



# PLANNING & ZONING BOARD

September 28, 2022



**ZON22-00942**



## Request

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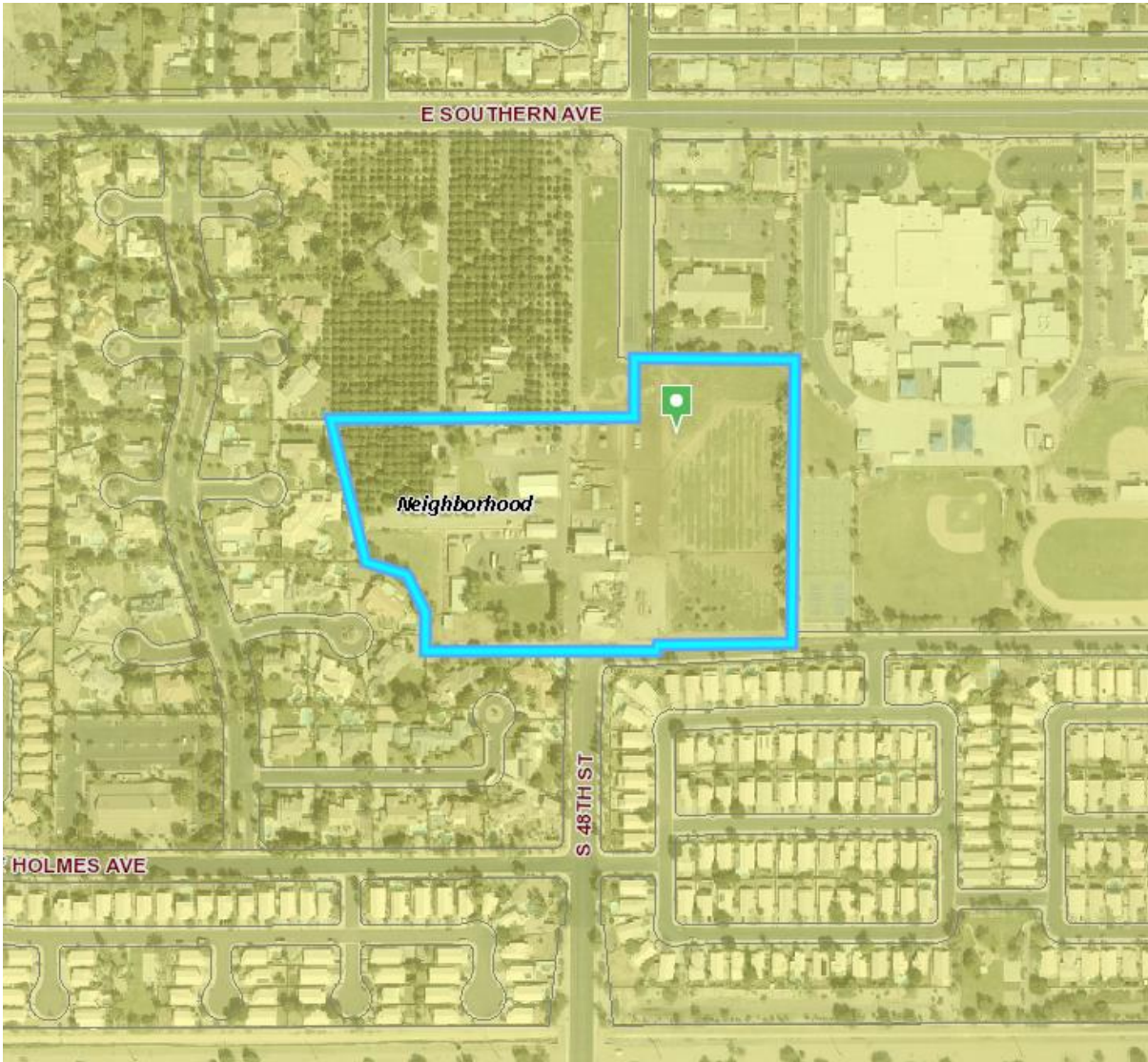
- Rezoning and Site Plan Review

## Purpose

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- Allow the development of a Multiple Residence Community

