

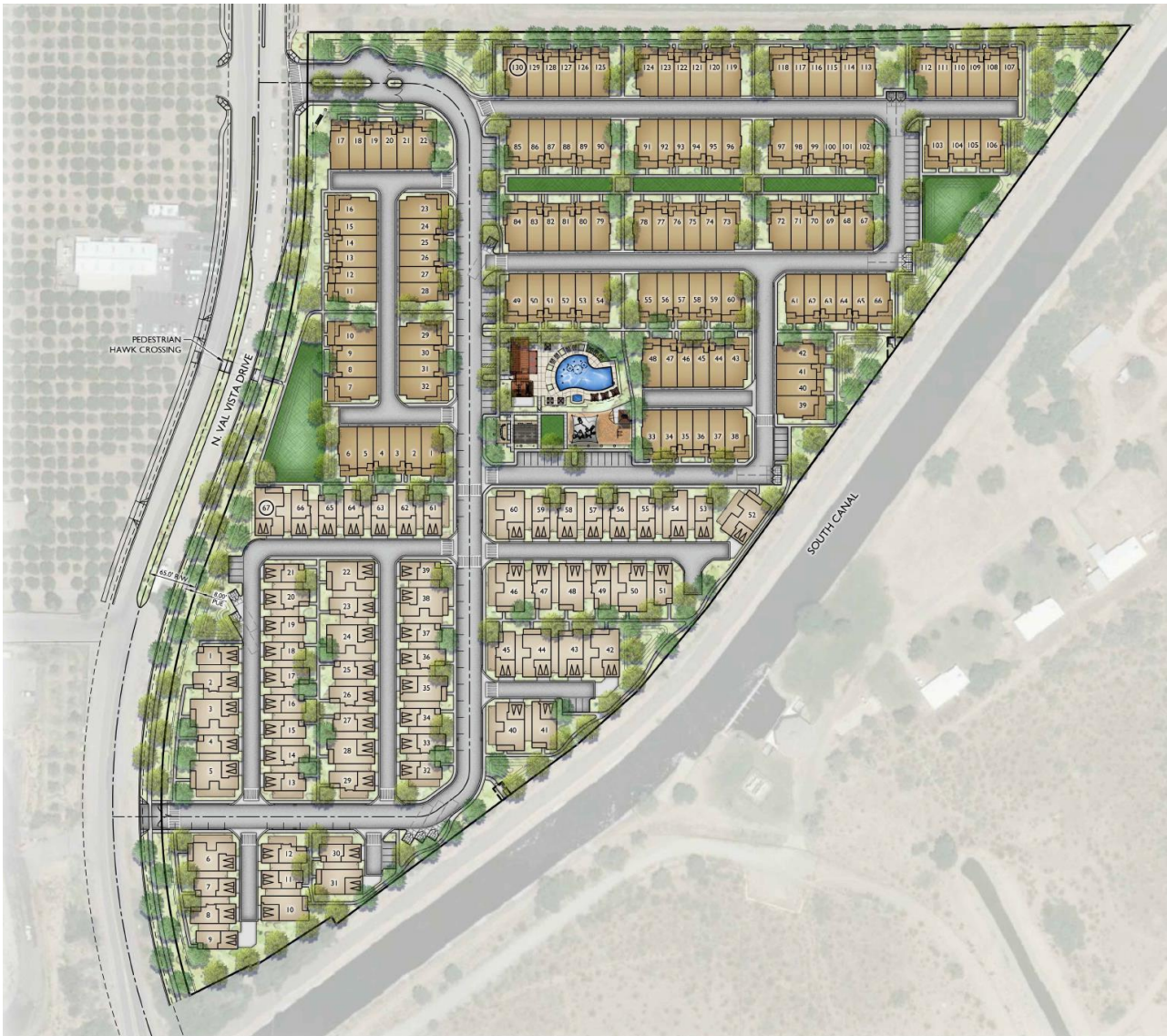


# PLANNING & ZONING BOARD

June 8, 2022



**ZON22-00055**



# Request

- Site Plan Review

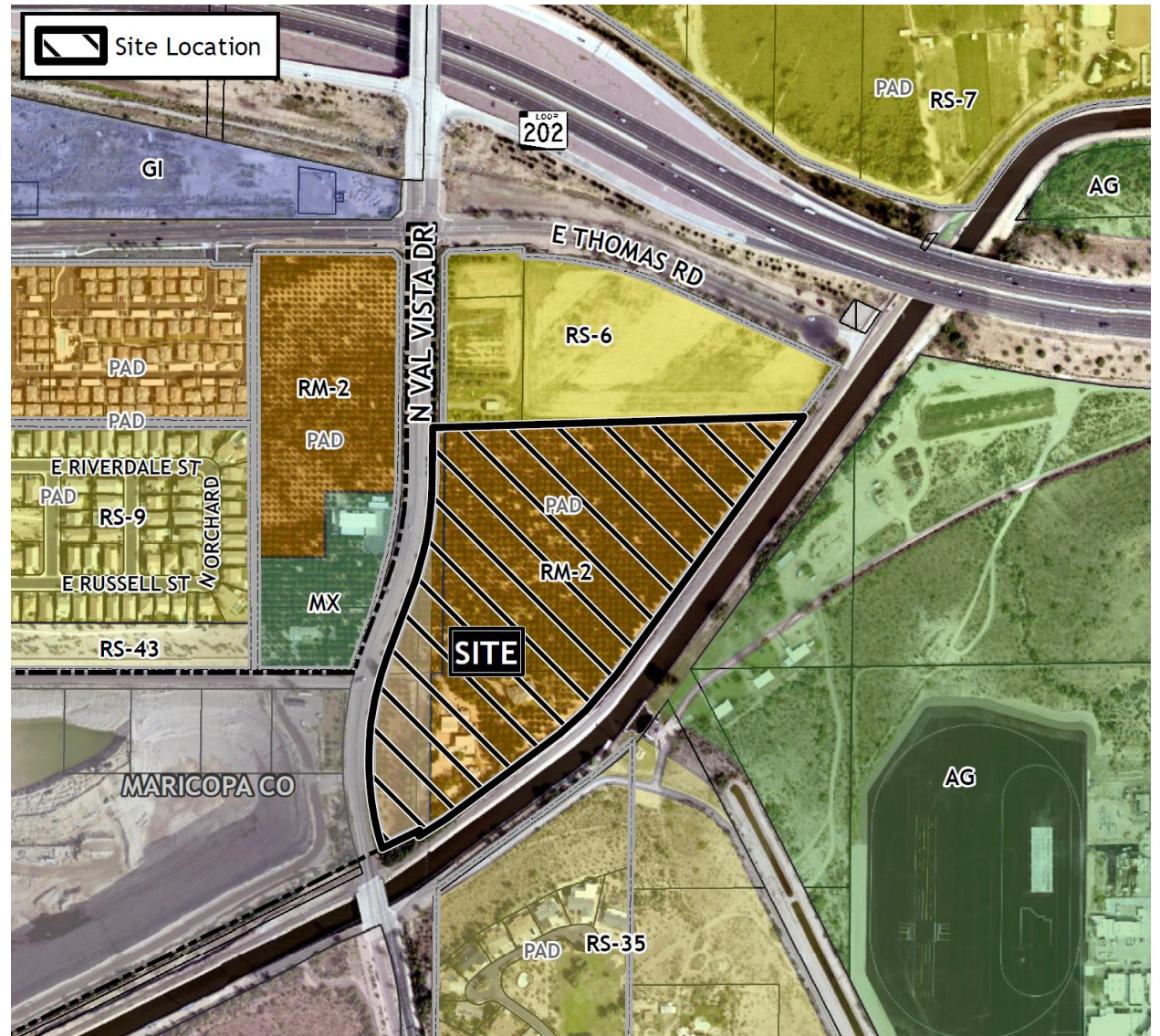
# Purpose

- Allow for the development of a multiple residence development



# Location

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





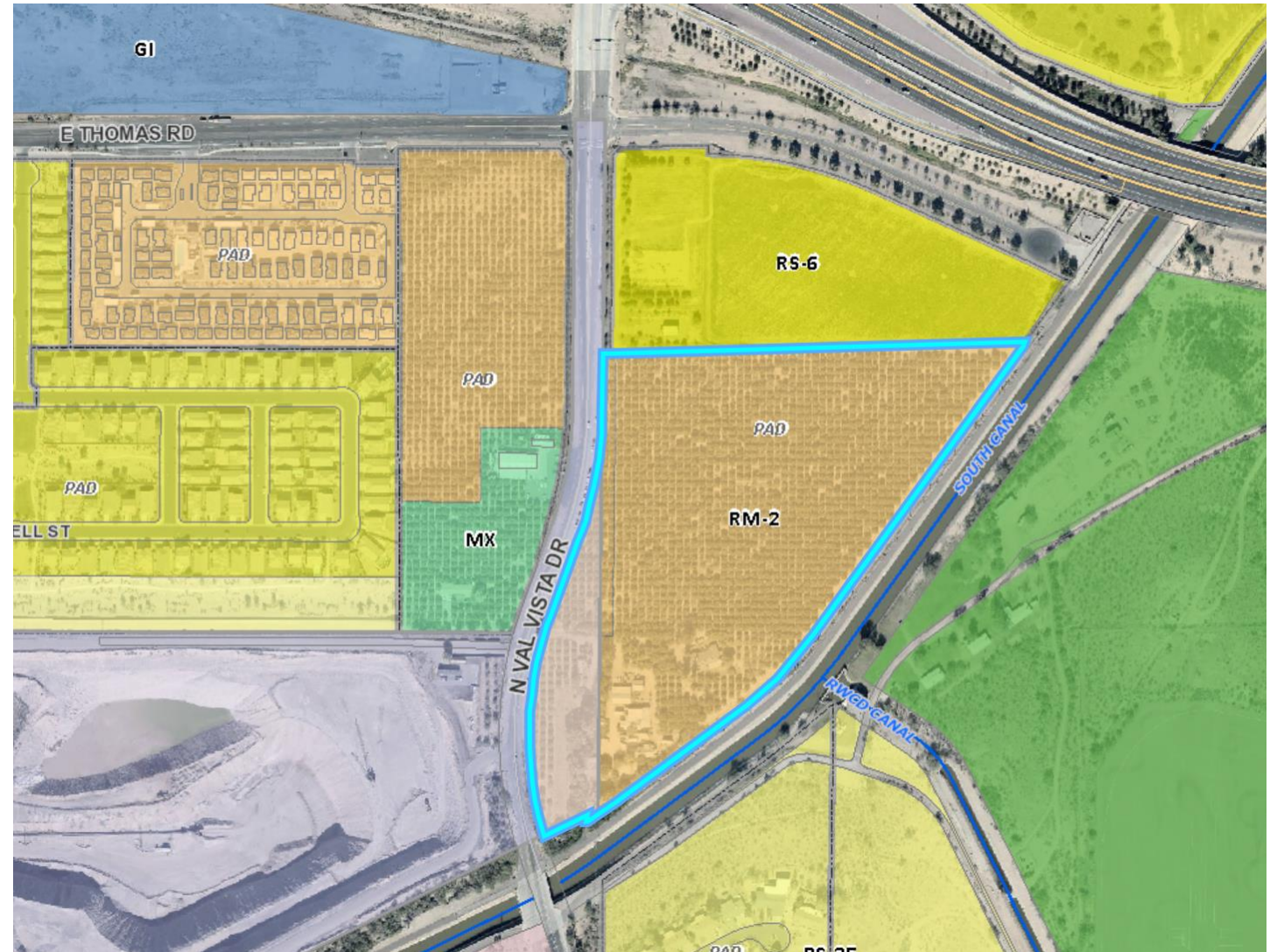
# Site Photo



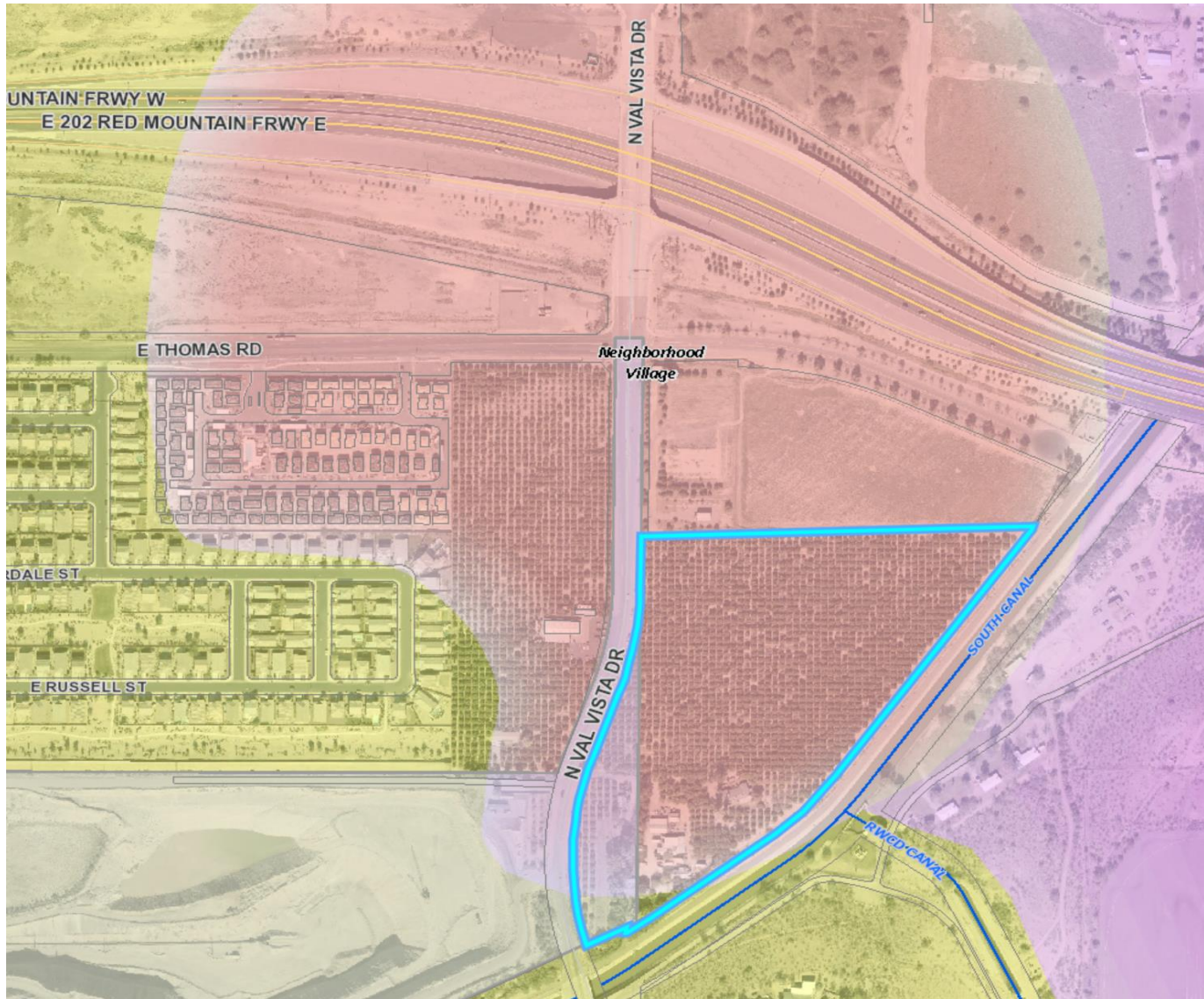
Looking east from Val Vista Drive

# Zoning

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







