



Planning and Zoning Board



ZON22-00714

Charlotte Bridges, Planner II

March 8, 2023



Request

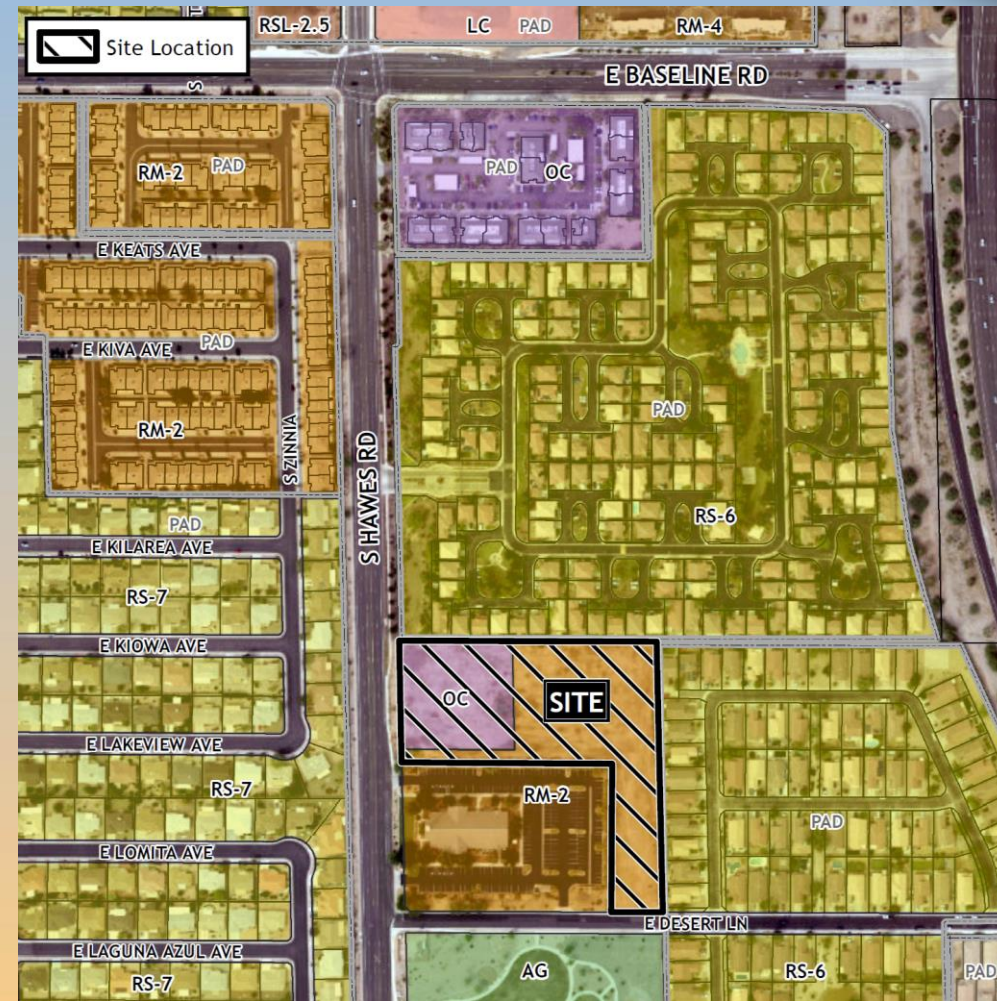
- Rezone from OC & RM-2 to RM-2-PAD
- Site Plan Review
- To allow for a multiple residence development