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# General Plan

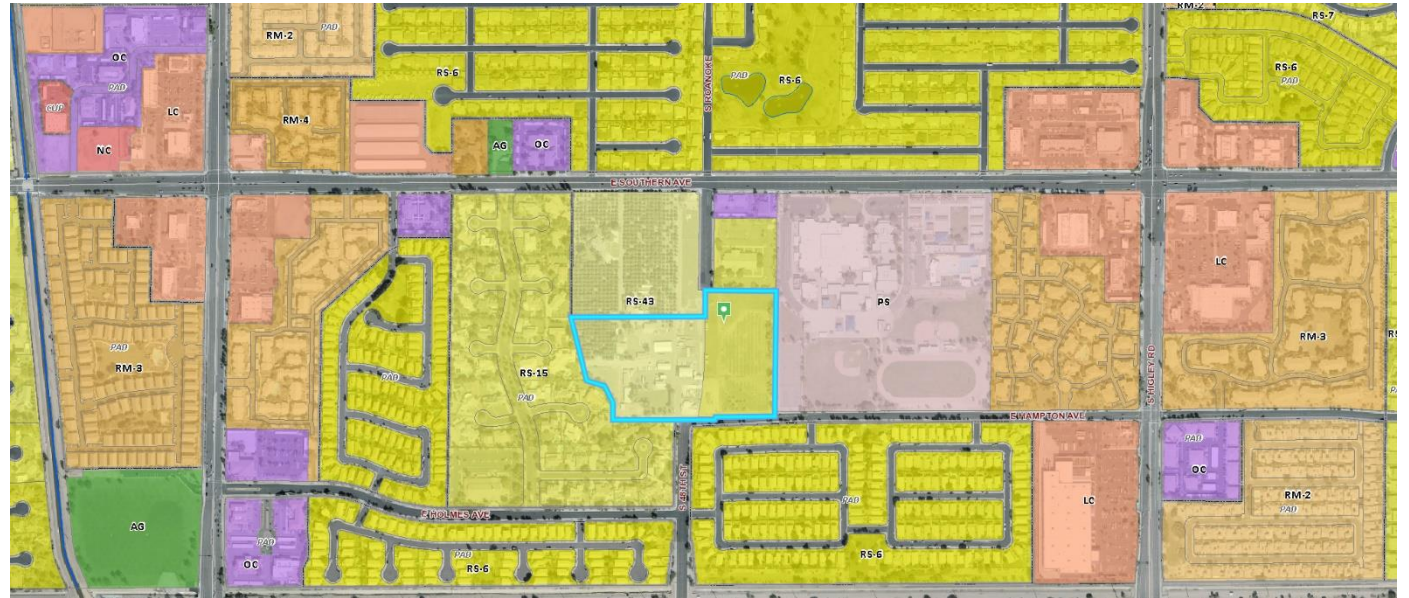
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## Neighborhood

