

PLANNING & ZONING BOARD

June 8, 2022



ZON22-00055

Cassidy Welch, Senior Planner

June 8, 2022



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



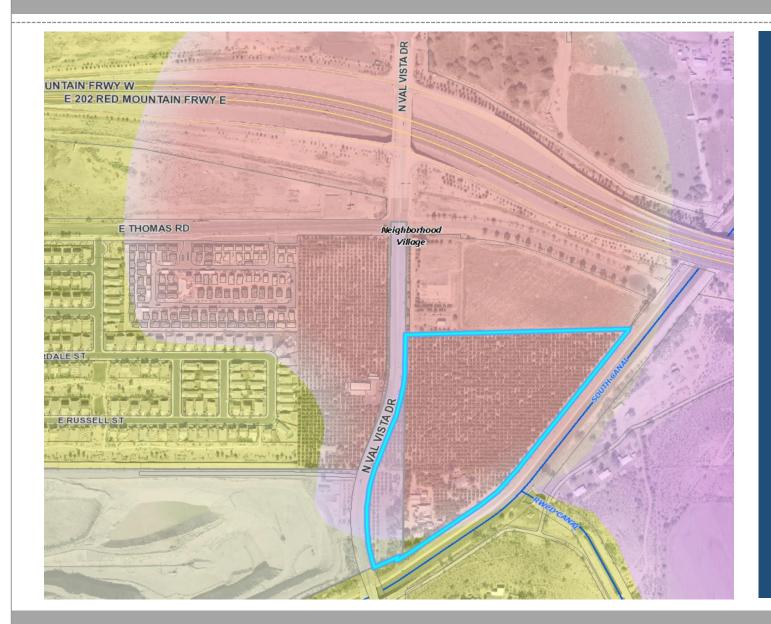
Looking east from Val Vista Drive



Zoning

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





General Plan

Neighborhood Village

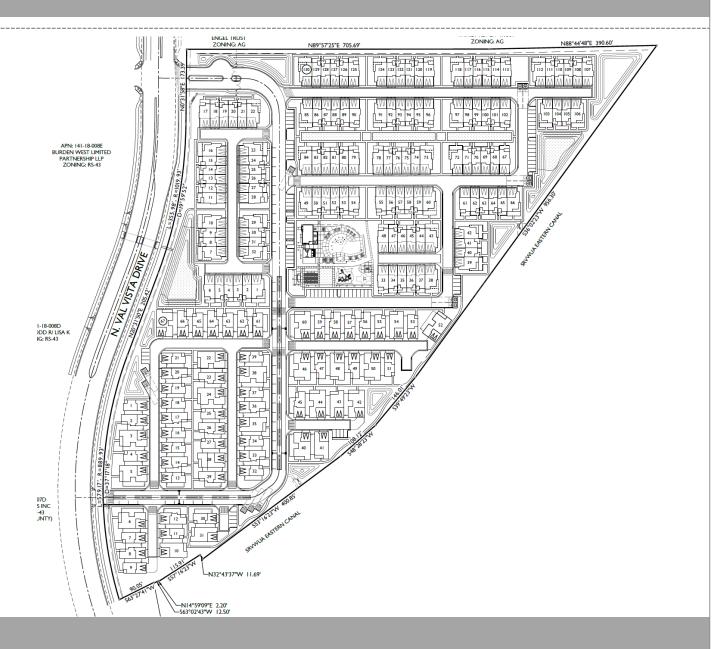
 Serve as the focal point for the surrounding neighborhood

Site Plan

- 197 total units
 - 130 townhome
 - 67 detached greencourt
- 2.6 spaces per unit
- Access via Val Vista Drive

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Consistent with Pioneer
Crossing PAD



