

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: December 14, 2022 Time: 4:11 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Shelly Allen
Troy Peterson
Jeff Pitcher

MEMBERS ABSENT:

Jessica Sarkissian
Genessee Montes

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Evan Balmer
Charlotte Bridges
Jennifer Merrill
Chloe Durfee Daniel
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:11 p.m.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the November 16, 2022 study session and regular meeting hearing.

***2-a** Minutes from the November 22, 2022 Special Meeting study session and regular meeting hearing.

Boardmember Ayers motioned to approve the minutes from the November 16, 2022 study session and regular meeting and the November 22, 2022 study session and regular meeting. The motion was seconded by Boardmember Pitcher.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher,

NAYS – None

3 Take action on the following zoning cases:

Boardmember Ayers motioned to approve the consent agenda. The motion was seconded by Boardmember Pitcher.

Zoning Cases: ZON21-01305, ZON22-00680, ZON22-00429, ZON22-00546, and ZON22-00779.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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Note:Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

- *3-a ZON21-01305 “The Wall Company” District 6.** Within the 6400 block of South Mountain Road (east side). Located south of the Gateway 24 Freeway on the east side of Mountain Road. (5± acres). Site Plan Review. This request will allow for an industrial development. Tim Rasnake, Archicon, applicant; TWC Properties LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to approve Case ZON21-01305. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON21-01305 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB21-00998.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three mile of Phoenix-Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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- *3-b ZON22-00680 “Denny’s Restaurant” (District 6).** Within the 4200 block of South Signal Butte Road (west side). Located north of East Point Twenty-Two Boulevard on the west side of South Signal Butte Road. (.90± acres). Site Plan Modification. This request will allow for the development of a restaurant. Akram Rosheidat, MRT Design, LLC, applicant; Evergreen - Point 22 & Signal Butte, L.L.C., owner.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to approve Case ZON22-00680. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00680 conditioned upon:

1. Compliance with the final site plan submitted.
2. Final Eastmark Design Review approval is required prior to the issuance of a building permit.
3. Compliance with Ordinance Number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with the Eastmark Development Unit 5/6 South Development Unit Plan.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three mile of Phoenix-Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON22-00429 “Merwin Rezoning” (District 2).** Within the 1400 block of North Val Vista Road (east side) and within the 3600 block of East Huber Street (north side). Located east of Val Vista Drive and north of Huber Street. (5+ acres). Rezone from Agricultural (AG) to Single Residence-35 (RS-35). This request will allow for a single residence development. Meredith Thomson, Architect, Candelaria Design Associates, LLC., applicant; Merwin Family Trust, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to approve Case ZON22-00429. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00429 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
3. Provide a minimum of two rows of citrus trees along Val Vista Drive, one row of citrus trees along Huber Street, one row of citrus trees along the north and east property lines and maintain at least four citrus trees within the front yard between the house and the front property line along Val Vista Drive.
4. Prior to the issuance of any building permit record a lot combination to combine parcels 141-31-004C and 141-31-004F.
5. Prior to the issuance of any building permit, approval of Administrative Review application requesting alternative compliance to allow a combined driveway width of 34 feet along Val Vista Drive and 20 feet along Huber Street.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one, and a half mile of Falcon Field Airport

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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- *4-b ZON22-00546 “Recker and 202 Retail” (District 5).** Within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side). Located south of Virginia Street on the west side of Recker Road. (25± acres). Site Plan Modification and amending the conditions of approval on zoning case Z07-118. This request will allow for a commercial development. Neil Feaser, RKAA, applicant; SUN CITY 115, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to approve Case ZON22-00546. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve Case ZON22-00546 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with final site plan and landscape plan submitted.
3. Prior to application for any building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or reduce the parking to comply with the Zoning Ordinance.
4. Compliance with all requirements of Design Review for DRB22-00547.
5. Compliance with Case No. Z07-118 (Ordinance No. 4804), except compliance with the final site plan and landscape plan approved with this case.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - e. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map, minor land division or the issuance of a building permit, whichever occurs first.
 - f. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - g. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - h. Provide written notice to future property owners that the project is within one, one-half mile of Falcon Field Airport
 - i. All final subdivision plats or minor land divisions must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)
Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher
NAYS – None

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***4-c ZON22-00779 "Gallery Park Freeway Landmark Monument" District 6.** Within the 4900 to 5000 blocks of South Power Road (east side). Located north of Ray Road and on the east side of Power Road. (35± acres). Council Use Permit (CUP). This request will allow for freeway landmark signage. Ralph Pew, Pew & Lake, PLC., applicant; POWER 202 MIXED-USE LLC, owner.