Location

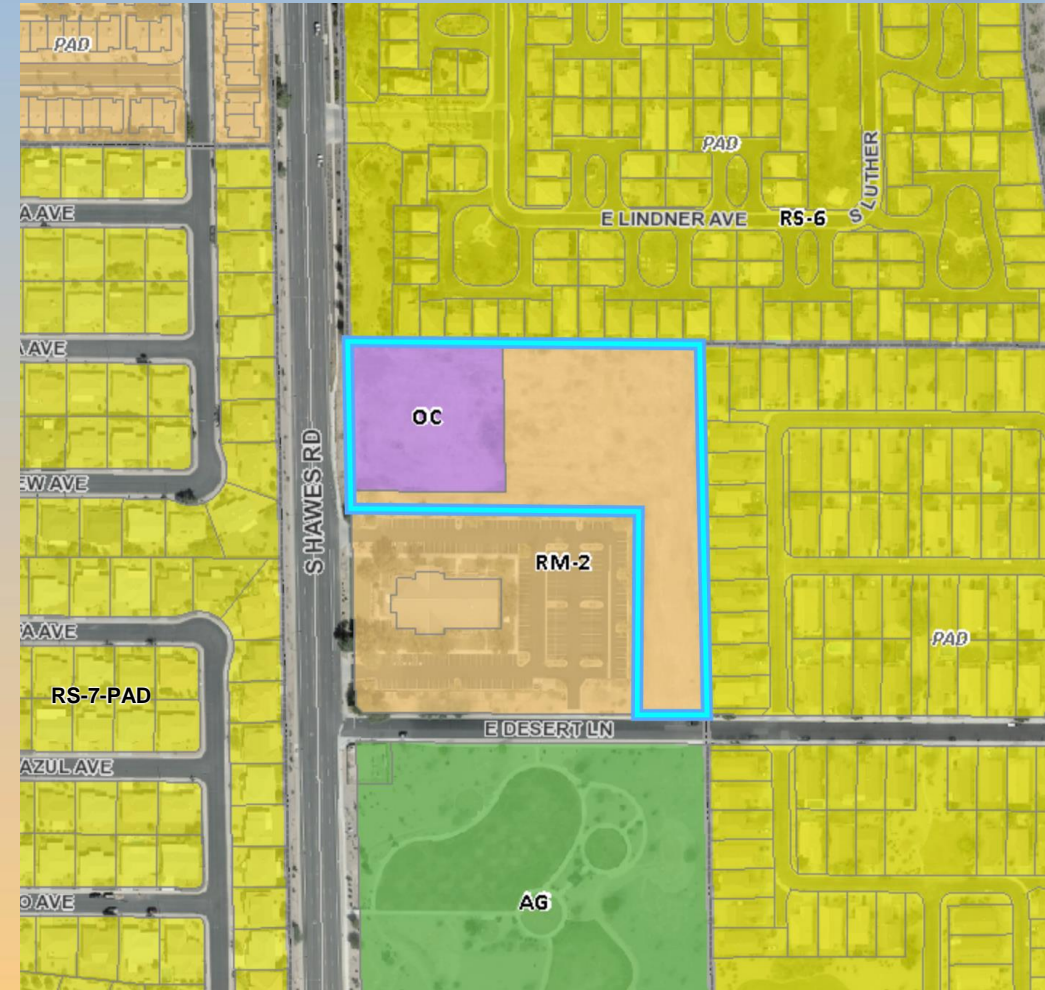
- South of Baseline Road
- East of Hawes Road
- North of Desert Lane





Zoning

- Existing OC & RM-2
- Proposed RM-2-PAD





General Plan

Neighborhood

- Safe places for people to live
- Diversity of housing types
- RM-2 is a primary zoning district
- RM-2 is a primary land use





