



PLANNING & ZONING BOARD

June 22, 2022



ZON22-00388



Request

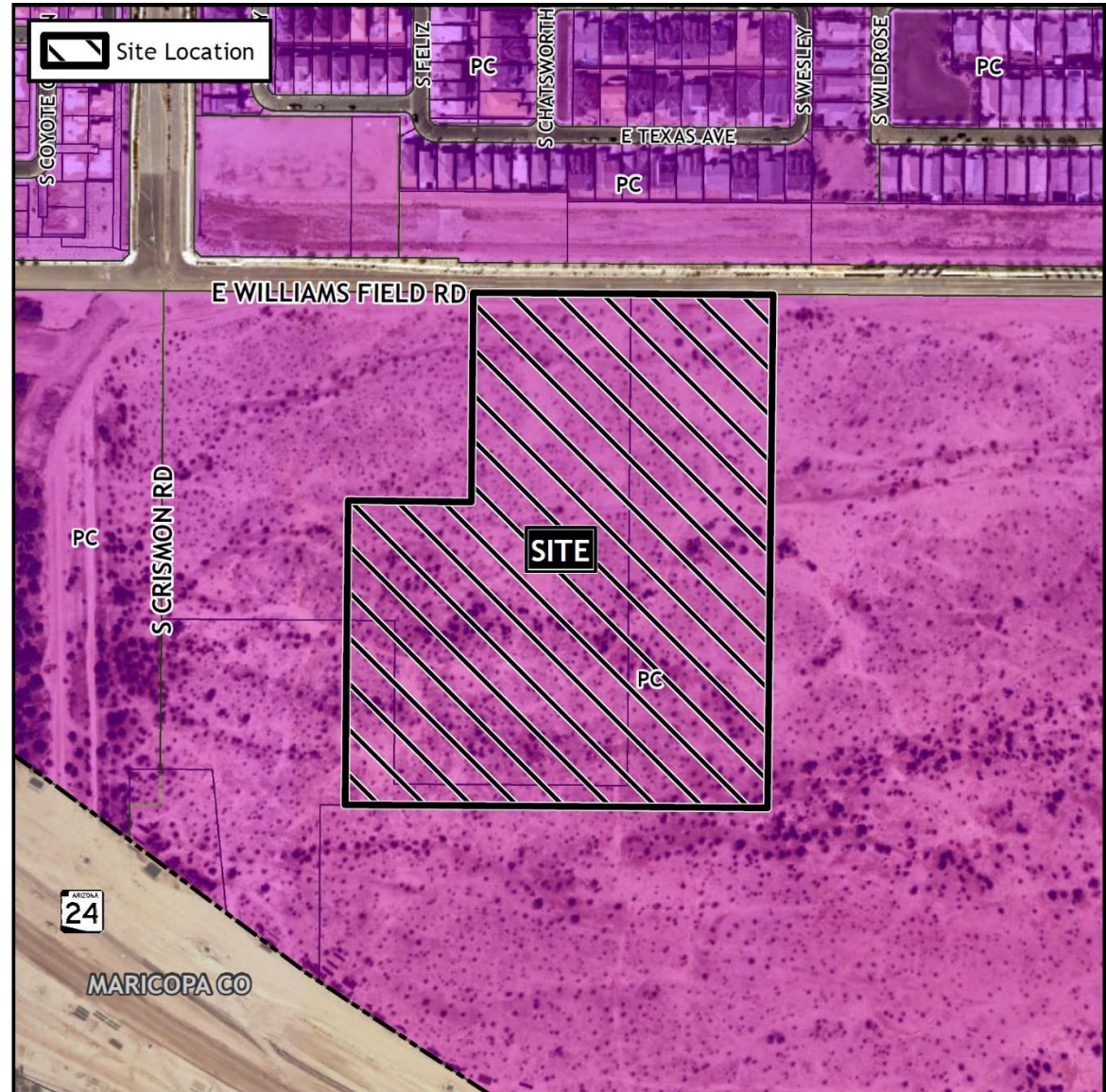
- Site Plan Review

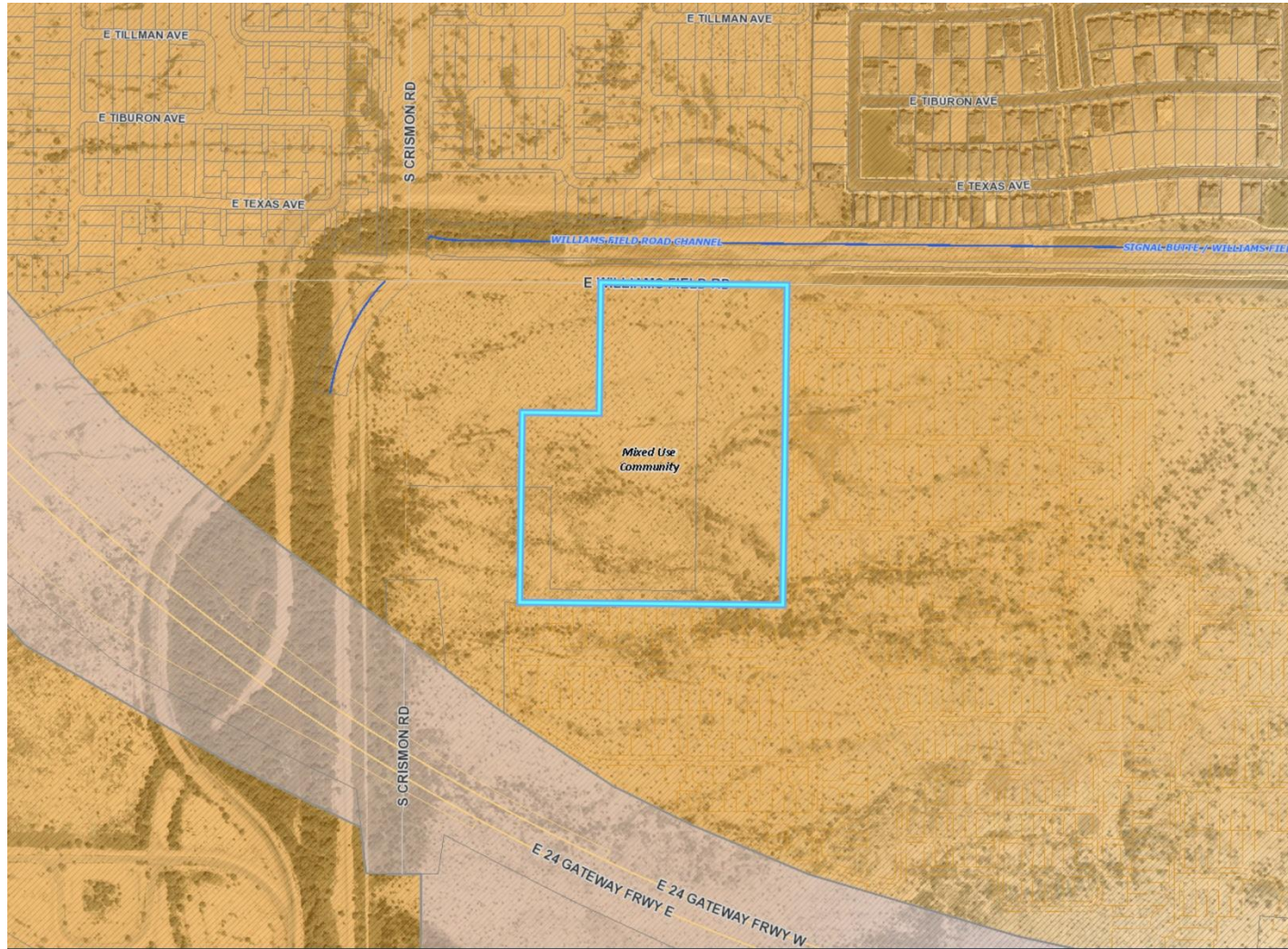
Purpose

- To allow a Multiple Residence Development

Location

- South of Williams Field Road
- East of the Crismon Road Alignment





General Plan

Mixed Use Community

- Contain a mix of employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community with a sense of place



