

# PLANNING & ZONING BOARD

September 28, 2022



# ZON22-00942

Josh Grandlienard, AICP, Planner II

September 28, 2022



#### Request

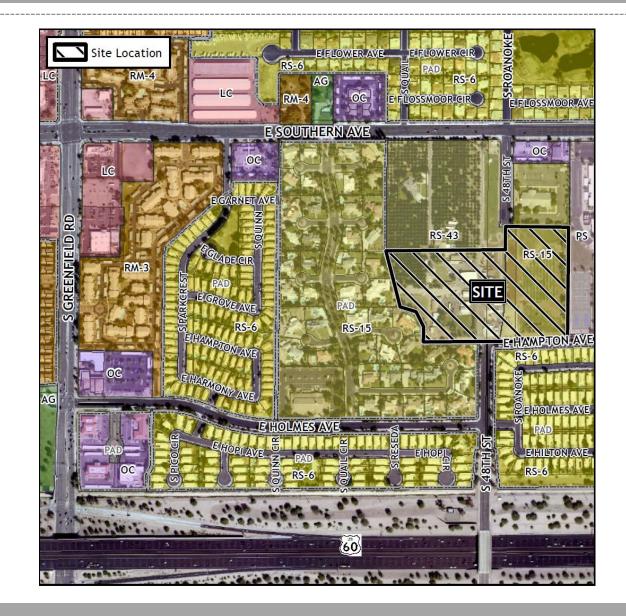
 Rezoning and Site Plan Review

## Purpose

 Allow the development of a Multiple Residence Community

## Location

- East of Greenfield Road
- South of Southern Avenue





## **General Plan**

#### Neighborhood

- Clean, safe and healthy areas
- Sense of place



## Proposed Zoning

Multiple Residence-3, with a Planned Area Development Overlay

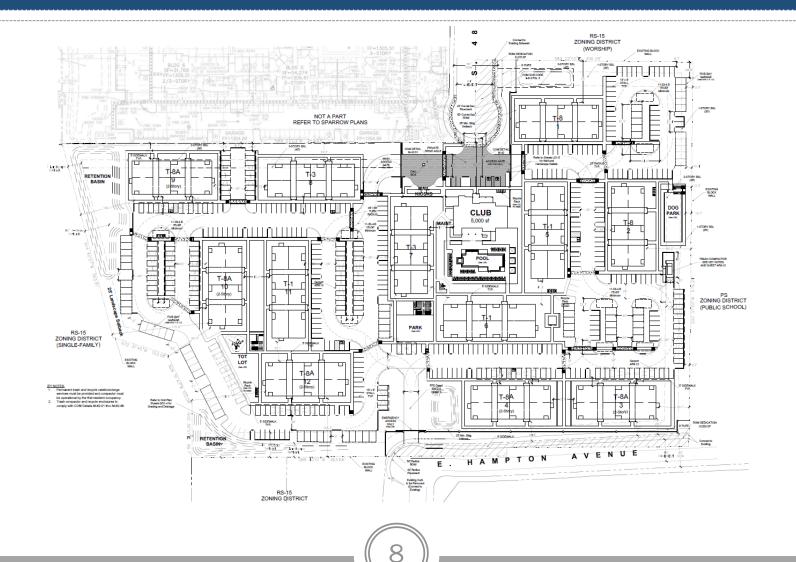


#### Site Photo



#### Looking south towards the site from 48<sup>th</sup> St

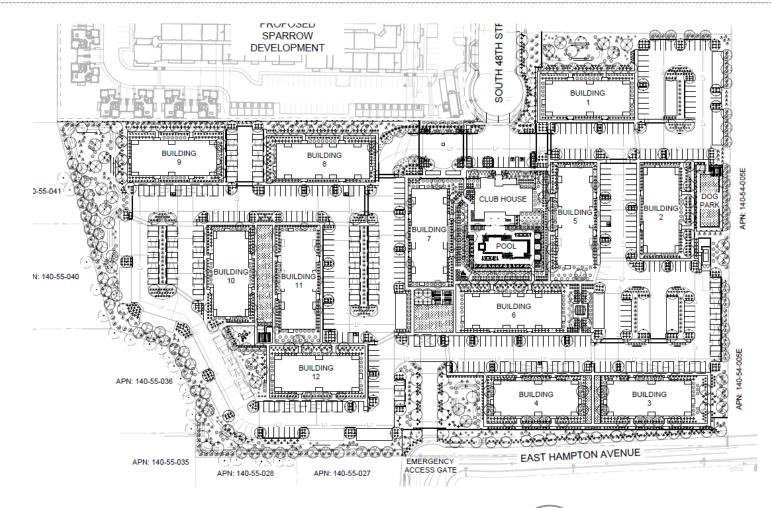
#### **Overall Site Plan**



## PAD Modifications

PAD Standard		
	Existing	Proposed
<u>Maximum Wall Height</u> – Side and Rear Yards <i>MZO Section 11-30-4(A)</i>	6 feet	8 feet adjacent to single residence uses
	9	