Site Photos



Looking east from Hawes Road



Site Photos

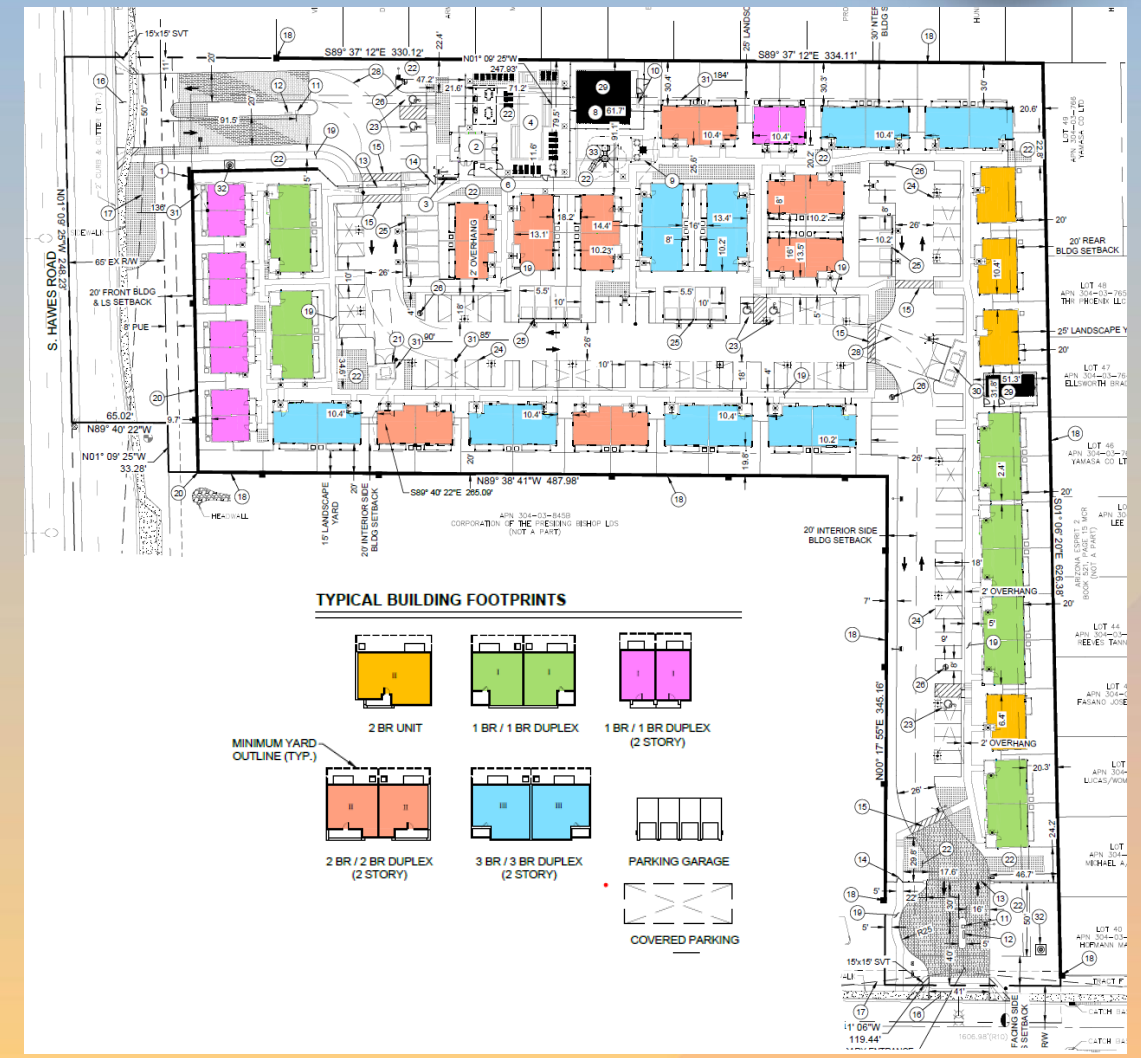


Looking north from Desert Lane



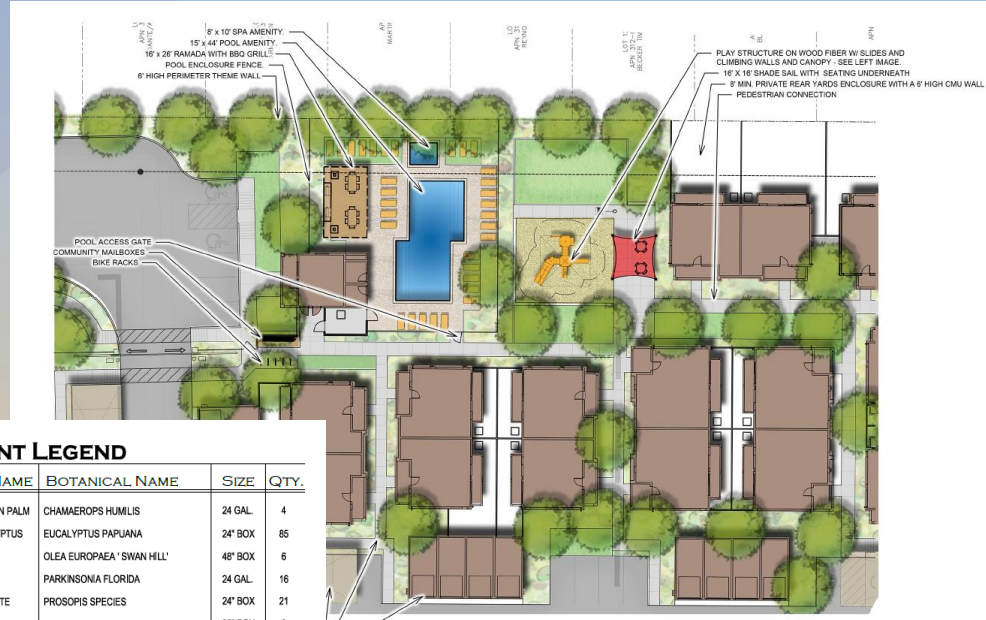
Site Plan

- 58-units (11.9 du/ac)
- 4-single-story, 2-bedroom buildings
- 6-single-story, 1-bedroom duplexes
- 21-two-story, with 1-3 bedroom duplexes
- Gated access from Hawes Road & Desert Lane
- Central amenity area
- 122 parking spaces required; 122 parking spaces provided (74 covered)