Planner: Sean Pesek

Staff Recommendation: Continue to a future Planning and Zoning Board meeting

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Ayers motioned to continue Case ZON22-00779 to a future Planning and Zoning Board meeting. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to continue Case ZON22-00779 to the December 14, 2022 Planning and Zoning Board meeting.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5-a ZON22-00495 “Estates at Encanto” District 1** Within the 3000 block of East Encanto Street (south side). Located east of Lindsay Road and south of Brown Road. (11± acres). Preliminary Plat. This request will create a 28-lot plat for a single residence development. Linda Heaps, Bowman Consulting Group, applicant; Central Christian Church of Mesa, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary:

Staffmember Evan Balmer presented case ZON22-00495. See attached presentation.

Chair Crockett invited the applicant to speak.

Applicant Reed Porter, 890 West Elliot Road, Gilbert, stated that the subdivision was planned to meet all the City standards, and are not asking for any deviations. Mr. Porter added that they have been working carefully with the church for the last year to come up with a 20-lot plan that works for them and meets all the conditions.

Chair Crockett invited members of the public to speak.

Reese Anderson, 1005 North Alba stated that his residence is the single home that touches this site and that he has been working with Reed Porter, who he has known for a long time. Mr. Anderson expressed that he wanted to stand as a neighbor, and citizen of Mesa, and voice his support for this project. Mr. Anderson added that he felt that good projects deserve support wanted to note that his friend and neighbor was also present, Mr. William Bodine.

William Bodine, 2847 East Fountain Street, spoke and stated that his residence is just north of the proposed project. Mr. Bodine stated that he bought the home as a retirement home and is not moving from there. He added that he does support the project and believes that it is going to add value to the neighborhood. Mr. Bodine also expressed concern regarding construction, where heavy vehicles are going to be coming in and out of Encanto for potentially three years. Mr. Bodine referenced a neighborhood meeting, which he stated several residents attended (one time) but that no additional communication was received by the other people within his community. He stated an additional concern regarding a potential increase of strangers walking along that area, driving through, going in and out of and continuously causing speed issues, along with dirt and traffic congestion of large construction vehicles due to there is only one way and one way out of the development. Mr. Bodine added that potentially 412 cars could be coming in and out of that area, particularly impacting Encanto. Because of the speed bumps on Encanto, the cars would possibly come up down his street which already has issues with speeding, and that it can be difficult to get out on to the street, when Mountain View is starting or ending high school. Additionally, on Sundays, it can be a challenge when Central Christian is meeting. So, there's already

congestion there. Mr. Bodine requested to have the developer consider possibly having an additional route exiting this development by possibly using a water retention area east of the park, because it's empty, there is grass that the City has to maintain. Mr. Bodine stated that the developer could easily make an adjustment with the permission of Central Christian, to turn it some type of access coming through that park where there is a light on Adobe. Mr. Bodine continued that he does support the project and wants to be a good neighbor to Central Christian. He believes they do great work and has donated his time and efforts but wants the church and the developer to work together to provide an additional access route.

Chair Crockett closed the public hearing and invited the applicant to respond to the comments that were spoken.

Applicant Reed Porter responded, regarding construction traffic, that the church has agreed to allow construction traffic to access the site along the south side of the church. Mr. Porter added that Encanto is a City of Mesa, public street and he can't guarantee that no trade will ever drive down that street to access the site, but the church has authorized this development to have construction signage, and to try to route as much as the construction traffic along their southern boundary. Encanto is only public street that touches this site. Mr. Porter added that they did make it clear during the neighborhood meeting, that there weren't other routes to access the site.

Boardmember Pitcher motioned to approve preliminary plat ZON22-00495. The motion was seconded by Boardmember Allen.

That: The Board recommends to approve preliminary plat ZON22-00495 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

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6. Adjournment.

