



PLANNING & ZONING BOARD

May 11, 2022



ZON21-01301



Request

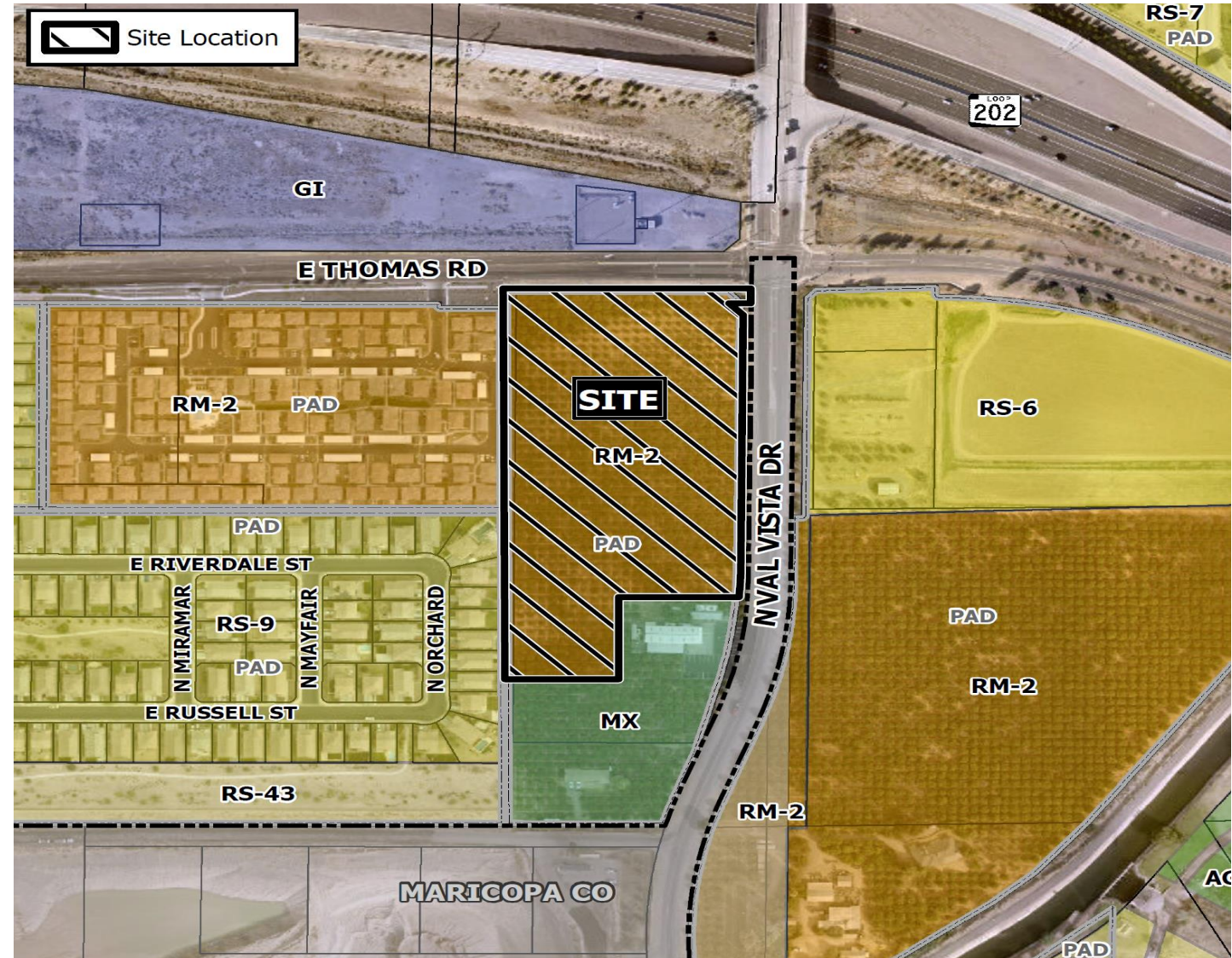
- Site Plan Review
- Preliminary Plat

Purpose

- Allow for the development of an attached single-residence subdivision

Location

- South of the 202 Red Mountain Freeway
- South of Thomas Road
- West side of Val Vista Drive



