



Planning and Zoning Board



ZON25-00265

Sienna Ridge PAD Amendment



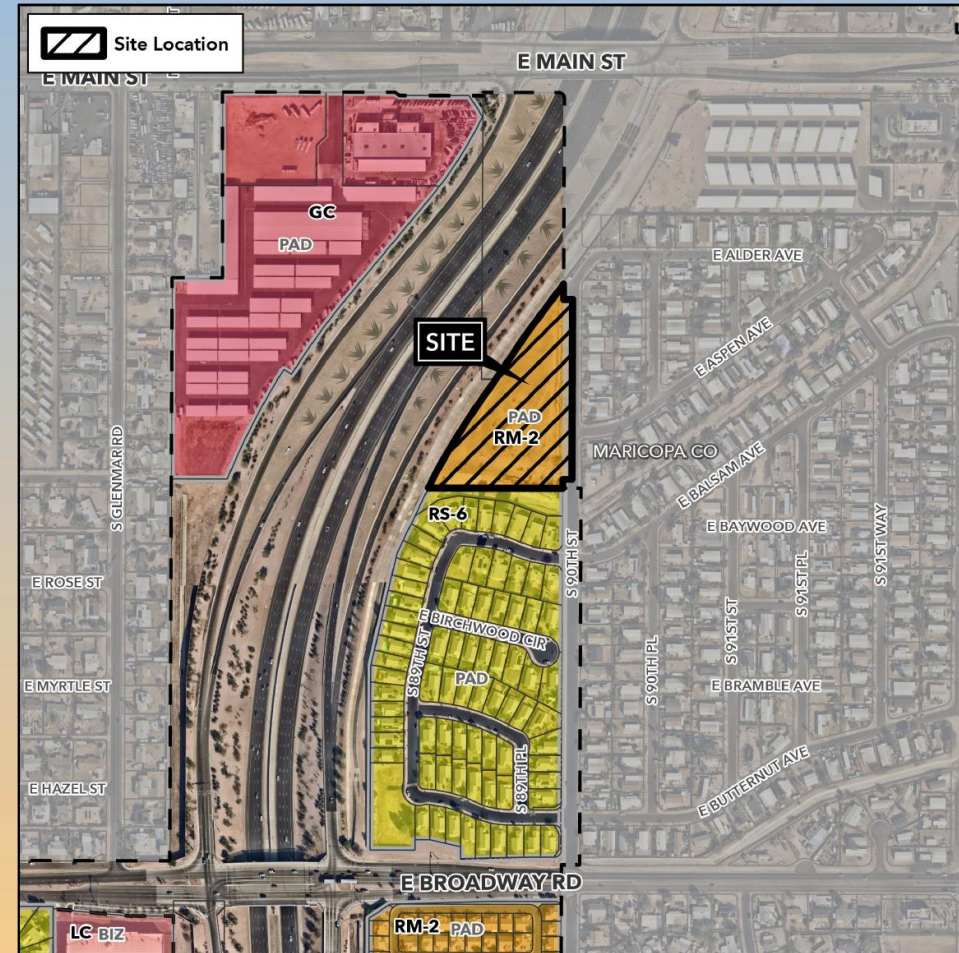
Request

- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage





Location

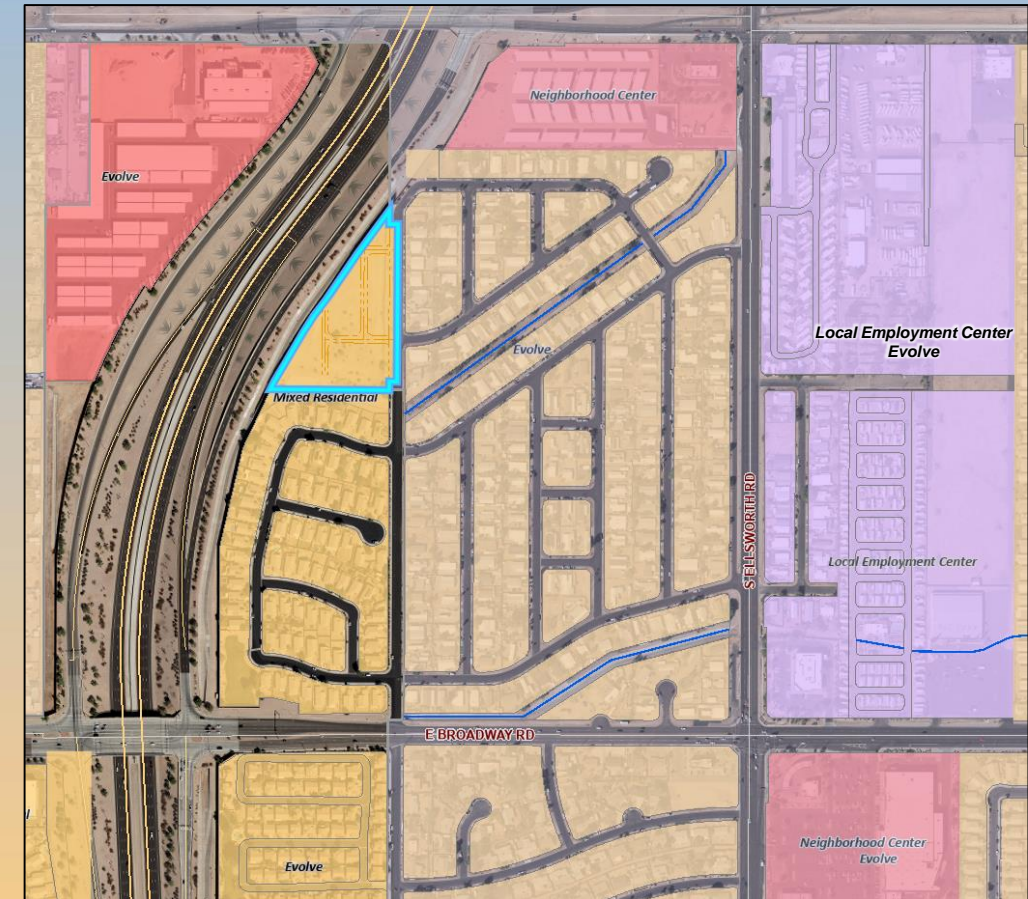




General Plan

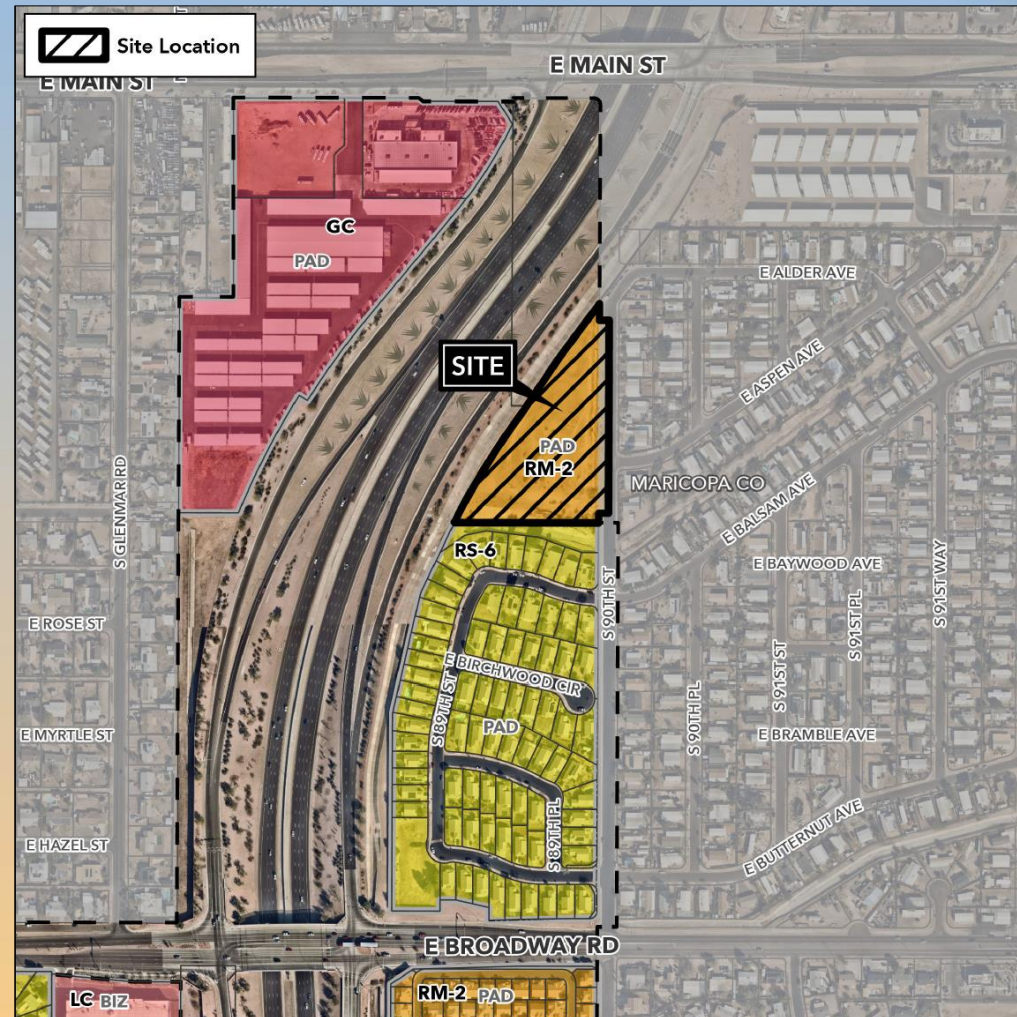
Mixed Residential- Evolve

- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning





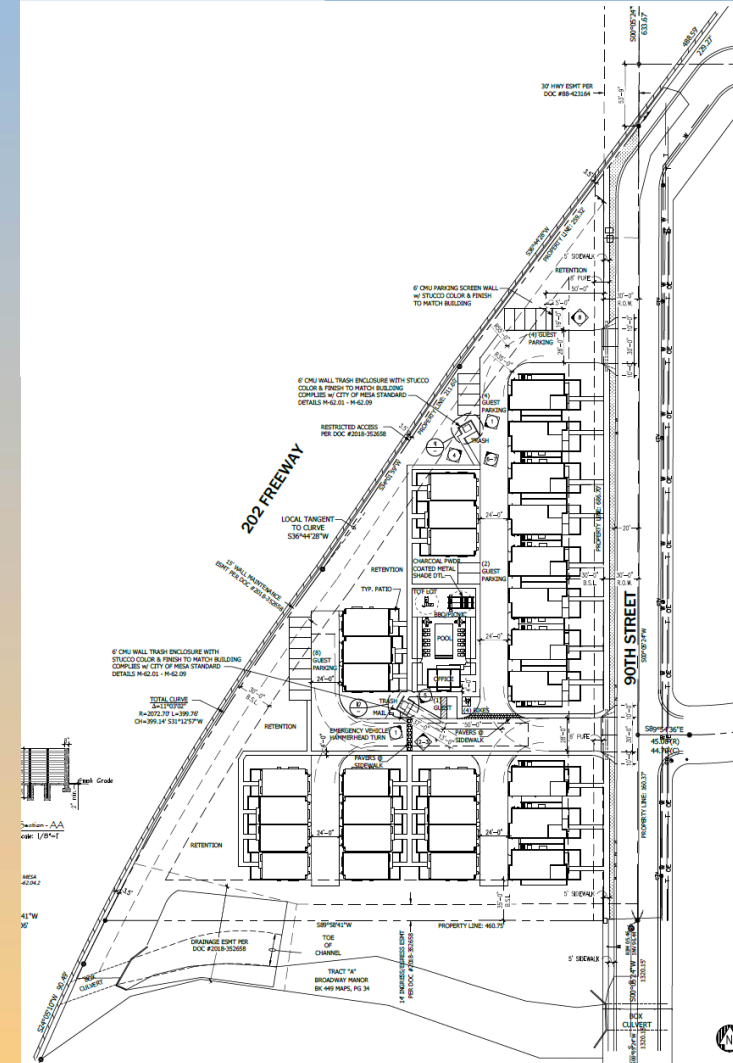
Site Photo



Looking west from 90th Street



- No changes proposed from the Site Plan approved with Case No. ZON23-00140



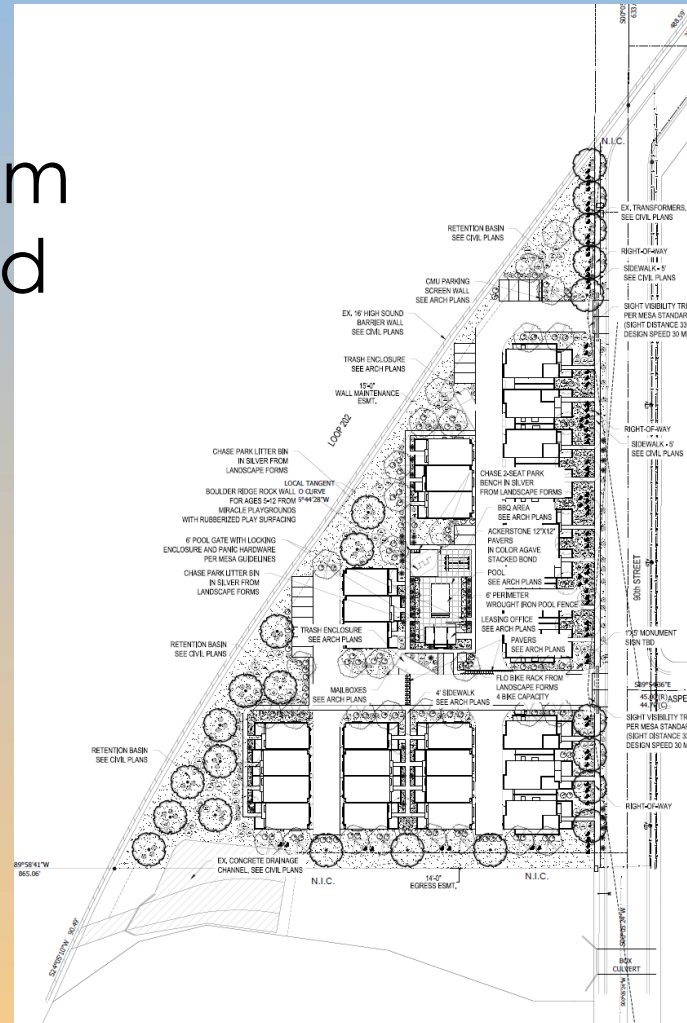


Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON23-00140