Landscape Plan

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SYMBO	DL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES	_			
\sim	\bigcirc	Acacia salicina	Willow Acacia	24" Box
(\mathcal{A})	<u> </u>	Chilopsis linearis 'Bubba'	Bubba Desert Willow	24" Box
	X	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
A	(C)	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Bo:
\simeq	\ast	Phoenix dactylifera	Date Palm	20' Mat
3	\sim	Pistacia 'Red Push'	Red Push Pistache	24" Box
ЖI	$\leq \langle$	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
1).	\succeq	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
$\sim \ll_{ij}$	()	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
`	V			
HRUE	S/AC	CENTS	COMMON NAME	SIZE
	Agave a	mericana	Century Plant	5 Gal
۵	Agave g	eminiflora	Twin Flowered Agave	5 Gal
۲	Aloe hy	brid ' Blue Elf'	Blue Elf Aloe	5 Gal
\odot	Bougain	villea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
$\overline{()}$	Caesalp	inia pulcherrima	Red Bird of Paradise	5 Gal
õ	Calliand	Ira californica	Baja Fairy Duster	5 Gal
\otimes	Callister	mon x 'Little John'	Dwarf Callistemon	5 Gal
*	Dasyliri	on wheeleri	Desert Spoon	5 Gal
ß	Dodone	ea viscosa	Hop Bush	5 Gal
0 ^u	Eremop	hila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
œ	Eremophila hygrophana 'Blue Bells'		Blue Bells	5 Gal
•	Euphort	bia rigida	Gopher Plant	5 Gal
(%)	Hesperaloe funifera		Giant Hesperaloe	5 Gal
6	Hesperaloe parviflora 'Brakelights'		Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'		Dallas Red Lantana	5 Gal
õ	Leucophyllum candidum 'Thunder Cloud'		Thunder Cloud Sage	5 Gal
ñ	Leucophyllum langmaniae 'Lynn's Legacy'		Lynn's Legacy Sage	5 Gal
0	Muhlengergia capillaris 'Regal Mist'		'Regal Mist' Muhly	5 Gal
õ		bergia rigens	Deer Grass	5 Gal
¢		gergia rigida 'Nashville'	Purple Muhly	5 Gal
æ		hus macrocarpus	Lady's Slipper	5 Gal
õ		equisetiformus	Coral Fountain	5 Gal
õ		brittoniana	Purple Ruellia	5 Gal
õ		eninsularis	Desert Ruellia	5 Gal
a		stans 'Gold Star'	Yellow Bells	5 Gal
G				
GROU	NDC	OVERS	COMMON NAME	SIZE
۲	Eremop	hila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal
Θ	Lantana x 'New Gold'		New Gold Lantana	I Gal
۲	Lantana montevidensis		Trailing Purple Lantana	I Gal
\odot	Rosman	inus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary	I Gal
MATE	RIAL			
		Cynodon dactylon 'Midiron' Turf		
1 A		Shrubs and Groundcover with Decomposed Granite. Color: Desert Brown OAE	1/2" Screened, 2	Depth

Design Review Board

- No DRB required per MZO Section 11-71-2
- Meets RM design standards

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Meets Pioneer Crossing
Design Guidelines





Elevations















Elevations

























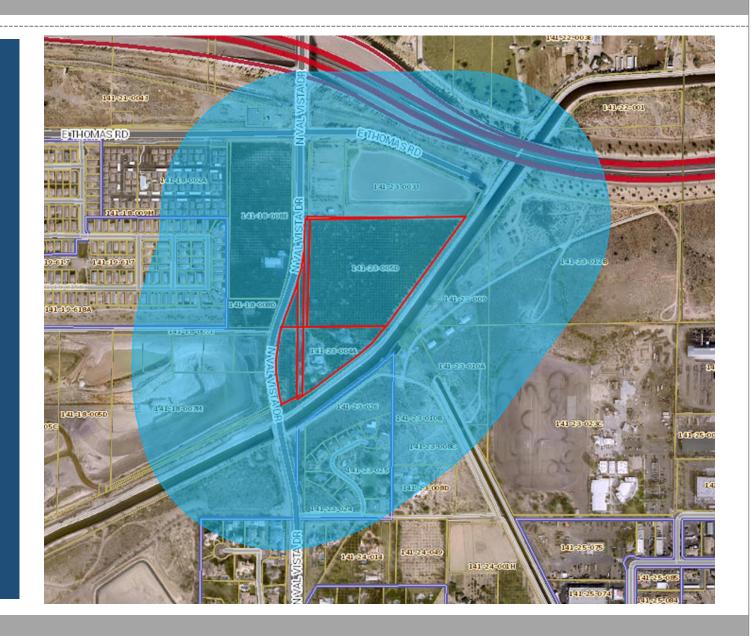


Citizen Participation

 Property owners within 1,000 feet, HOA's, & Registered Neighborhoods

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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



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