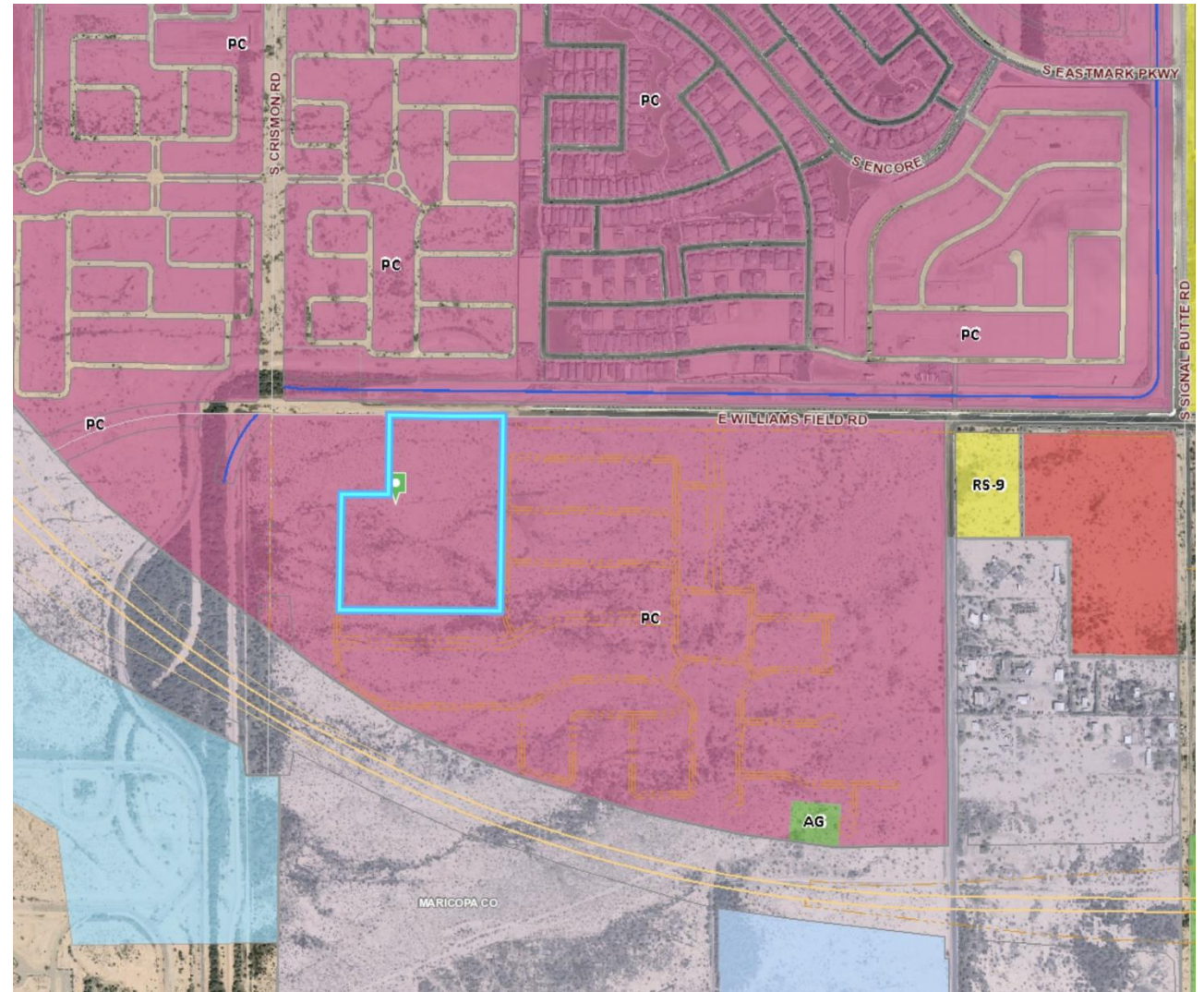
Mesa Gateway Strategic Development Plan

Mixed-Use Community District

- Per the GSDP, this district is intended to be the area that solidifies the balance of land uses and provide for a sustainability community through the creation land uses for people to live, work, and play

Zoning

- Currently zoned PC
- Per the approved DUP for DU1 for Avalon Crossing, multiple residence is a permitted use



