



# Planning and Zoning Board



# ZON22-00717

Josh Grandlienard, AICP, Planner II

April 26, 2023



# Request

- Site Plan Review
- To allow for the development of a fourplex Multiple Residence development





# Location

- 554 E. Rio Salado Parkway
- West of Country Club Drive, north of University Drive



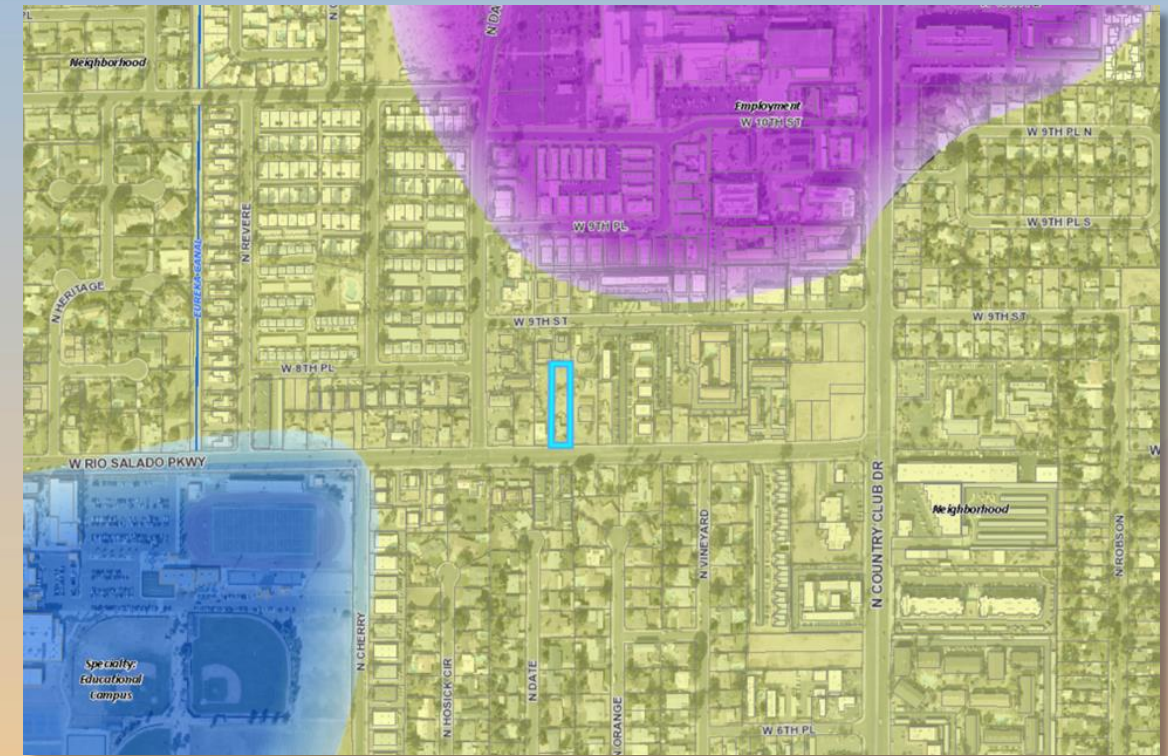




# General Plan

## Neighborhood

- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





# Site Photo

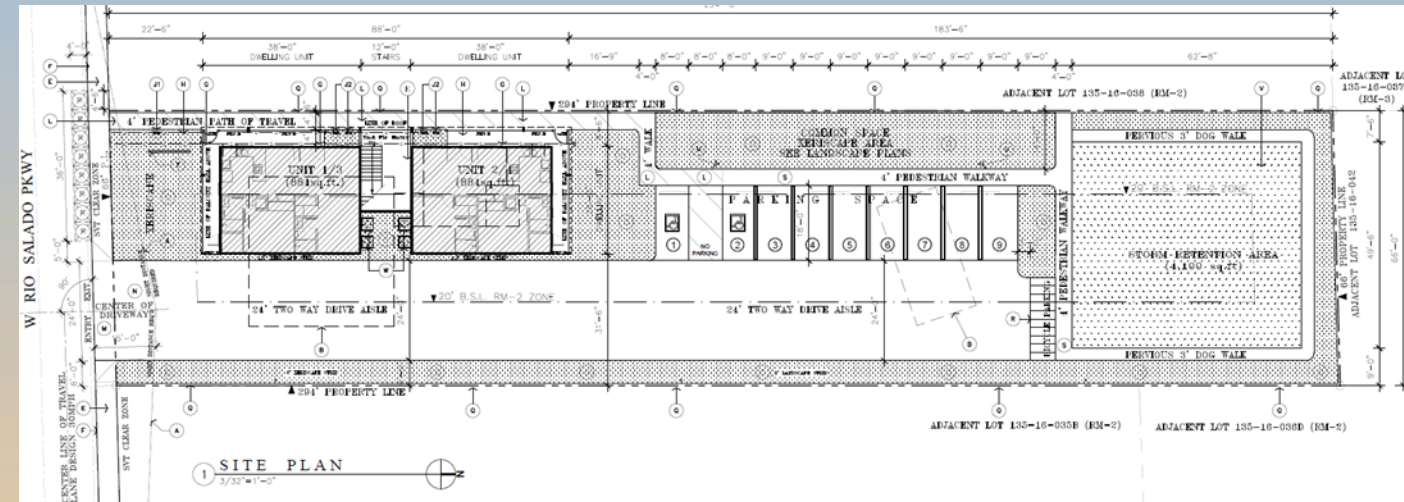


