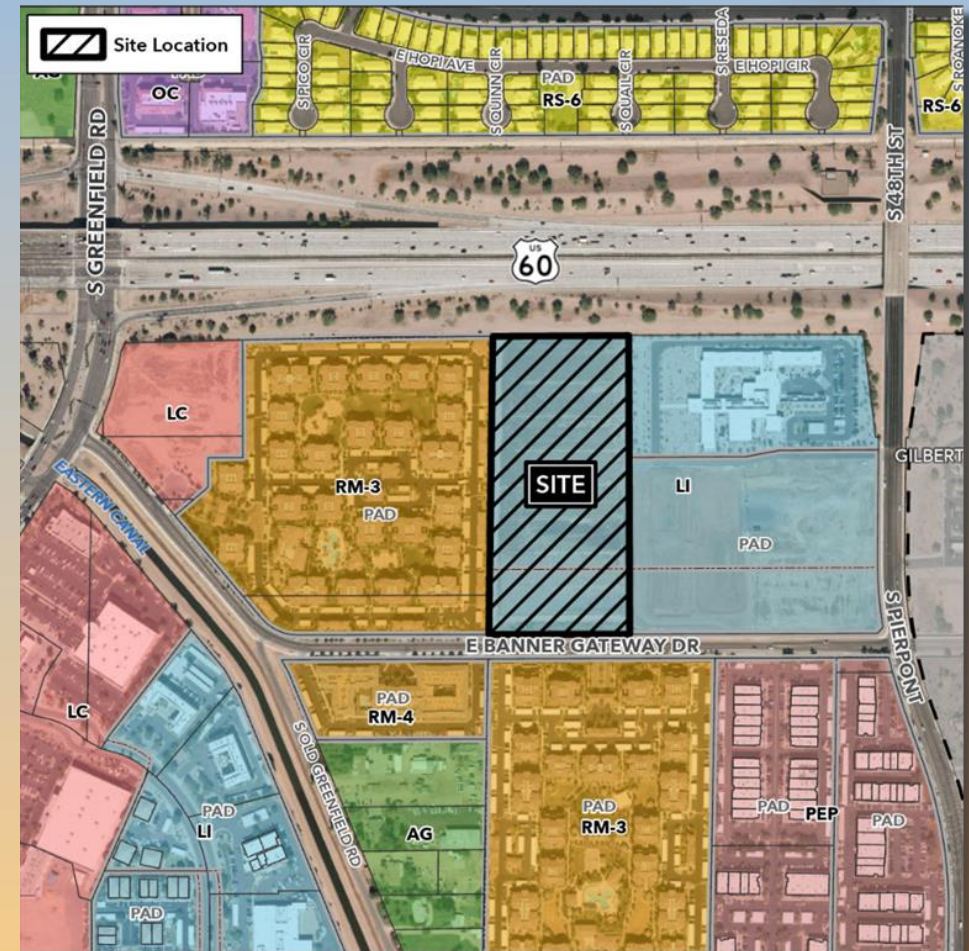
- Create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Multiple Residence is supported as a





Zoning

- Current: Light Industrial (LI)
- 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