- Clean, safe and healthy areas
- Sense of place

# Proposed Zoning

## Multiple Residence-3, with a Planned Area Development Overlay

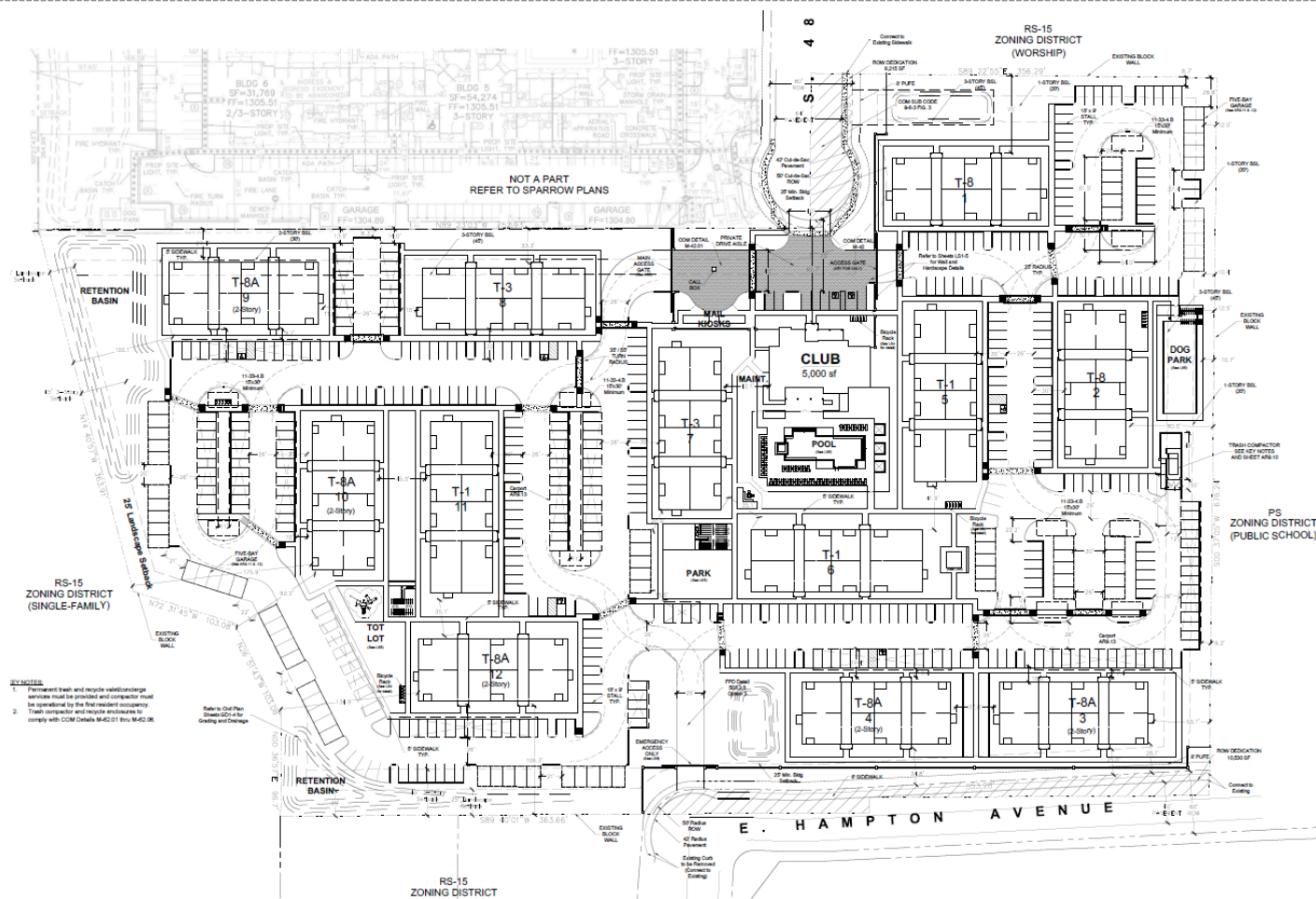


# Site Photo



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

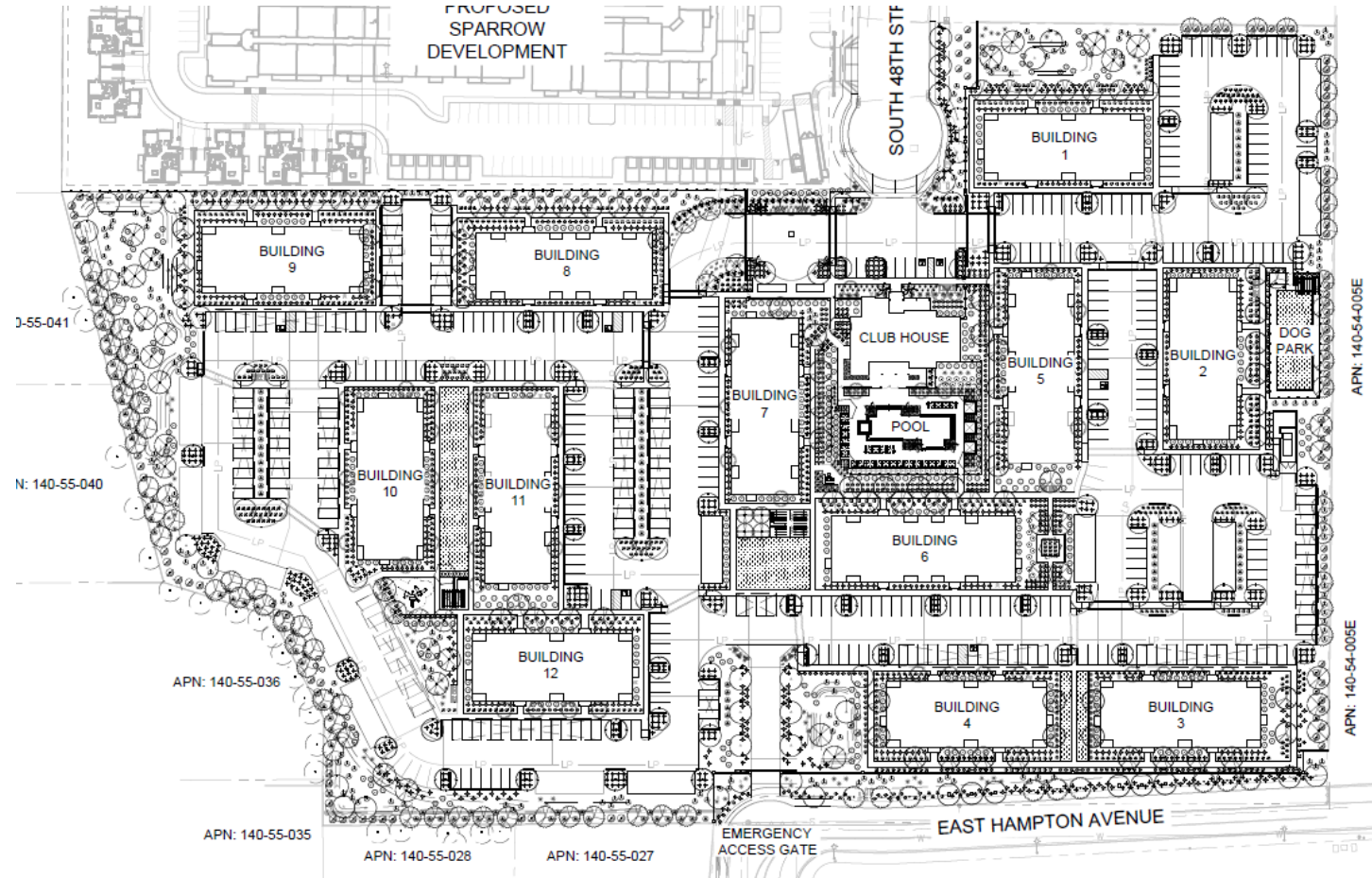
## 8



# PAD Modifications

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

# Landscape Plan



## PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Acacia aneura	2" Cal. Min., 8' Ht. Min.	32
●	Mulga	5" Sp. Min.	
●	Citrus tree (1 Lisbon Lemon/1 Lime/1 Grapefruit/1 Orange)	1 1/2" Cal. Min., 7' Ht. Min.	4
●	Parkinsonia 'Desert Museum'	2" Cal. Min., 9' Ht. Min.	102
●	Desert Museum Palo Verde	6" Sp. Min.	
●	Phoenix dactylifera	18' Height	10
●	Date Palm	Clear Trunk Height	
●	Pistacia x Red Push	2" Cal. Min., 10' Ht. Min.	61
●	Red Push Pistache	5" Sp. Min.	
●	Prosopis x 'Leslie Roy'	2" Cal. Min., 8' Ht. Min.	39
●	Thornless Mesquite	7" Sp. Min.	
●	Olea europaea 'Swan Hill'	3" Cal. Min., 10' Ht. Min.	6
●	Swan Hill Olive	6" Sp. Min.	
●	Pinus eldarica	2" Cal. Min., 8' Ht. Min.	9
●	Mondell Pine	5" Sp. Min.	
●	Quercus virginiana	1 1/2" Cal. Min., 9' Ht. Min.	6
●	Southern Live Oak	4" Sp. Min.	
●	Sophora secundiflora	1 1/2" Cal. Min., 5' Ht. Min.	44
●	Texas Mountain Laurel	3" Sp. Min.	
●	Ulmus parviflora 'True Green'	1 1/2" Cal. Min., 7' Ht. Min.	88
●	True Green Evergreen Elm	4" Sp. Min.	