Boardmember Allen motioned to adjourn the meeting. The motion was seconded by Boardmember Ayers.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Michelle Dahlke
Principal Planner

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Planning & Zoning Board



ZON21-01305



Request

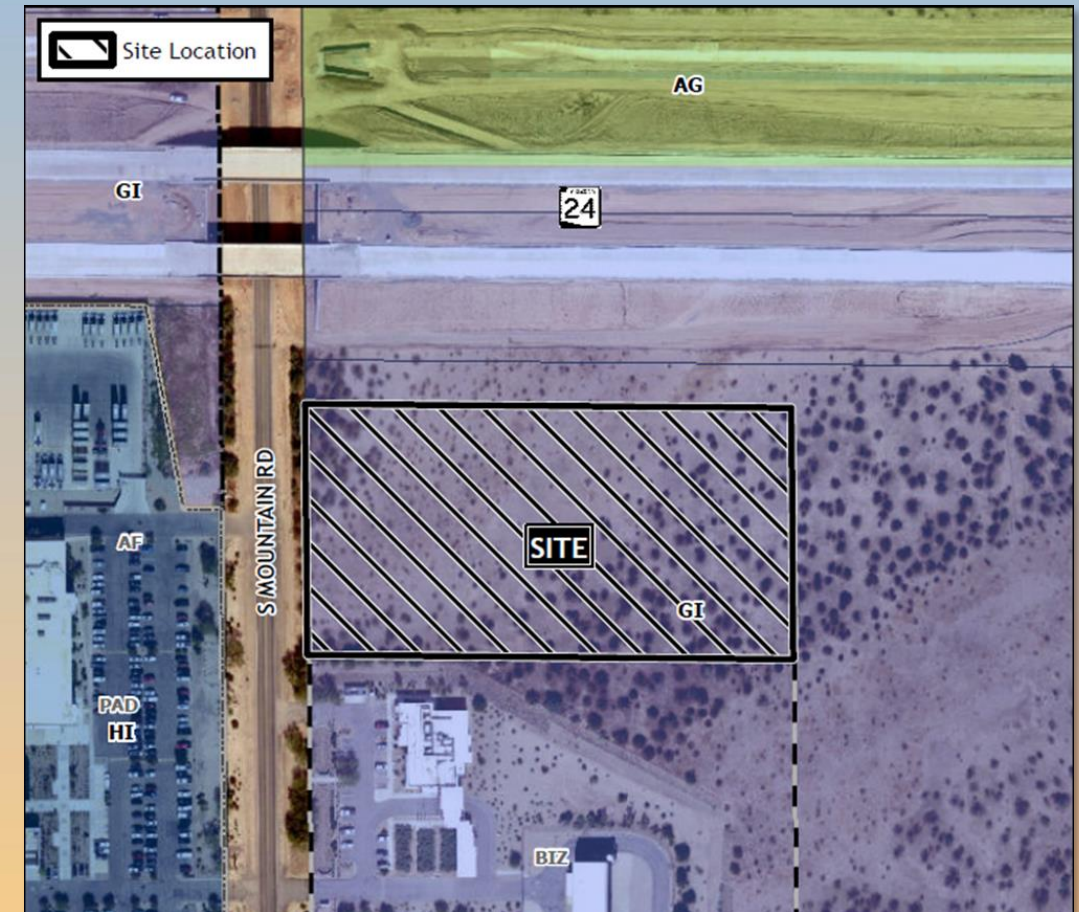
- Site Plan Review
- To allow for an industrial development