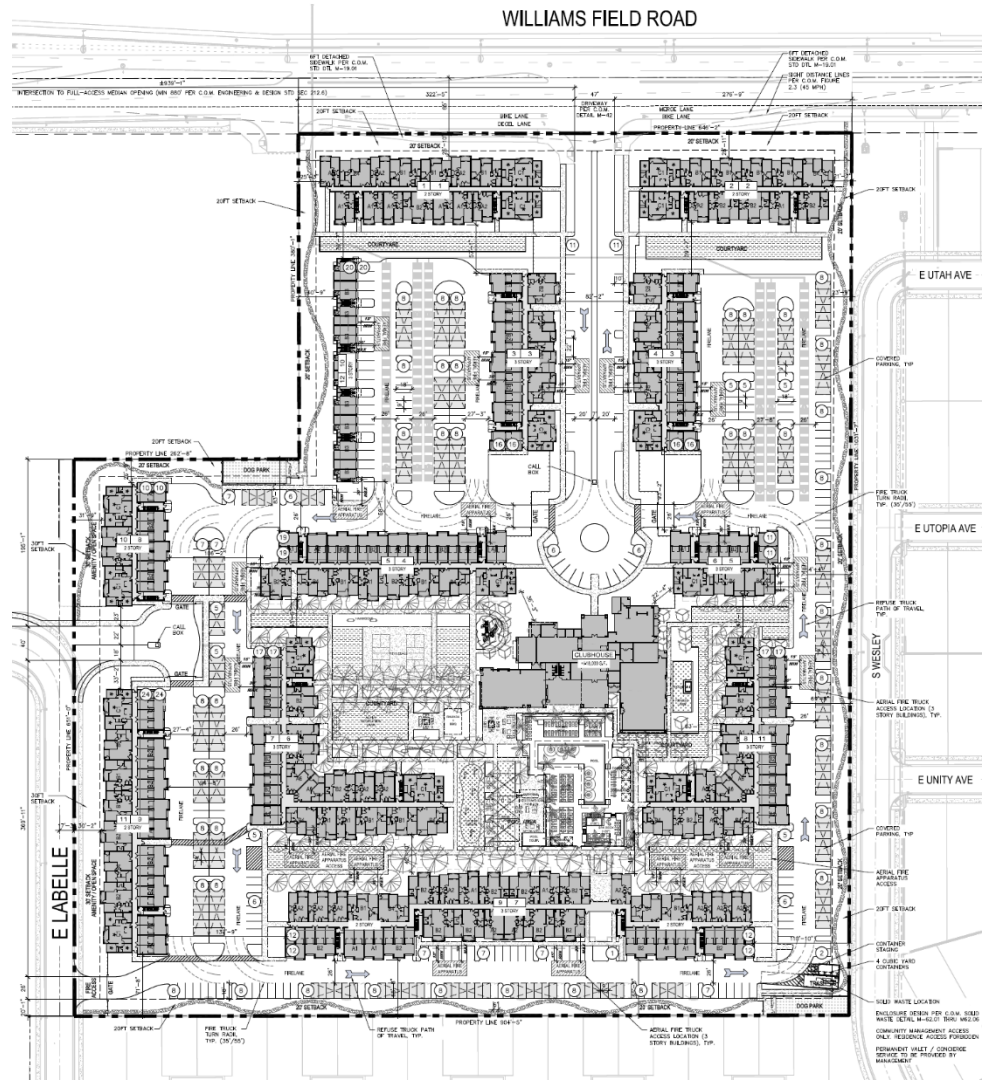
Site Photo



Looking southwest towards the site from East Williams Field Road and S 222nd St

Site Plan

- Primary Access from Williams Field Road
- Secondary access from Labelle
- 400 dwelling units on a 17.35 net acre site
- Density - 23 DU/acre



SUP Request

Development Standard	Required LI	Proposed SUP	Staff Recommendation
Required Parking Spaces for Multiple Residences - <i>MZO Section 11-32-3</i>	2.1 Spaces per dwelling unit	2.03 Space per unit	As proposed

Reduction of a total of 29 spaces from 840 spaces required to 811 spaces provided