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	25.2 TREES / 100.8 SHRUBS 36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	90TH STREET: 630' 27 TREES PROVIDED 195 SHRUBS PROVIDED 36" BOX TREES = 9 TREES 24" BOX TREES = 18 TREES
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6-3 MESA Z/O - 50% OF 5'+ PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3,140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	9 X 130 S.F. = 1,170 SF OF SHADE 11 X 60 S.F. = 660 SF OF SHADE 1,830 S.F. OF SHADE COVERAGE PROVIDED
SHADE COVERAGE AREA	50% OF LS AREA	60% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 6 SHRUBS FOR EVERY 8 PARKING SPACES	19 SPACES 2.3 TREES / 14 SHRUBS	6 TREES / 42 SHRUBS PROVIDED
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O 1 TREE / 50 L.F. BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER	43.4 TREES 36" BOX OR LARGER = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE
PRIVATE OPEN SPACE PER 11-59-7 MESA Z/O MIN 400 S.F. OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED
PRIVATE OPEN SPACE PER 11-59-9 MESA Z/O MIN 100 S.F. OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box		23
Willow Leaf Acacia		'ADWR	
Caliper Size: 2.0"			
Chitalpa tashkentensis	24" Box		34
Chitalpa		'ADWR	
Caliper Size: 1.5"			
Acacia aneura	24" Box		27
Mulga		'ADWR	
Caliper Size: 1.5"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon		223
Trailing Lantana 'gold'	can full	'ADWR	
SHRUBS / ACCENTS			QTY
Aloe x 'Blue Elf'	5 Gallon		46
Blue Elf Aloe	can full	'ADWR	
Leucophyllum frutescens	5 Gallon		76
Texas Sage	can full	'ADWR	
Russelia equisetiformis	5 Gallon		133
Coral Fountain	can full	'ADWR	
Muhlenbergia rigida 'Nashville'	5 Gallon		130
Nashville Muhly Grass	can full	'ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 1/2" screened "Painted Desert", 2" deep in planting areas per plan.			64,720 S.F.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant



Planned Area Development– Existing

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet



Planned Area Development – New

Development Standard

Minimum Dimensions for Residential
Enclosed Garages – MZO Section 11-
32-4(F)(2)

-Double Car Garage

MZO Required

20 Feet wide and 22 Feet Long

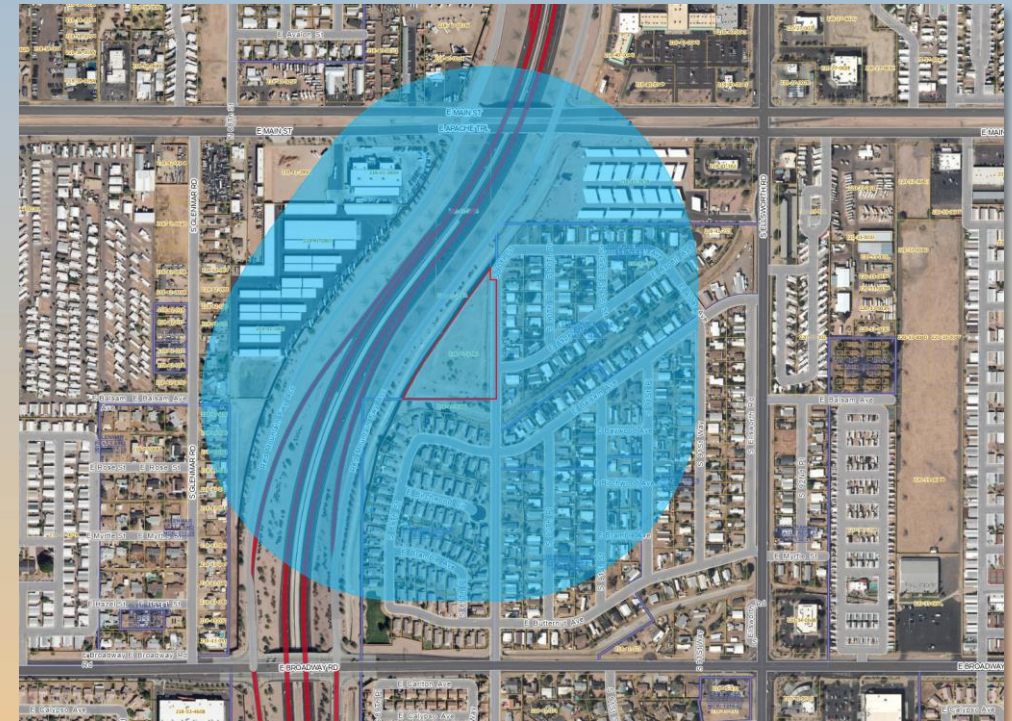
PAD Proposed

19 feet 11 inches wide by 20 feet Long



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