Location

- South of the 24 Gateway Freeway
- East of Mountain Road

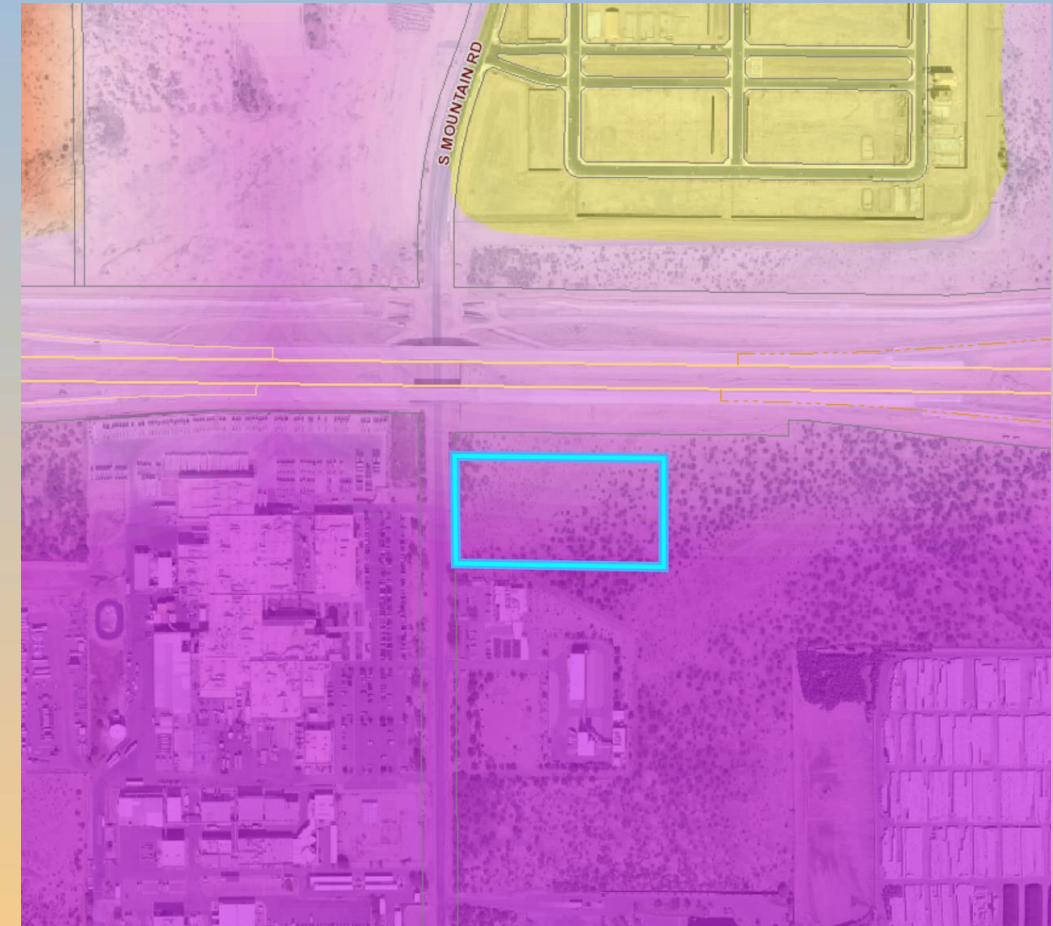




General Plan

Employment

- Wide range of employment in high-quality settings





Zoning

- General Industrial (GI)
- Use is consistent with the existing zoning