# General Plan

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## Neighborhood Village

- Serve as the focal point for the surrounding neighborhood

- 197 total units
  - 130 townhome
  - 67 detached greencourt
- 2.6 spaces per unit
- Access via Val Vista Drive
- Consistent with Pioneer Crossing PAD





# Landscape Plan



## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Chilopsis linearis</i> 'Bubba'	Bubba Desert Willow	24" Box
	<i>Olea europaea</i> 'Svan Hill'	'Svan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	20' Matched
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box
	<i>Prosopis</i> hybrid 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	COMMON NAME	SIZE
<b>SHRUBS/ACCENTS</b>		
	Century Plant	5 Gal
	Twin Flowered Agave	5 Gal
	Blue Elf Aloe	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Red Bird of Paradise	5 Gal
	Baja Fairy Duster	5 Gal
	Dwarf Callistemon	5 Gal
	Desert Spoon	5 Gal
	Hop Bush	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Gopher Plant	5 Gal
	Giant Hesperaloe	5 Gal
	Brakeights Red Yucca	5 Gal
	Dallas Red Lantana	5 Gal
	Thunder Cloud Sage	5 Gal
	Lynn's Legacy Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Deer Grass	5 Gal
	Purple Muhly	5 Gal
	Lady's Slipper	5 Gal
	Coral Fountain	5 Gal
	Purple Ruellia	5 Gal
	Desert Ruellia	5 Gal
	Yellow Bells	5 Gal

SYMBOL	COMMON NAME	SIZE
<b>GROUNDCOVERS</b>		
	'Outback Sunrise'	1 Gal
	New Gold Lantana	1 Gal
	Trailing Purple Lantana	1 Gal
	Tuscan Blue Rosemary	1 Gal