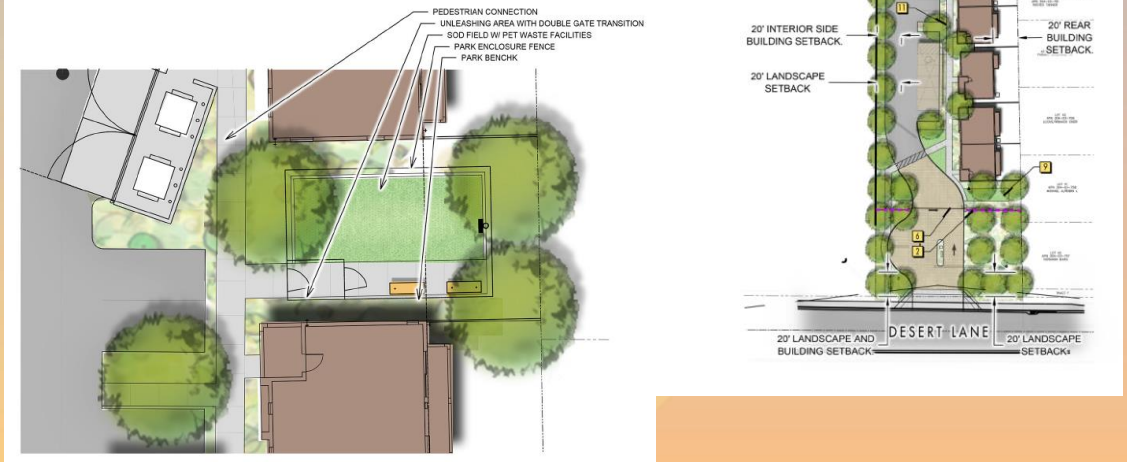
Landscape Plan



MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES				
(Symbol)	MEDITERRANEAN FAN PALM	CHAMEROPS HUMILIS	24 GAL.	4
(Symbol)	GHOST GUM EUCALYPTUS	EUCALYPTUS PARPAUNA	24" BOX	85
(Symbol)	FRUITLESS OLIVE	OLEA EUROPAEA 'SIWAN HILL'	48" BOX	6
(Symbol)	BLUE PALO VERDE	PARKINSONIA FLORIDA	24 GAL.	16
(Symbol)	THORNLESS MESQUITE	PROSOPIS SPECIES	24" BOX	21
(Symbol)	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	36" BOX	3
(Symbol)			36" BOX	8
ACCENTS				
(Symbol)	TROPICAL AGAVE	AGAVE DESMETIANA	5 GAL.	51
(Symbol)	MEDICINAL ALOE	ALOE BARBADENSIS 'YELLOW'	5 GAL.	54
(Symbol)	MILKWEED	ASCLEPIA SUBULATA	5 GAL.	46
(Symbol)	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	45
(Symbol)	RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL.	2
(Symbol)	DEER GRASS	MUHLENBERGIA REGENS	5 GAL.	45
SHRUBS				
(Symbol)	BUSH BOUGAINVILLEA	BOUGAINVILLEA 'ROSENKA'	5 GAL.	5
(Symbol)	WINTER BLAZE	EREMOPHILA GLABRA 'WINTER BLAZE'	5 GAL.	94
(Symbol)	RED HIBISCUS	HIBISCUS ROSA CHINENSIS	5 GAL.	57
(Symbol)	HEAVENLY CLOUD SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	237
(Symbol)	PETITE PINK OLEANDER	NERIUM OLEANDER 'PETITE PINK'	5 GAL.	244
(Symbol)	LITTLE OLLIE	OLEA EUROPAEA 'MONTRA'	5 GAL.	63
(Symbol)	BRITISH RUELLIA	RUELLIA BRITTONIANA	5 GAL.	73
(Symbol)	YELLOW BELLS	TECOMA STANS	5 GAL.	58
GROUNDCOVERS				
(Symbol)	OUTBACK SUNRISE	EREMOPHILA GLABRA 'OUTBACK SUN'	1 GAL.	217
(Symbol)	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	242
VINE				
(Symbol)	BOUG. BARBARA KARST	BOUG. 'BARBARA KARST'	5 GAL.	10

EMENT



PARK ENLARGEMENT SCALE: 1"=10'-0"