Site Photo

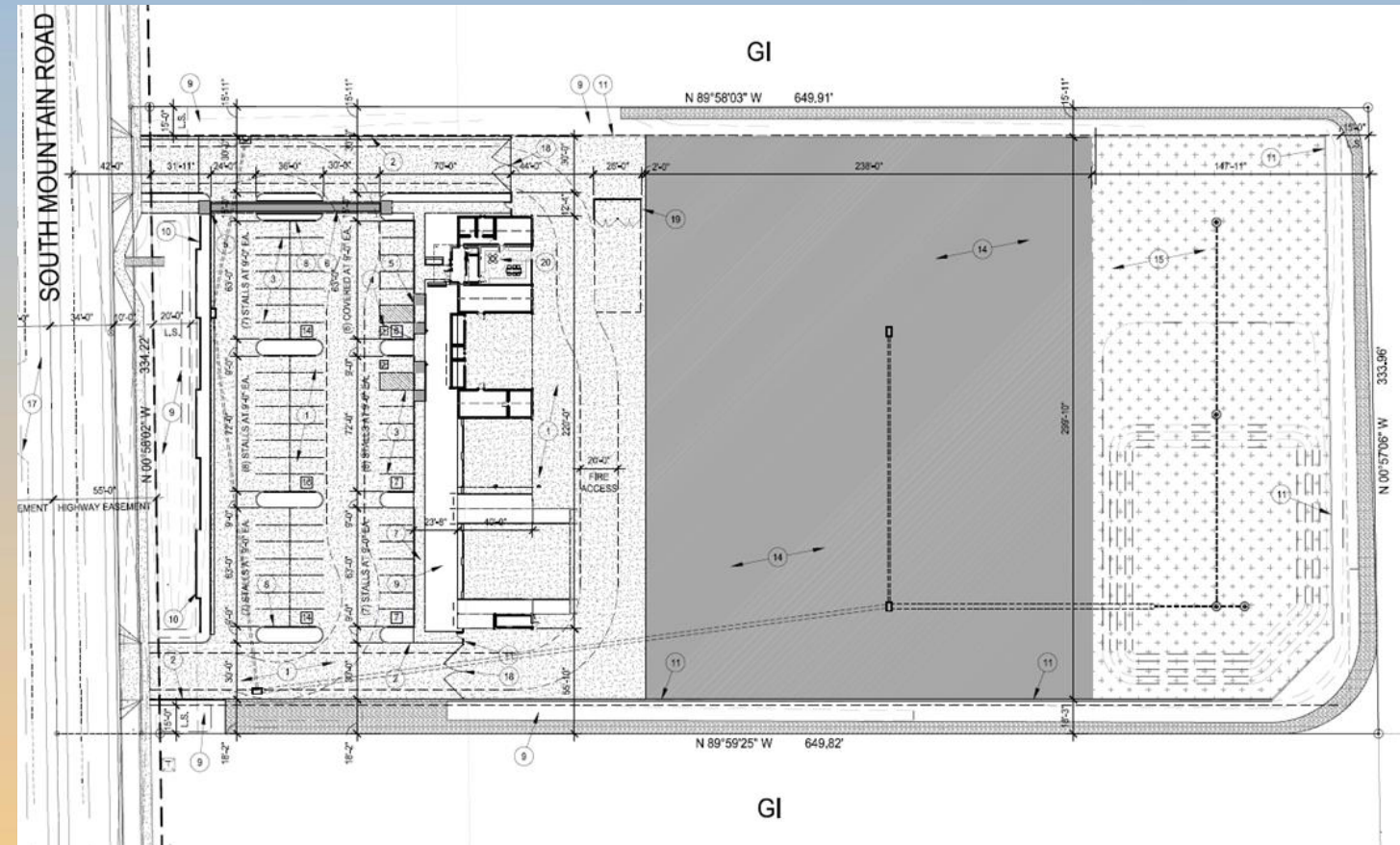


Looking east towards the site from Mountain Road



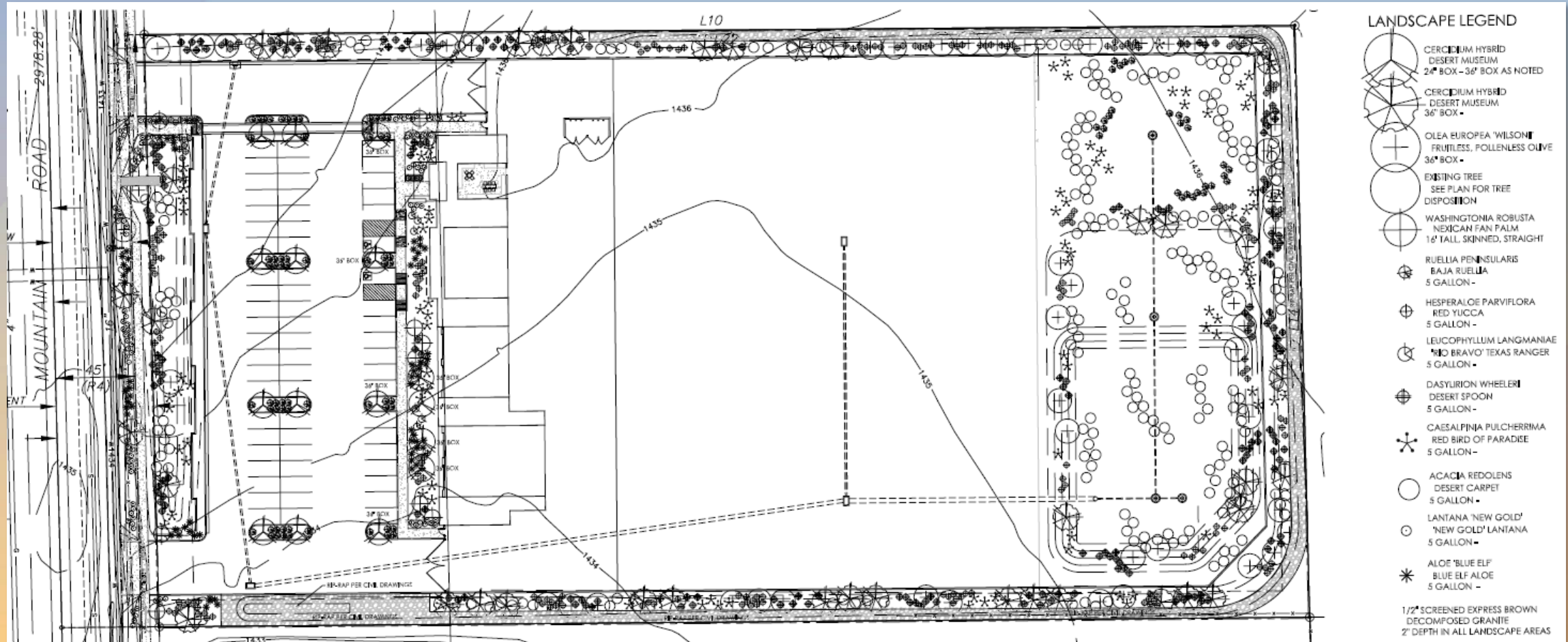
Site Plan

- 14 shipping containers: 4,160 sf
- 3 PVC canopies: 5,600 sf
- Screen walls
- Parking/storage
- Outdoor space