#### Landscape Plan



REES				_
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	BOTANICAL NAME / COMMON NAME	SIZE		QTY
•	Acacia aneura	2" Cal. Min., 8' Ht. M	Min.,	32
Σ	Mulga	5' Sp. Min.		4
~	Citrus tree	1¼" Cal. Min., 7" Ht 3' Sp. Min.	. Min.,	4
_	(1 Lisbon Lemon/1 Lime/ 1 Grapefruit/1 Orange)	5 sp. min.		
	Parkinsonia 'Desert Museum'	2" Cal. Min., 9' Ht. M	4in	102
٠.,	Desert Museum Palo Verde	6' Sp. Min.		
Σ	Phoenix dactylifera	18' Height		10
7	Date Palm	Clear Trunk Height		
63	Pistacia x 'Red Push'	2" Cal. Min., 10' Ht.	Min.,	61
V	Red Push Pistache 5' Sp. Min. Prosopis x 'Leslie Roy' 2" Cal. Min., 8' Ht. I			39
5	Prosopis x 'Leslie Roy'	7' Sp. Min.	viin.,	29
	Thornless Mesquite Olea europaea 'Swan Hill'	3" Cal. Min., 10' Ht.	Min	6
- 2	Swan Hill Olive	6' Sp. Min.		
-/	Pinus eldarica	2" Cal. Min., 8' Ht. M	Min.,	9
>	Mondell Pine	5' Sp. Min.		
- )	Quercus virginiana	1½" Cal. Min., 9' Ht	Min.,	6
	Southern Live Oak	4' Sp. Min.		44
~	Sophora secudiflora Texas Mountain Laurel	1¼" Cal. Min., 5' Ht 3' Sp. Min.	. Min.,	44
/ ``\	Ulmus parviflora 'True Green'	3' Sp. Min. 1%" Cal. Min., 7" Ht.	Min	88
-1	True Green Evergreen Elm	4' Sp. Min.	willing.	30
~~				
JBS				
	BOTANICAL NAME / COMMON NAME		SIZE	QTY
-	Bougainvillea 'Torch Glow' / Torch Glow		5 Gal.	40
·)	Bougainvillea 'La Jolla' / La Jolla Bougain	nvillea	5 Gal.	69
	Dodonea viscosa / Green Hopseed Bush	1	5 Gal.	141
þ.	Eremophila hygrophana / Blue Bells		5 Gal.	45
	Leucophyllum frutescens 'Rio Bravo' / R	io Bravo Sage	5 Gal.	596
	Leucophyllum frutescens 'Green Cloud'		5 Gal.	179
5	Olea europaea 'Little Ollie' / Little Ollie	/	5 Gal	21
•	Ruellia peninsularis / Desert Ruellia		5 Gal	9
9			-	32
×	Plumbago auriculata / Cape Plumbago		5 Gal.	
ð	Tecoma 'Orange Jubilee' / Orange Jubil	ee	5 Gal.	157
	Tecoma stans 'Gold Star' / Yellow Bells		5 Gal.	462
INTS				
_	BOTANICAL NAME / COMMON NAME		SIZE	QTY
	Agave desmettiana 'Variegata' / Variega	ated Smooth Agave	5 Gal.	22
*	Agave americana 'Mediopicta' / Center		5 Gal.	30
~	Aloe barbadensis / Aloe		5 Gal.	50
¥	Aloe x 'Blue Elf' / Blue Elf Aloe		5 Gal.	14
	Echinocactus grusonii / Golden Barrel C	active.	5 Gal.	31
6		detus		104
5	Hesperaloe funifera / Giant Yucca		5 Gal.	
	Hesperaloe parviflora 'MSWNPERMA' /		5 Gal.	689
				916
8	Muhlenbergia capillaris 'Regal Mist' / Re		5 Gal.	
9			5 Gal. 5 Gal.	6
	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii v. monstrosus / To			6
	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii v. monstrosus / To COVERS		5 Gal.	
	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii v. monstrosus / To COVERS BOTANICAL NAME / COMMON NAME	tem Pole Cactus		6 <u>QTY</u> 782
UND	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii v. monstrosus / To COVERS BOTANICAL NAME / COMMON NAME Eremophia glabra 'Mingenew Gold' / O	utem Pole Cactus	5 Gal. <u>SIZE</u> 5 Gal.	<u>Q</u> TY 782
UND	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii v. monstrosus / To 20VER5 BOTANICAL NAME / COMMON NAME Eremophia glabra 'Mingenew Gold' / O Lantana camara 'New Gold' / New Gold	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. <u>SIZE</u> 5 Gal. 1 Gal.	<u>Q</u> ТҮ 782 117
UND 2	Muhlenbergia capillaris 'Regal Mist' / Ru Pachycereus schottii v. monstrosus / To 2002F85 BOTANICAL NAME / COMMON NAME Eremophila glabra 'Mingenew Gold' / O Lantana cama' New Gold' / New Gold Lantana montevidensis / Purple Trailing	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. <u>SIZE</u> 5 Gal.	<u>Q</u> TY 782
UND Ø	Muhlenbergia capillaris 'Regal Mist' / Re Pachycereus schottii V. monstrosus / Po DVERS BOTANICAL NAME / COMMON NAME Eremophia gabra 'Mingenew Gold' / O Lantana camara 'New Gold' / New Gold Lantana montevidensis / Purple Trailing IS	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. <u>SIZE</u> 5 Gal. 1 Gal.	QTY 782 117 112