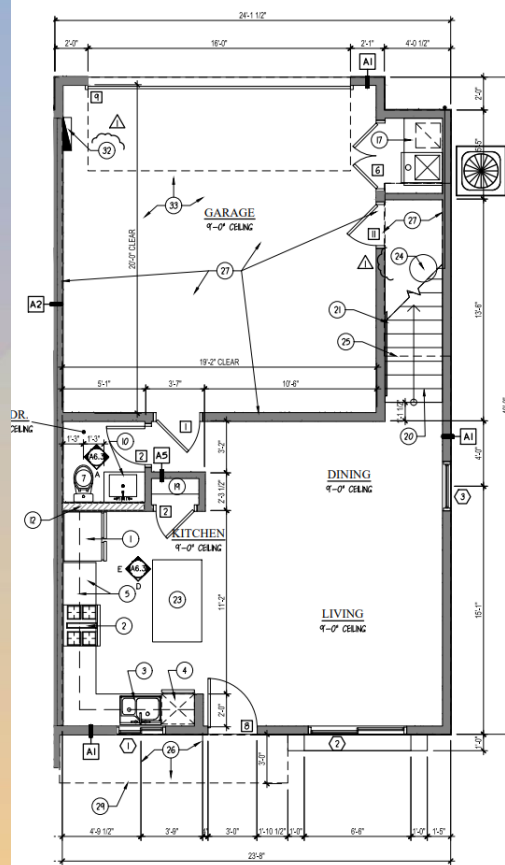
Findings

- ✓ Complies with the 2050 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

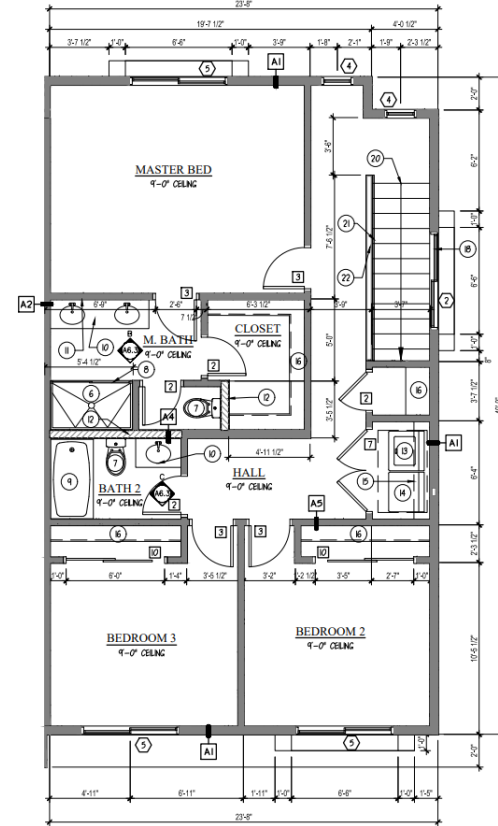
Staff recommends Approval with Conditions



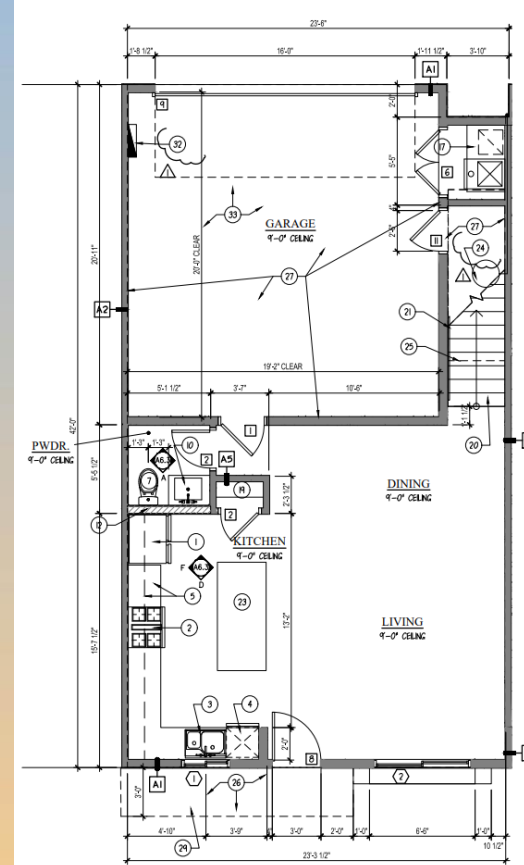
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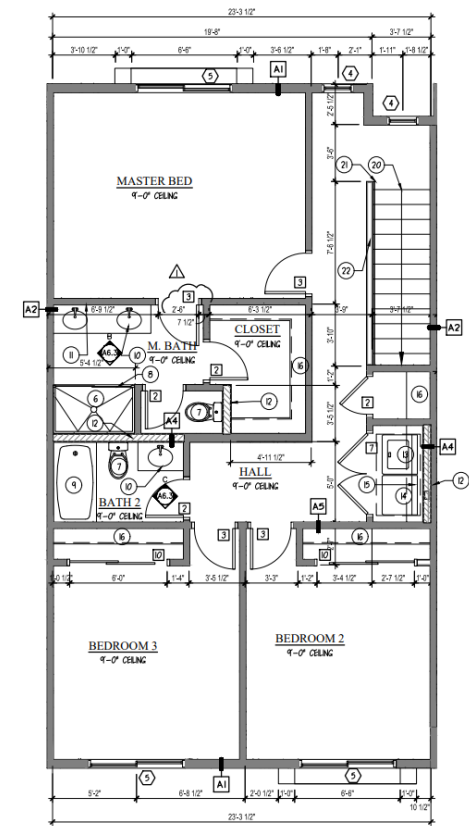
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2