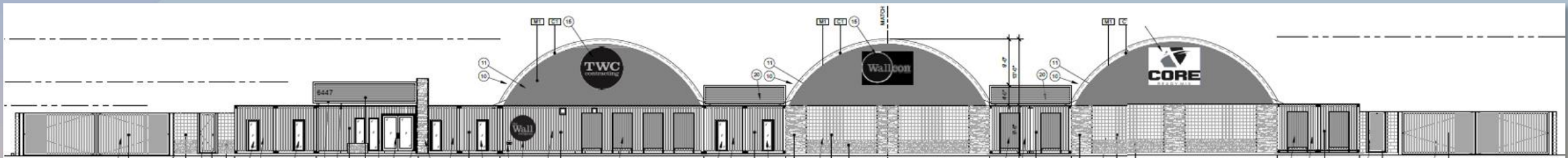


Landscape Plan





Elevations



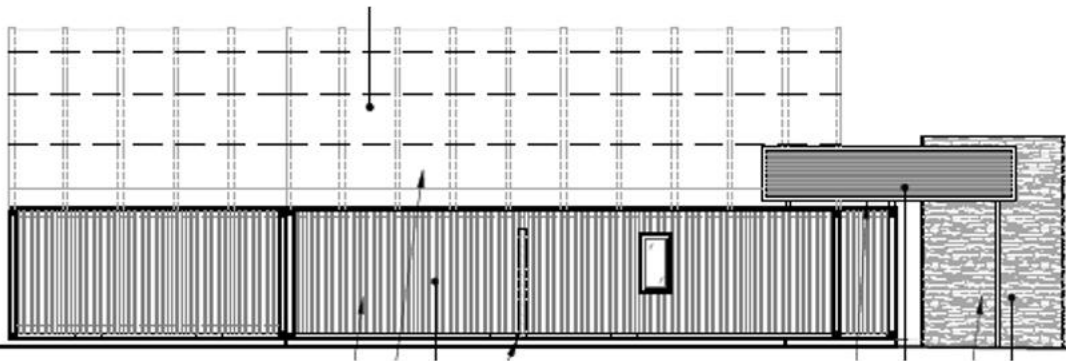
EXTERIOR ELEVATION - WEST



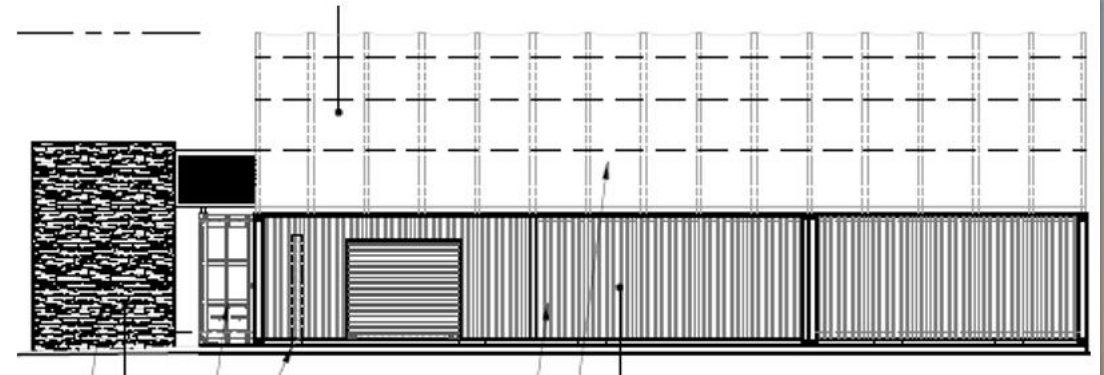
EXTERIOR ELEVATION - EAST