Design Review

• July 12, 2022

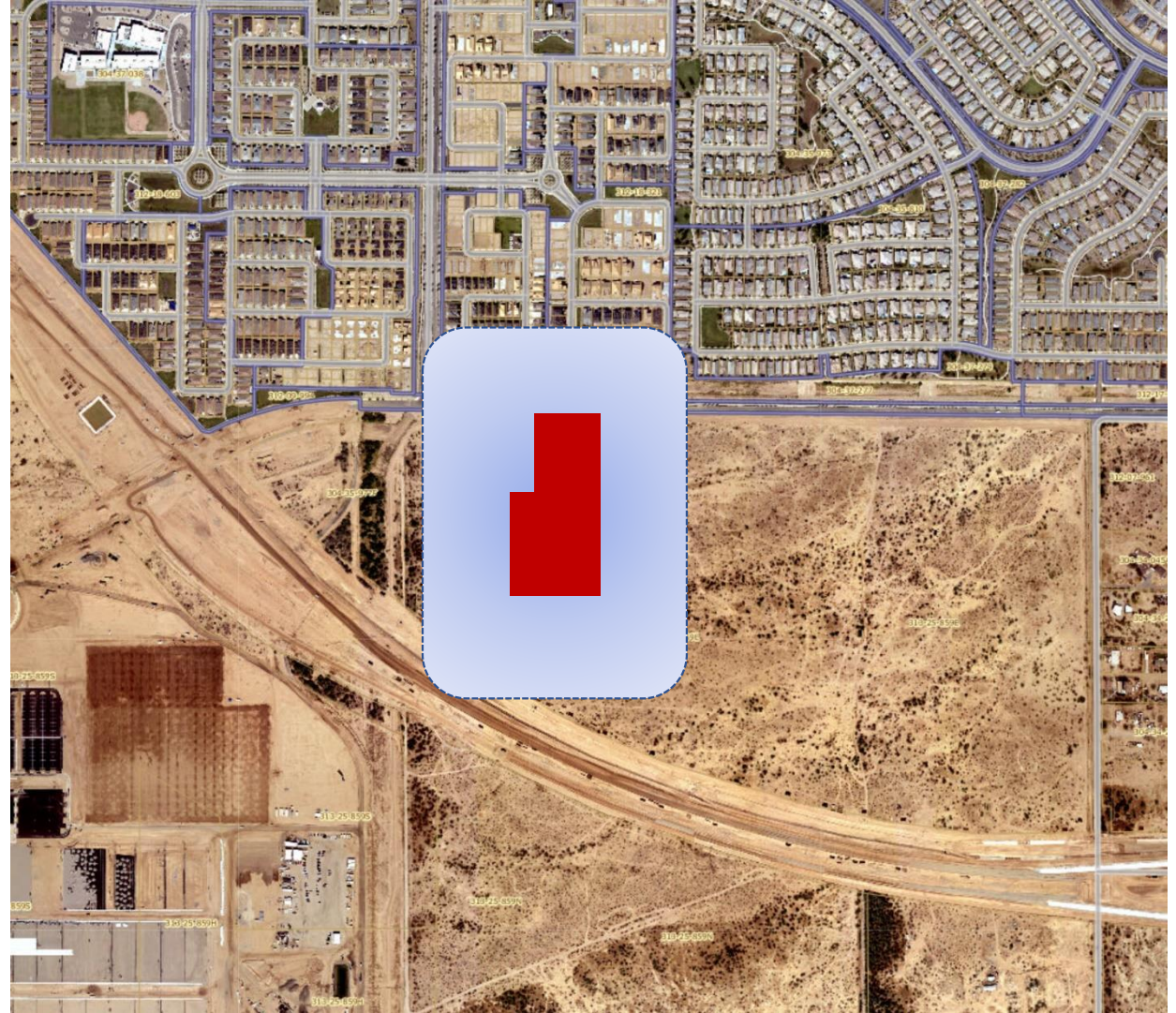


REQUIRED	PROVIDED
1 Tree/4 Shrub per 25 LF (And 50% Coverage)	24
144	160
1 Tree/4 Shrub per 25 LF (And 50% Coverage)	16
64	80
1 Tree/3 Shrub per Island	16
76	230
228	
5 Trees x 100 LF	91
91	
3 Trees/20 Shrubs x 100 LF	27
27	160
160	



Citizen Participation

- Property owners within 500 feet, HOA's, & Registered Neighborhoods
- No comments from interested parties



Summary

Findings

- Request complies with the 2040 Mesa General Plan
- Complies with Gateway Strategic Development Plan
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- Meets the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO

Staff Recommendation

Approval with Conditions



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