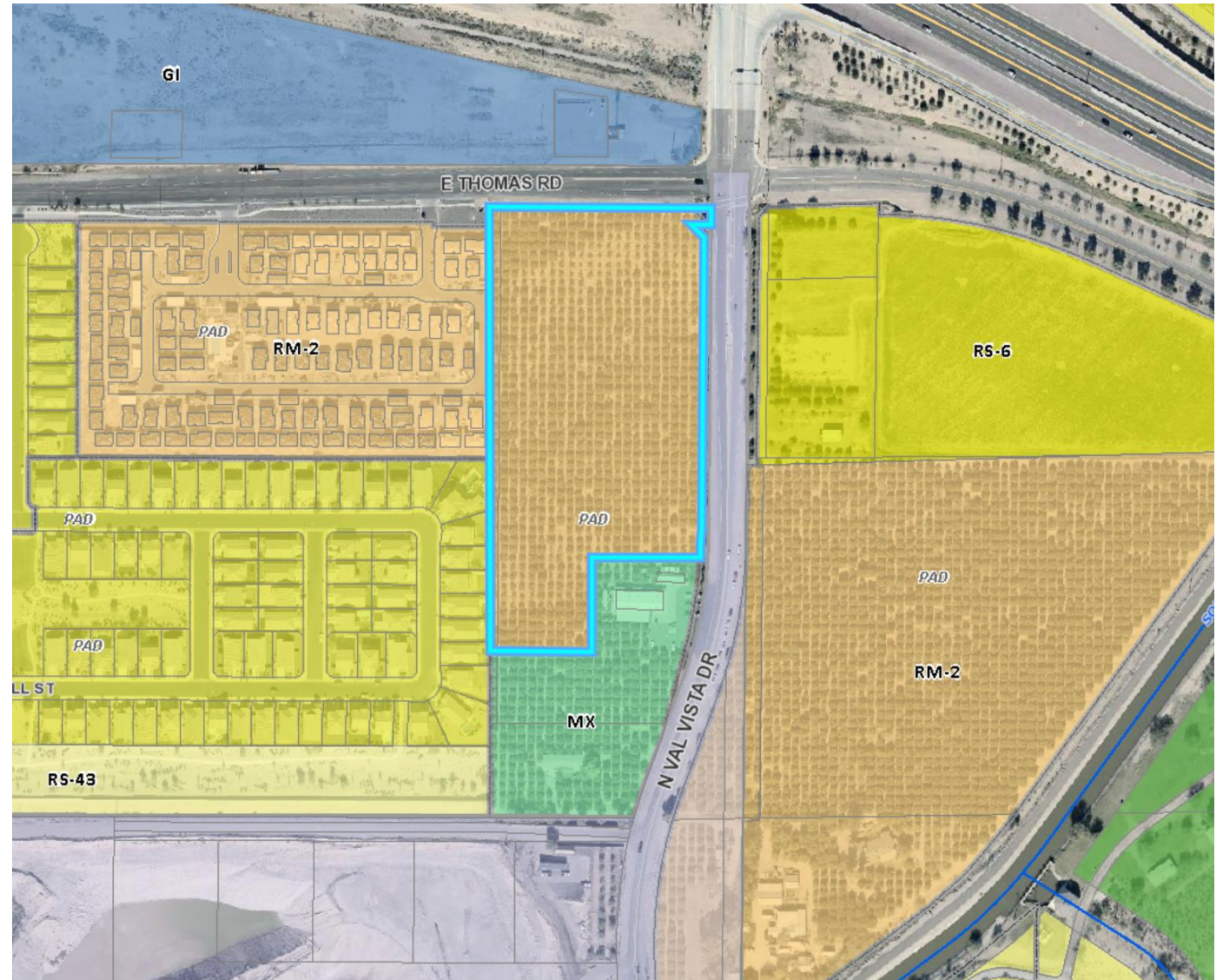
Site Photo

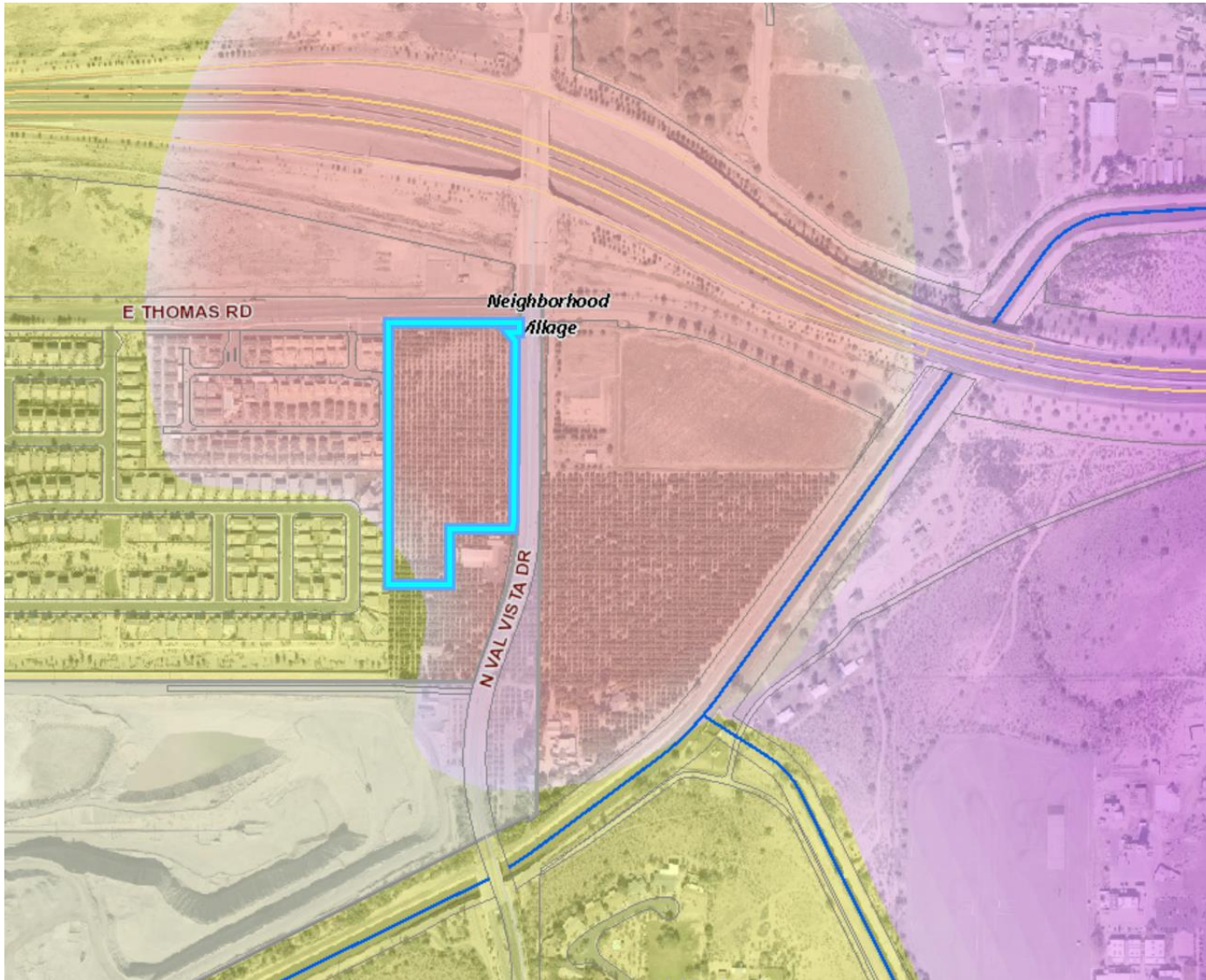


Looking west from Val Vista Drive

Zoning

- Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD)