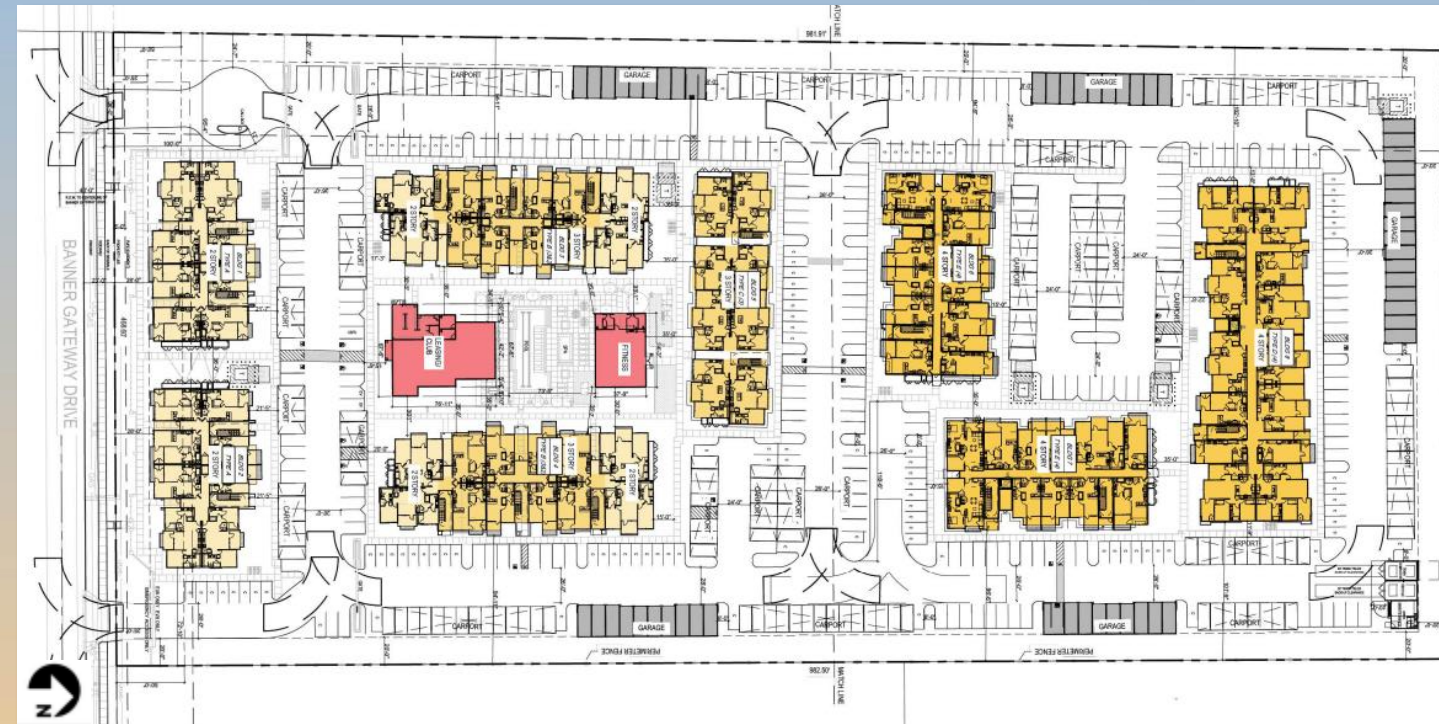


Looking north from Banner Gateway Drive



Site Plan

- 8 buildings – ranging from two stories to four stories
- 260 units (27.3 DU/AC)
- Central amenity area with a fitness center, pool, and clubhouse
- Primary access from Banner Gateway Drive (SWC)
- 546 parking spaces required; 548 spaces provided (261





Landscape Plan

PLANT PALETTE - OVERALL

CANOPY TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
Acacia salicina WEeping ACACIA	24	24" BOX	2" CAL. MIN.	10' - 15' HT. STANDARD
Ulmus parvifolius CHINESE ELM	09	24" BOX	2" CAL. MIN.	10' - 12' HT.
Acacia stenophylla SHEDDING ACACIA	62	36" BOX	2" CAL. MIN.	10' - 15' HT. STANDARD
Oliva europaea 'Queen Hill' SWAN HILL OLIVE	09	24" BOX	2" CAL. MIN.	8' - 10' HT. STANDARD
Parkinsonia x 'Desert Museum' DESERT MUSEUM PALO VERDE	05	36" BOX	2.5" CAL. MIN.	12' - 15' HT. MULTI-TRUNK
Quercus laevis SOUTHERN LIVE OAK	33	36" BOX	2.5" CAL. MIN.	12' HT. MULTI-TRUNK
Acacia saligna MULLEN WREATH WATTLE	53	36" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK
Acacia Willardiana PALO BLANCO	66	24" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK
Phoenix dactylopera DATE PALM	10	N/A	N/A	18' HT. DIAMOND CUT
Washingtonia robusta MEXICAN FAN PALM	07	N/A	N/A	18' HT. DIAMOND CUT
Platanus chinensis CHINESE PISTACHE	11	24" BOX	2" CAL. MIN.	10' HT. STANDARD