	Muhlenbergia capillaris 'Regal Mist' / Rr Pachytereus schottii v. monstrosus / To DOVER5 BOTANICAL NAME / COMMON NAME Eremophila giabra 'Mingenew Gold' / OL Lantana camara New Gold', New Gold Lantana montevidensis / Purple Trailing DESCRIPTION	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal.	QTY 782 117 112 QTY
Ø	Muhlehergia capilaris' Regal Mict' / Ru Pachycereus schotti v. monstrosus / To DOVERS BOTANICAL NMAE / COMMON NAME Eremophila giba'n Mingenew Gold' / Cu Lantana camara 'New Gold' / New Gold Lantana montevidensis / Purple Trailing 5 DESCRIPTION DESCRIPTION	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal.	QTY 782 117 112
	Muhlehergia capilaris 'Begal Mici' / R Pachycereus schottii v. monstrosus / To SOVER5 BOTANICAL NAME / COMMON NAME Eremophila gibra 'Mingenew Gold' / La Lantana camara 'New Gold' / New Gold Lantana camara 'New Gold' / New Gold Lantana comtevidensis / Purple Trailing <u>BESCHITON</u> Decomposed Granite 'y'' screend, Carmel, 2' Depth Min.	utem Pole Cactus utback Sunrise Emu Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal. 220,	QTY 782 117 112 QTY 445 5
	Muhlehergia capilaris fregal Mich / Ar Pachyareus schotti v. monstrosus / To 20085 BOTANCAL IMANE / COMMON NAME Extempshila gibbra fulligenew Gold' / Lantana montevidensis / Purple Trailing GOLD (Composed Gamile ) v Spreened, Carmel, 2° Depth Min. Ng Rep	item Pole Cactus Iutback Sunrise Emu Lantana g Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal. 220,	QTY 782 117 112 QTY
	Muhlehergia capilaris 'Begal Mici' / Ar Pachycareus schottii v. monstrosus / To SOVER5 BOTANICAL NAME / COMIMON NAME Eremophila giba'n 'Mingenew Gold' / Lantana camara 'New Gold' / New Gold Lantana camara 'New Gold' / New Gold Lantana comare 'New Gold' / New Gold Lantana comare' New Gold' / New Gold Lantana comare' New Gold' / New Gold Decomposed Granite ,'s' Screened, Carmel, 2" Depth Min. nip Rap 1*3" Screened, Carmel, 2" Depth Min.	item Pole Cactus Iutback Sunrise Emu Lantana g Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal. 220,	QTY 782 117 112 QTY 445 5
	Muhlehergia capilaris "Regal Mick" / Ar Pachyareus schotti v. monstrosus / To 20VERSICAL NAME / COMMON NAME Ememphila gibra Mingenew Gold' / New Gold Lantana nontevidensi / Purple Trailing <u>DESCRIPTION</u> <u>DESCRIPTION</u> <u>DESCRIPTION</u> <u>DESCRIPTION</u> 21°35 "Streamed, Carmel, 2" Depth Min. 1°35 "Streamed, Carmel, 3" Depth Min. 1°35 "Streamed, Carmel, 3" Depth Min. 1°35 "Streamed, Carmel, 3" Depth Min.	item Pole Cactus Iutback Sunrise Emu Lantana g Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal. 220,	QTY 782 117 112 QTY 445 5
	Muhlehergia capilaris 'Begal Mici' / Ar Pachycareus schottii v. monstrosus / To SOVER5 BOTANICAL NAME / COMIMON NAME Eremophila giba'n 'Mingenew Gold' / Lantana camara 'New Gold' / New Gold Lantana camara 'New Gold' / New Gold Lantana comare 'New Gold' / New Gold Lantana comare' New Gold' / New Gold Lantana comare' New Gold' / New Gold Decomposed Granite ,'s' Screened, Carmel, 2" Depth Min. nip Rap 1*3" Screened, Carmel, 2" Depth Min.	item Pole Cactus Iutback Sunrise Emu Lantana g Lantana	5 Gal. 5 Gal. 1 Gal. 1 Gal. 220, 12,	QTY 782 117 112 QTY 445 51 800 51



### **Design Review**

- July 12, 2022
- Minor Comments that have been addressed



### **Citizen Participation**

 Property owners within 1,000 feet, HOAs & Registered Neighborhoods





### Summary

## Findings

- Complies with the 2040 Mesa General Plan
- Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## **Staff Recommendation**

#### Approval with Conditions



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#### Line of Sight



#### Line of Sight



#### Line of Sight