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Side and Rear Yard, 3 or more unit on a lot – South property line	Two-Story = 30-feet	Two-Story = 19-feet, 8-inches
Yards, Setback Adjacent to Single Resident Districts – East property line	Single-Story = 25-feet	Single-Story = 20-feet
Required Landscape Yard Non-single Residence to Single Residence: - North property line - East property line	25-feet 25-feet	7-feet (along the access drive and amenity area only) 20-feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Landscape Yard Non-single Residence to No-Single Residence - West property line

15-feet

7-feet

Minimum Separation Between Buildings on the Same Lot

- One Story

25-feet

2-feet, 4-inches feet (one story)

-Two Story

35-feet

10-feet, 4-inches feet (two story)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Minimum Separation Between Buildings on the Same Lot and Detached Covered Parking Canopies	20-feet	10-feet
Private Open Space – Accessibility and Location	Private open space located at the ground level shall have no dimension less than 10-feet	Private open space located at the ground level shall have no dimension less than 8-feet
Private Open Space - Openness	2-Bedroom = 50-square feet	2-Bedroom = 46-square feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Building Projection into Setbacks	3-feet	4-feet (for Building 1-Unit 1 and Building 2-Unit 2 only)
Minimum Sidewalk Width	5-feet	4-feet
Foundation Base Width - Exterior walls with a public entrance	15-feet	10-feet



Elevations

Building 1-1



RIGHT ELEVATION
ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



ALT LEFT / RIGHT ELEVATION
ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



LEFT ELEVATION
ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



Elevations

Building 2



ALT RIGHT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



REAR ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



ALT LEFT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



LEFT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



Elevations

Building 5-5





Elevations

Building 6-6





Elevations

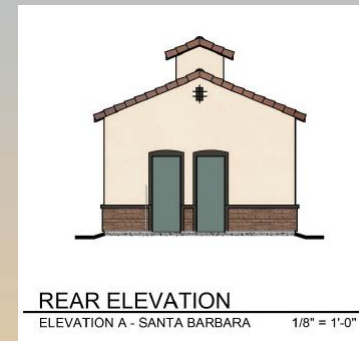
Building 7-7





Elevations

Leasing Office





Elevations

Garage



ALT RIGHT ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



FRONT ELEVATION

ELEVATION A - SANTA BARBARA 1/4" = 1'-0"



ALT LEFT ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



ALT REAR ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"
(COMMON WALL AT RESIDENCE)



REAR ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"



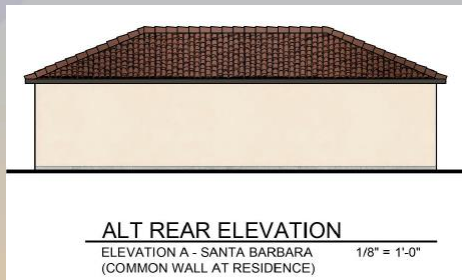
LEFT ELEVATION

ELEVATION A - SANTA BARBARA 1/8" = 1'-0"

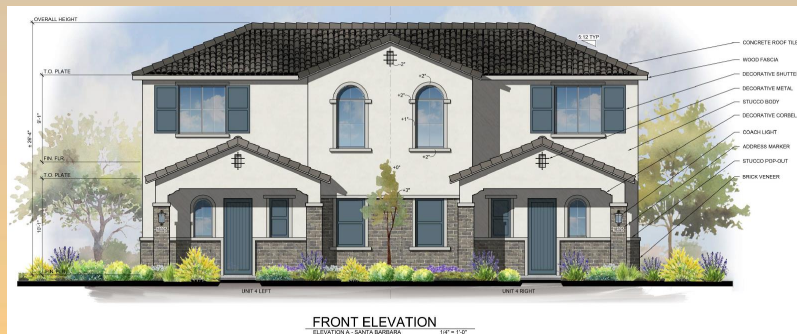


Alternative Compliance

- MZO Section 11-5-5(B)(5)(b): At least 2 distinctively different exterior materials, with each materials covering at least 25% of the exterior walls.



Rear garage elevations, where the wall forms part of the adjacent unit's rear yard enclosure: 100% stucco



Plans 5-5 and 7-7 Front Elevations: 24% Brick Veneer



Alternative Compliance



Plan 1-1 Side Elevations: 15% Brick Veneer



Plan 5-5 Side Elevations: 20% Brick Veneer



Plan 6-6 Side Elevations: 20% Brick Veneer



Alternative Compliance



Leasing Office Right Side Elevation: 20% brick veneer



Leasing Office Rear Elevation: 13% brick veneer



Alternative Compliance

All Plans, Rear Elevations: 100% Stucco





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on 5/3/22
- No comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with review criteria in Chapter 5 of the MZO for Alternative Compliance
- ✓ Complies with review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



Planning and Zoning Board