SHRUBS				
NAME	QTY.	SIZE	HEIGHT	COMMENTS
Casahuate pulcherrima RED OIL OF PALM TREE	236	5 GAL	30" HT.	HEAVY SPECIMENS
Calliandra eriophylla PINK FAIRY DUSTER	123	5 GAL	30" HT.	HEAVY SPECIMENS
Rougelivina 'Torch Glow' "TORCH GLOW" BOUTANAVILLEA	64	5 GAL	30" HT.	HEAVY SPECIMENS
Eremophila maculata 'Valentine' "VALENTINE EMU BUSH	37	5 GAL	30" HT.	HEAVY SPECIMENS
Justicia spicigera MEXICAN HONEY SUCKLE	78	5 GAL	30" HT.	HEAVY SPECIMENS
Vauquelinia californica ARIZONA ROSEWOOD	71	5 GAL	30" HT.	HEAVY SPECIMENS
Adesmia subvata DESERT MILKWEEED	153	5 GAL	30" HT.	HEAVY SPECIMENS

ACCENTS				
NAME	QTY.	SIZE	SPACING	COMMENTS
Muhlenbergia capillaris REGAL MIST GRASS	340	5 GAL	30" O.C.	
Muhlenbergia rigens DEER GRASS	228	5 GAL	30" O.C.	
Hesperaloe parviflora RED YUCCA	392	5 GAL	30" O.C.	

GROUNDCOVERS				
NAME	QTY.	SIZE	SPACING	COMMENTS
Lantana 'New Gold' "NEW GOLD" LANTANA	197	1 GAL	12" O.C.	
Rosmarinus officinalis 'Prostratus' TRAILING ROSEMARY	28	1 GAL	12" O.C.	
Verbena peruviana PERUVIAN VERBENA	173	1 GAL	12" O.C.	
Lantana montevidensis PURPLE TRAILING LANTANA	97	1 GAL	12" O.C.	

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS	
500 SQ. FT. ARTIFICIAL TURF - BY SYNTHETIC GRASS WAREHOUSE DIAMOND PRO SPRING SERIES - LIME WWW.SYNTHETICGRASSWAREHOUSE.COM - PH: (800) 730-2675	
STAMPED COLORED CONCRETE (BY DAVIS) COLOR: BRICK RED #160 PATTERN HERRINGBONE FINISH: BROOM RAISED 3" ABOVE VEHICLE LAKE	

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

PROJECT NAME: MESA GATEWAY

LANDSCAPE BUFFERS

STREET NAME	LINEAR FOOTAGE	BUFFER TREE REQ. PROV. (1/2")
NORTH PROP. LINE	450'	18/19
EAST PROP. LINE	962'	40/40
SOUTH PROP. LINE	384'	15/17
WEST PROP. LINE	960'	39/42

PARKING LOT TREE CALCULATION (548 SPACES)

PARKING TREES REQUIRED	PARKING TREES PROVIDED	PARKING TREE MIN. 36" REQ. (10%)	PARKING TREE MIN. 36" PROV.
68	68	5	48

PARKING SHRUBS REQUIRED	PARKING SHRUBS PROVIDED	TOTAL TREE CANOPY CALCULATION
408	421	158,923 S.F. (35%)

FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.)

BUILDING LENGTH: 3,954 L.F.
LANDSCAPE LENGTH: 3,124 L.F. (79%)

FOUNDATION TREES REQUIRED (1 TREE/ 50 L.F.)	FOUNDATION TREES PROVIDED	FOUNDATION TREE (24" BOX) PROV.	FOUNDATION TREE (36" BOX) PROV.
62	74	40	34

FOUNDATION SHRUBS REQUIRED (6 SHRUBS/ 50 L.F.)	FOUNDATION SHRUBS PROVIDED
372	488

PERIMETER YARD CALCULATIONS (2,412 L.F.)

PERIMETER TREES REQUIRED (1 TREE/ 25 L.F.)	PERIMETER TREES PROVIDED	PERIMETER TREE (24" BOX) PROV.	PERIMETER TREE (36" BOX) PROV.
96	101	28	73

PERIMETER SHRUBS REQUIRED (6 SHRUBS/ 25 L.F.)	PERIMETER SHRUBS PROVIDED
576	576

OPEN SPACE CALCULATIONS (129,478 S.F.)

TOTAL OPEN SPACE REQ. (50% LIVE MATERIAL)	TOTAL OPEN SPACE PROVIDED (LIVE MATERIAL)	ACCENTS PROVIDED	EVERGREEN GROUNDCOVER PROVIDED (448)
64,739 S.F.	65,880 S.F. (50.8%)	(783)	11,200 S.F.

28,800 S.F. 18,050 S.F. 7,830 S.F. 11,200 S.F.

City Code:
Trees - I A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees. E.A minimum of 50 percent of the total required trees shall be 24-inch box trees. II No trees shall be smaller than 15-gallon size.