General Plan

Neighborhood Village

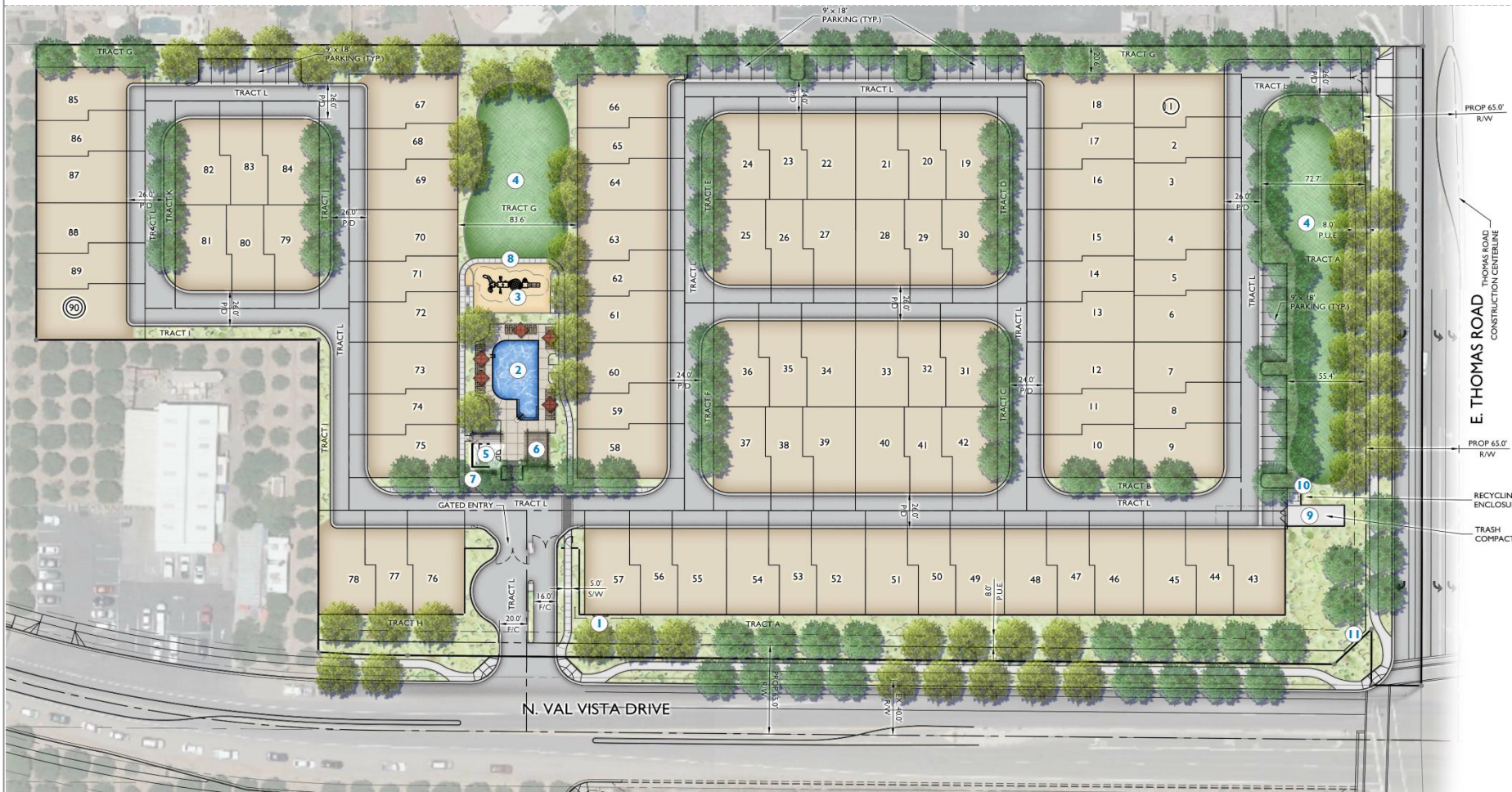
- Serve as the focal point for the surrounding neighborhood

Site Plan




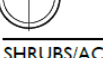
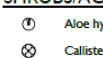
- 30 buildings, 3 units per building, 90 total lots
- Two-story, attached single residence
- Access via Thomas & Val Vista
- Consistent with Pioneer Crossing PAD





