SYMBOL	MATERIAL
	Cynodon dactylon 'Midiron' Turf
	Shrubs and Groundcover with Decomposed Granite. Color: Desert Brown OAE

1/2" Screened, 2" Depth

# Design Review Board

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





# Elevations



# Elevations





# Elevations



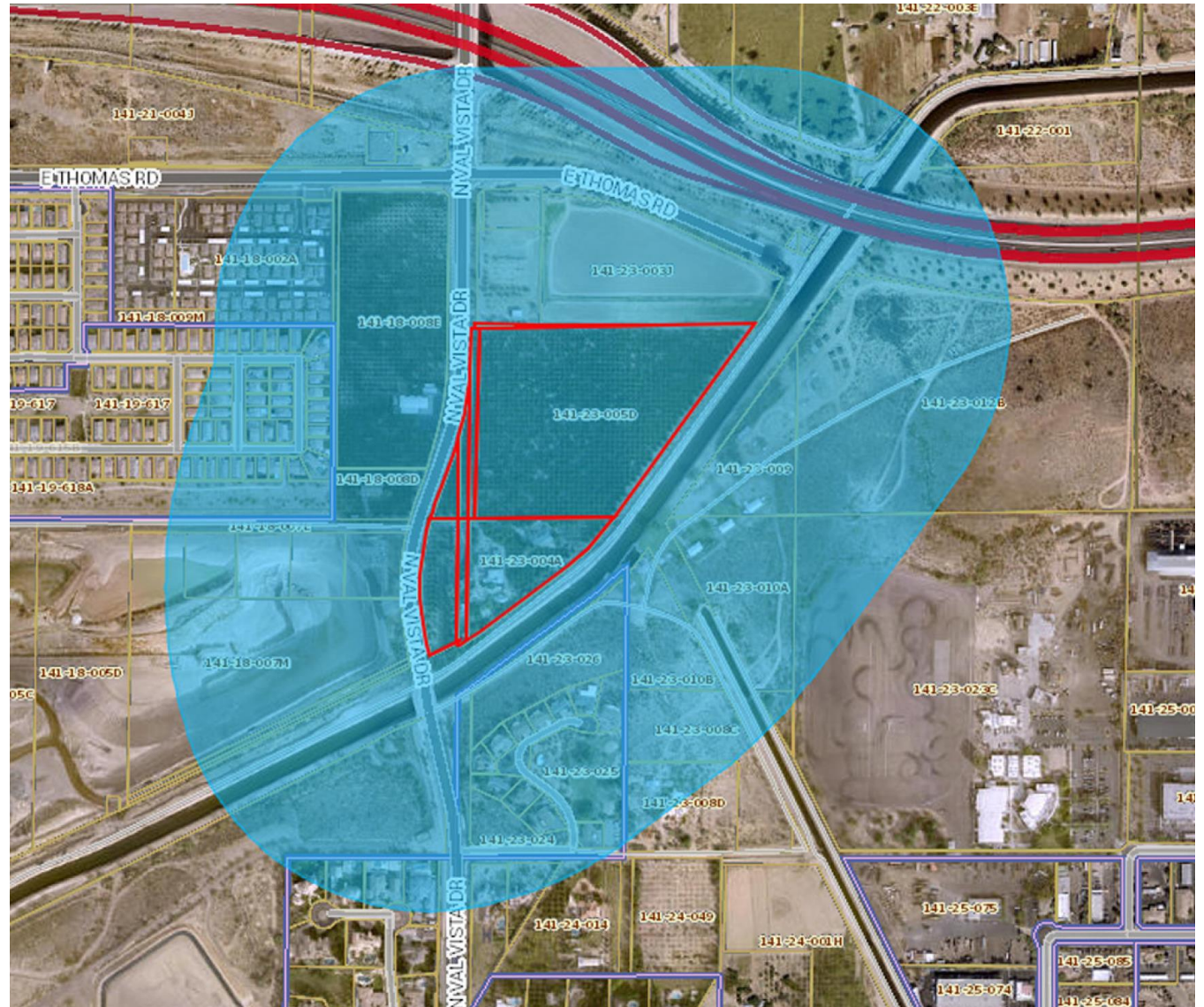
# Elevations





# Citizen Participation

- 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

## Staff Recommendation

Approval with Conditions





# PLANNING & ZONING BOARD

June 8, 2022