LIGHTING

FIXTURE TYPE	DESCRIPTION	QUANTITY
☼	15' TALL PEDESTRIAN POLE LIGHT GALAXY 100 (BY: WWW.USALTG.COM) WPHOTOCELL PRODUCT: GLX-VLED-IV-100LED-350MA-120-1 COLOR: BLACK	QTY: 11
⚡	OVERHEAD STRING LIGHTS SET ON PHOTOCELL (BY: TOKISTAR.COM) 115 L.F. PRODUCT # EXBK-24-2H-S14-C	





Rendering





Planned Area Development

Development Standard

MZO Required

PAD Proposed

Maximum Building Height –
MZO Table 11-5-5

20 Feet

55 feet

Minimum Building Separation– MZO
Table 11-5-5

-Detached covered parking canopies

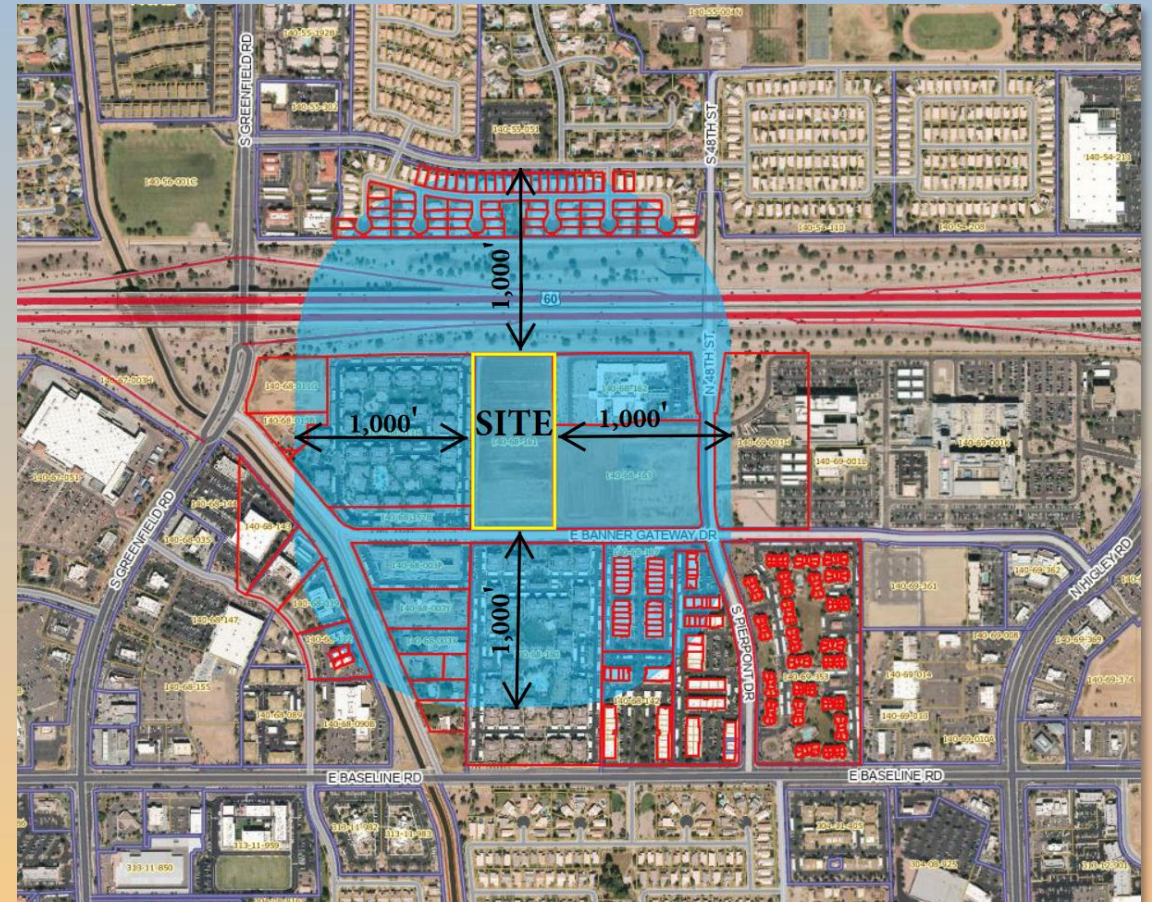
20 feet

10 feet



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting was held on October 30, 2024, with no public attendees
- 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



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