Landscape Plan


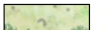


PLANT LEGEND

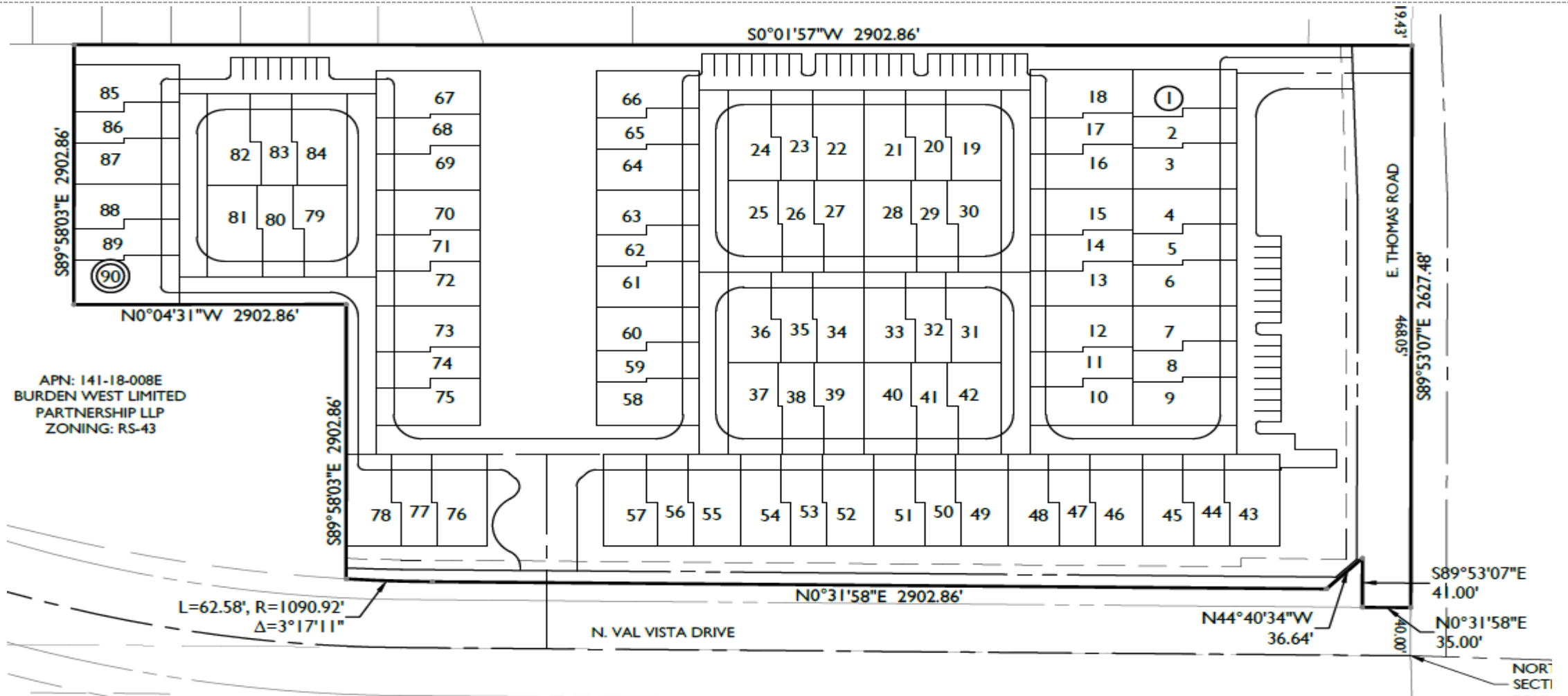
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe	5 Gal
	<i>Callistemon x 'Little John'</i>	Dwarf Callistemon	1 Gal
	<i>Eremophila glabra sp. 'Carnosa'</i>	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila hygrophana 'Blue Bells'</i>	'Blue Bells' Emu Bush	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capilaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Tecoma stans 'Gold Star'</i>	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Dalea greggii</i>	Trailing Indigo Bush	1 Gal
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Rosemary	1 Gal
	<i>Sphagneticola trilobata</i>	Yellow Dot	1 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
MATERIAL			
	<i>Cynodon dactylon 'Midiron'</i>	Surrounded by Concrete Curb	
	Shrubs and Groundcover with Decomposed Granite.		1/2" Screened, 2" Depth

Preliminary Plat



Design Review Board

- No DRB required per MZO Section 11-71-2
- Meets RM design standards
- Meets Pioneer Crossing Design Guidelines



Elevations



FRONT ELEVATION

STUCCO	61%
SIDING	32%
MASONRY	7%

A) DESERT RANCH MATERIALS
 1) STUCCO - S TLE ROOF
 2) STUCCO I
 3) STUCCO II
 4) SAP SIDING
 5) STUCCO OVER FOAM TRIM AT WINDOWS AND DOORS

6) DECORATIVE FRONT ENTRY DOOR
 7) DECORATIVE SHUTTERS
 8) BRICK VENEER
 9) DECORATIVE GARAGE DOOR

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

STUCCO	56%
SIDING	28%
MASONRY	16%

SCALE: 1/4" = 1'-0"



Elevations



FRONT ELEVATION

STUCCO	57%
SIDING	43%
MASONRY	0%

B. FARMHOUSE MATERIALS

- 1) CONCRETE FLAT ROOF
- 2) STUCCO
- 3) BOARD & BATTEN SIDING
- 4) STUCCO OVER FOAM TRIM AT WINDOWS AND DOORS
- 5) DECORATIVE FRONT ENTRY DOOR

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

STUCCO	61%
SIDING	39%
MASONRY	0%

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

Elevations



FRONT ELEVATION

STUCCO	51%
SIDING	45%
MASONRY	4%

C1. CONTEMPORARY FARMHOUSE MATERIALS
 1) CONCRETE FLAT ROOF
 2) STUCCO
 3) VERTICAL SIDING
 4) DECORATIVE FRONT ENTRY DOOR

5) DECORATIVE GARAGE DOOR
 6) STONE VENEER

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

STUCCO	64%
SIDING	33%
MASONRY	3%

SCALE: 1/4" = 1'-0"



- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- No concerns from interested parties



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria for Site Plan Review per MZO Section 11-69-5
- ✓ Pioneer Crossing PAD
- ✓ Criteria for Preliminary Plat per MZO Section 9-6-2

Staff Recommendation

Approval with Conditions



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