January 2023 – Looking north from Rio Salado



# Site Plan

- Two Duplexes proposed
- Concurrent Development Incentive Permit per Board of Adjustment (BOA22-00718, approved April 5, 2023)

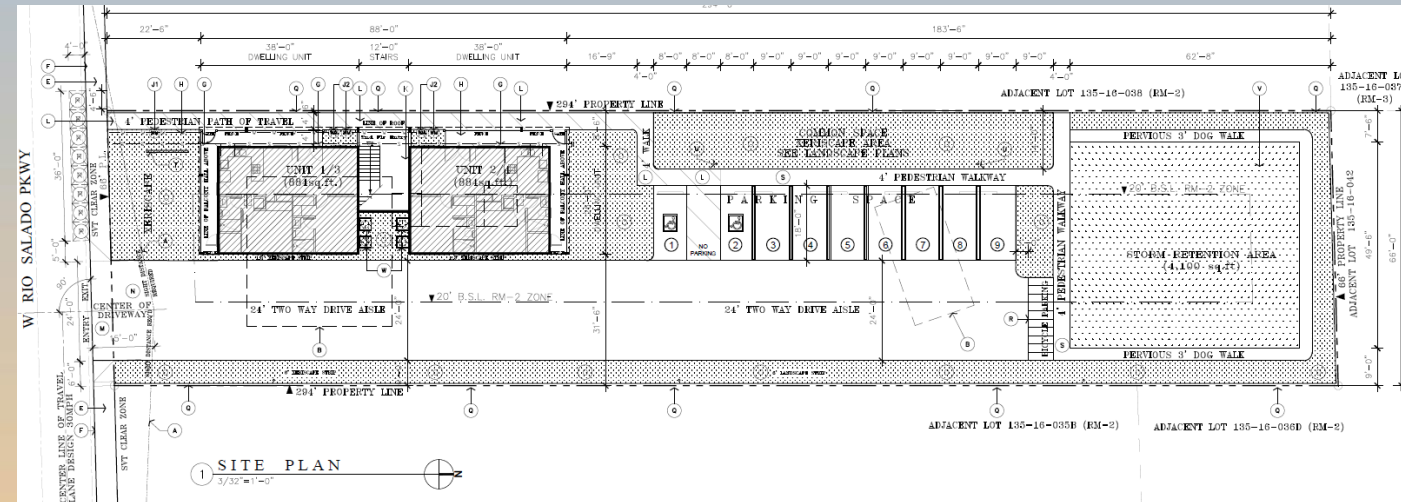






# Development Incentive Permit – Site Plan

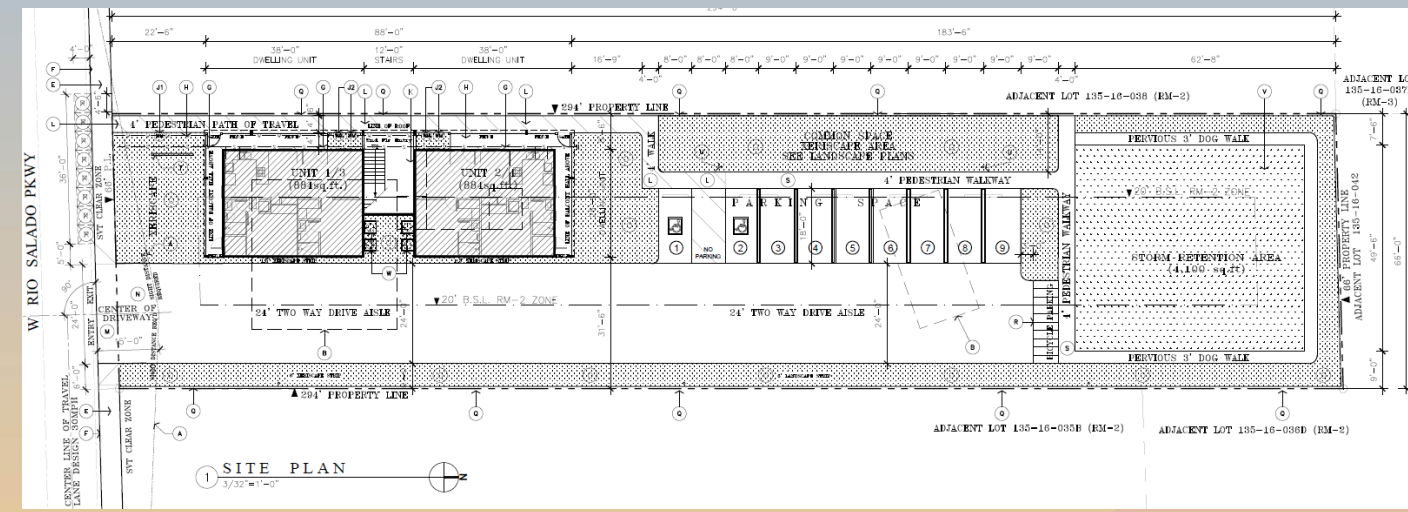
- Reduced western setback from 30 ft to 10 ft
- Trash and refuse location to be allowed on collection days to be the front yard
- Reduction in Landscape yard from 20 ft to 6ft and reduced required plantings
- Reduction of required