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	40
●	Bougainvillea 'La Jolla' / La Jolla Bougainvillea	5 Gal.	69
●	Dodonea viscosa / Green Hopseed Bush	5 Gal.	141
●	Eremophila hygrophana / Blue Bells	5 Gal.	45
●	Leucophyllum frutescens 'Rio Bravo' / Rio Bravo Sage	5 Gal.	596
●	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	179
●	Olea europaea 'Little Olive' / Little Olive	5 Gal.	21
●	Ruellia peninsularis / Desert Ruellia	5 Gal.	9
●	Plumbago auriculata / Cape Plumbago	5 Gal.	32
●	Tecoma 'Orange Jubilee' / Orange Jubilee	5 Gal.	157
●	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	462

ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Agave desertiana 'Variegata' / Variegated Smooth Agave	5 Gal.	22
●	Agave americana 'Mediopicta' / Center Stripe Agave	5 Gal.	30
●	Aloe barbadensis / Aloe	5 Gal.	50
●	Aloe x 'Blue Elf' / Blue Elf Aloe	5 Gal.	14
●	Echinocactus grusoni / Golden Barrel Cactus	5 Gal.	31
●	Hesperaloe parviflora / Desert Yucca	5 Gal.	104
●	Hesperaloe parviflora 'MSVNPERRMA' / Desert Dusk Yucca	5 Gal.	689
●	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	916
●	Pachycereus schottii v. monstrosus / Totem Pole Cactus	5 Gal.	6

GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu	5 Gal.	782
●	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	117
●	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	112

MATERIALS	DESCRIPTION	QTY
■	Decomposed Granite	220,443 SF
■	1/2" Screened, Carmel, 2" Depth Min.	
■	Rip Rap	800 SF
■	1 1/2" Screened, Carmel, 3" Depth Min.	
■	Turf / Hybrid Bermuda	12,015 SF
■	Bermuda Tifway 419 500	
■	Concrete Header Curb, 6" Width	410 LF
■	Integral Color Concrete Crosswalk	

# Design Review

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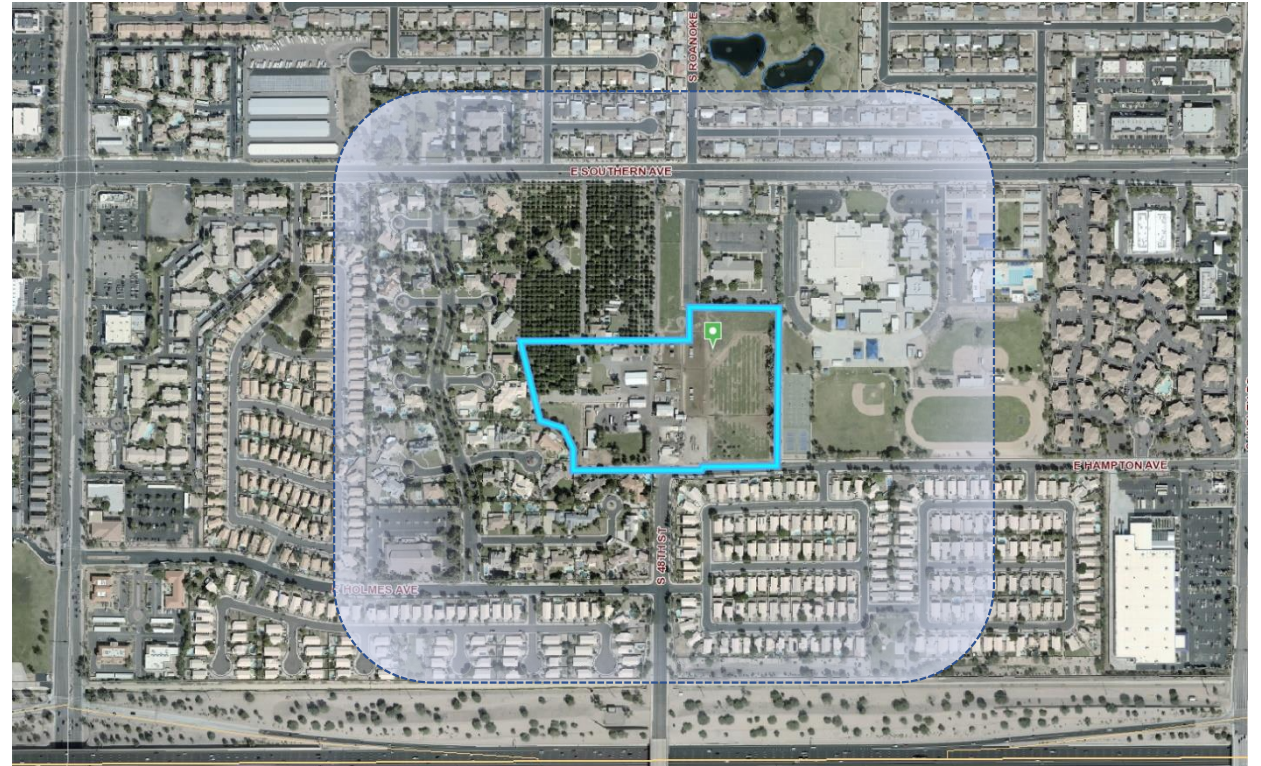
- July 12, 2022
- Minor Comments that have been addressed