# Development Incentive Permit – Site Plan

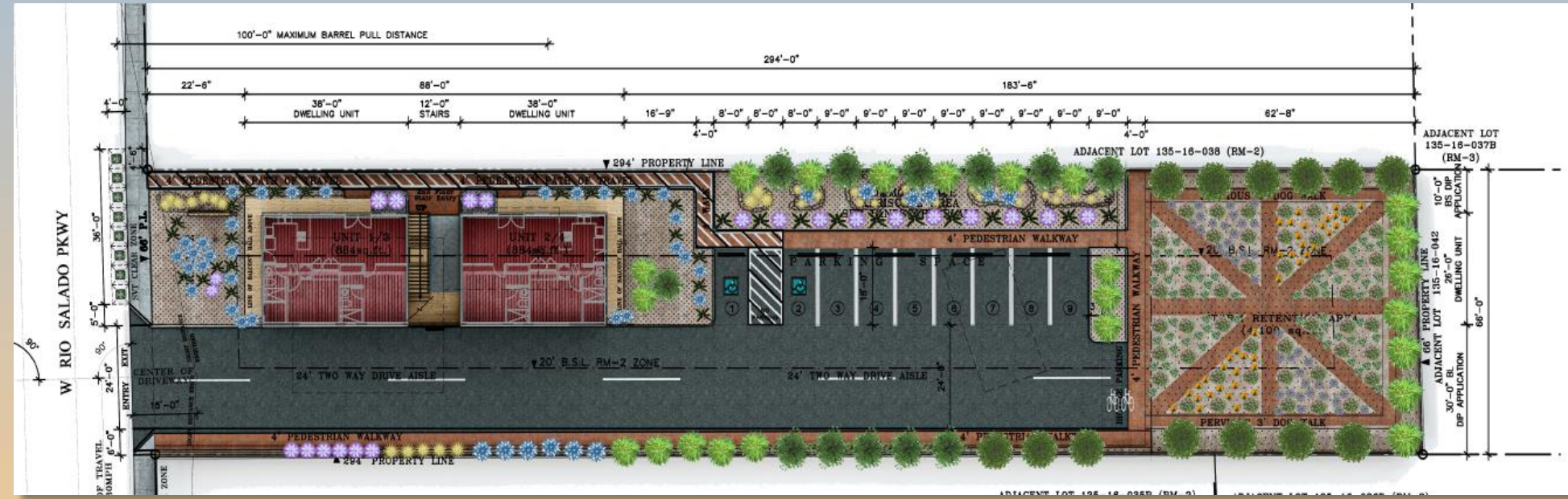
- Reduced Foundation Base adjacent to the drive aisle and adjacent to a public entrance





# Landscape Plan

Plant Legend			
Symbol	Qty	Common	Botanical
	47	Agave Americana	Agave mediopicta alba.
	7	Arizona Yellow Bells	Tecoma stans v. angustata
	39	Blue Blossom	Ceanothus thyrsoiflorus
	20	Chilean Mesquite	Prosopis chilensis
	59	Golden Barrel	Echinocactus grusonii
	29	Mexican Bush Sage	Salvia leucantha
	31	Texas Mountain Laurel	Sophora secundiflora
	40	Fall bloom	D. Rudbeckia Hirta
	40	Joe Pye Weed	Eupatorium Maculatus
	40	Blue Cardinal Flower	C. Lobelia Siphilitica
	6	Eastern Rosemallow	A. Hibiscus Moscheutos





# Renderings



OAK WOOD PLANK



OAK WOOD PLANK



METAFOR™ METAL PANEL BY WESTERN WAVE ROOFING

ODERN  
NG



# Renderings





# Renderings





# Renderings





# Citizen Participation

- Notified property owners within 1000 feet
- No comments received from neighboring property owners







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review

*Staff recommends Approval with Conditions*



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