# Citizen Participation

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- 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



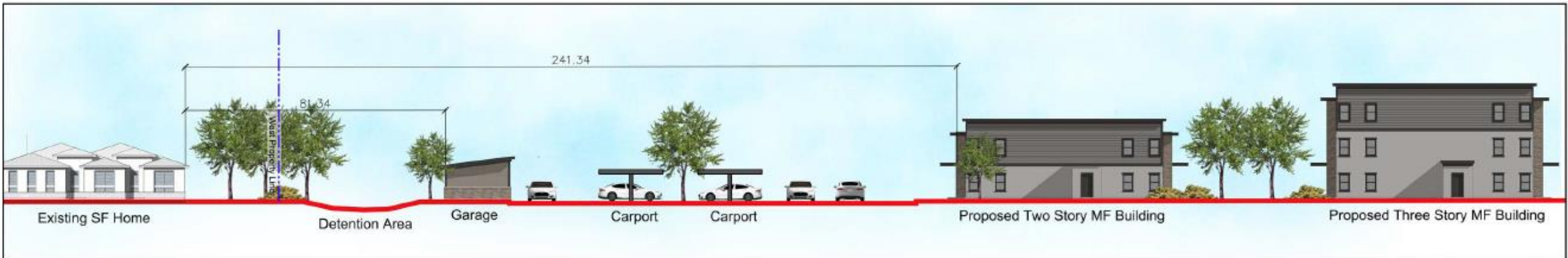
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# Line of Sight



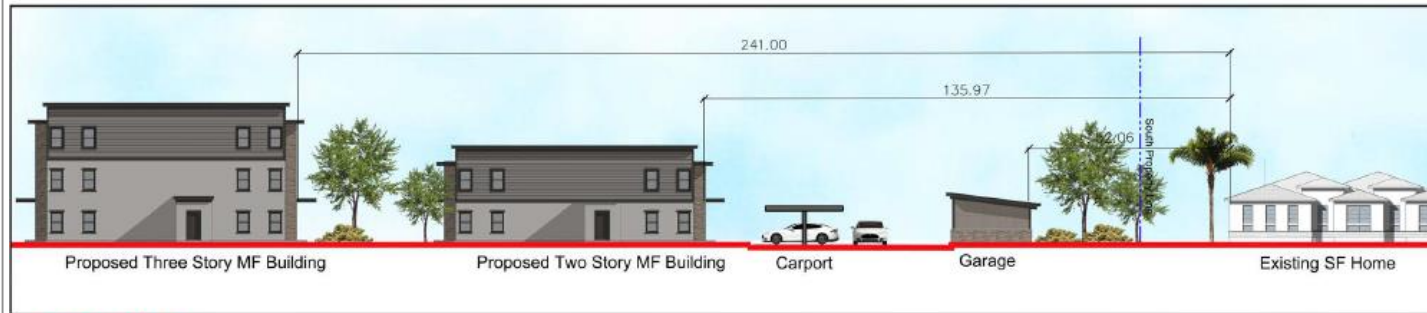
SECTION A



# Line of Sight



SECTION C

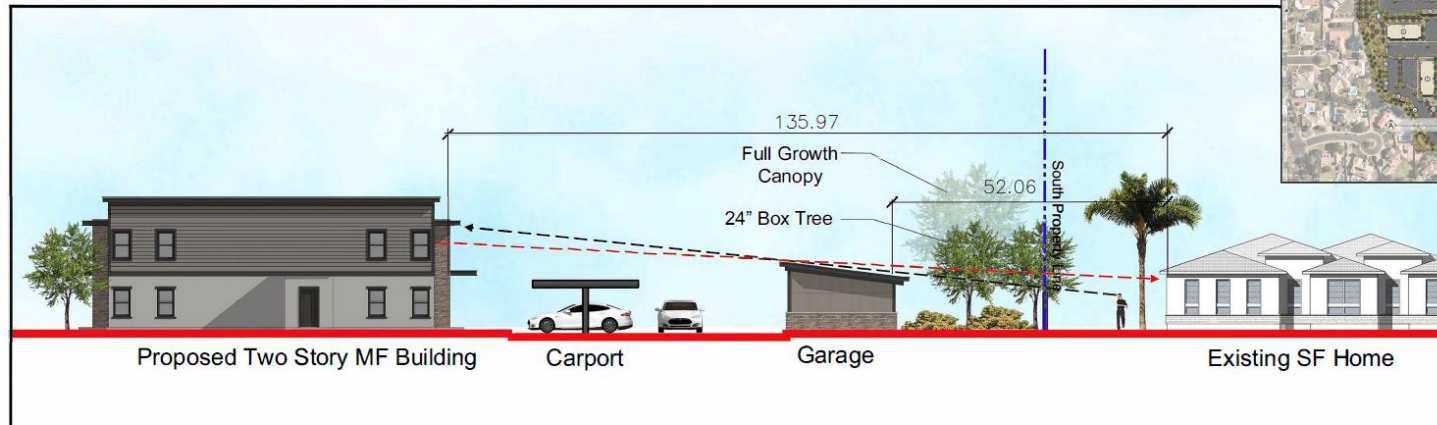
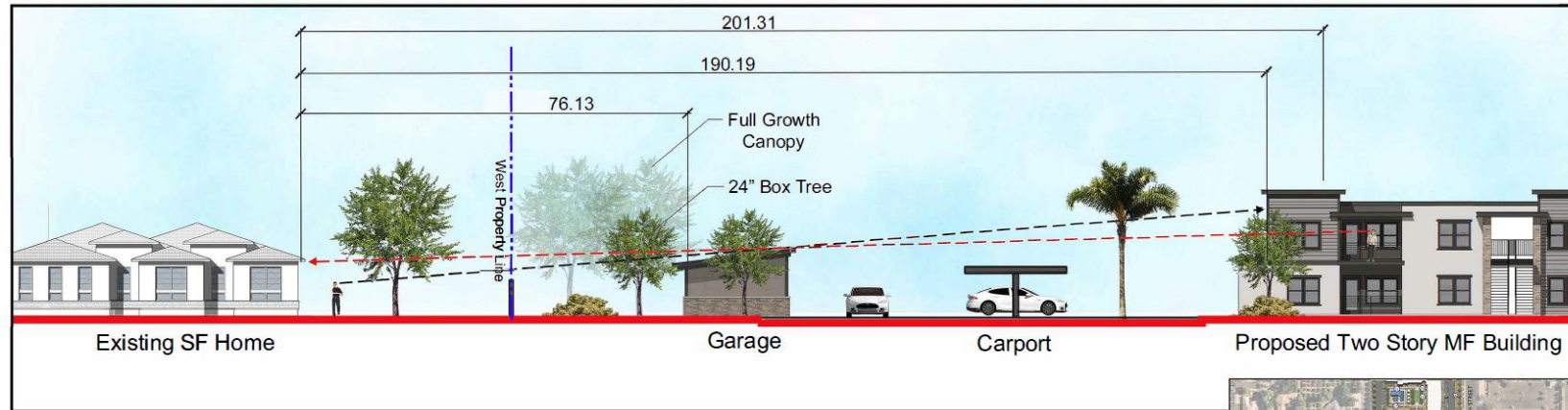


SECTION D



SECTION E

# Line of Sight



KEY PLAN