Elevations



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

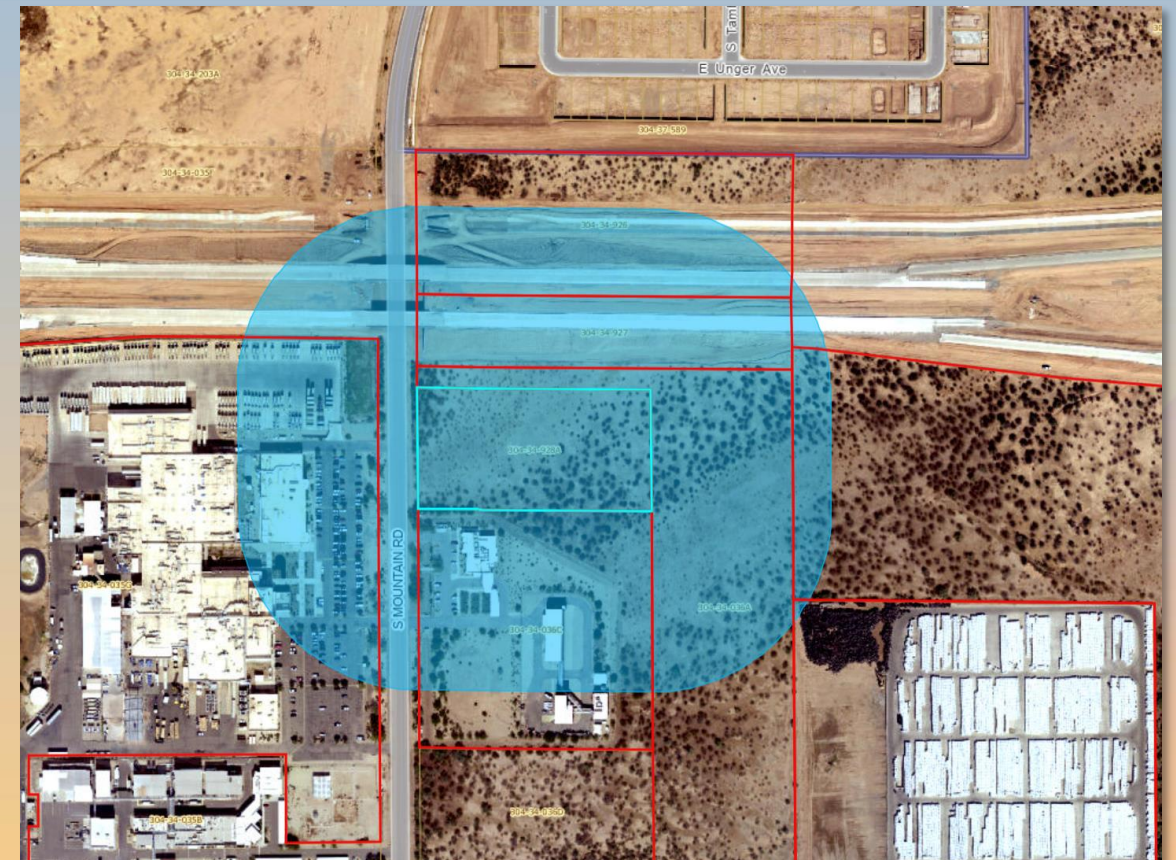


Renderings





- Notified property owners within 500'





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

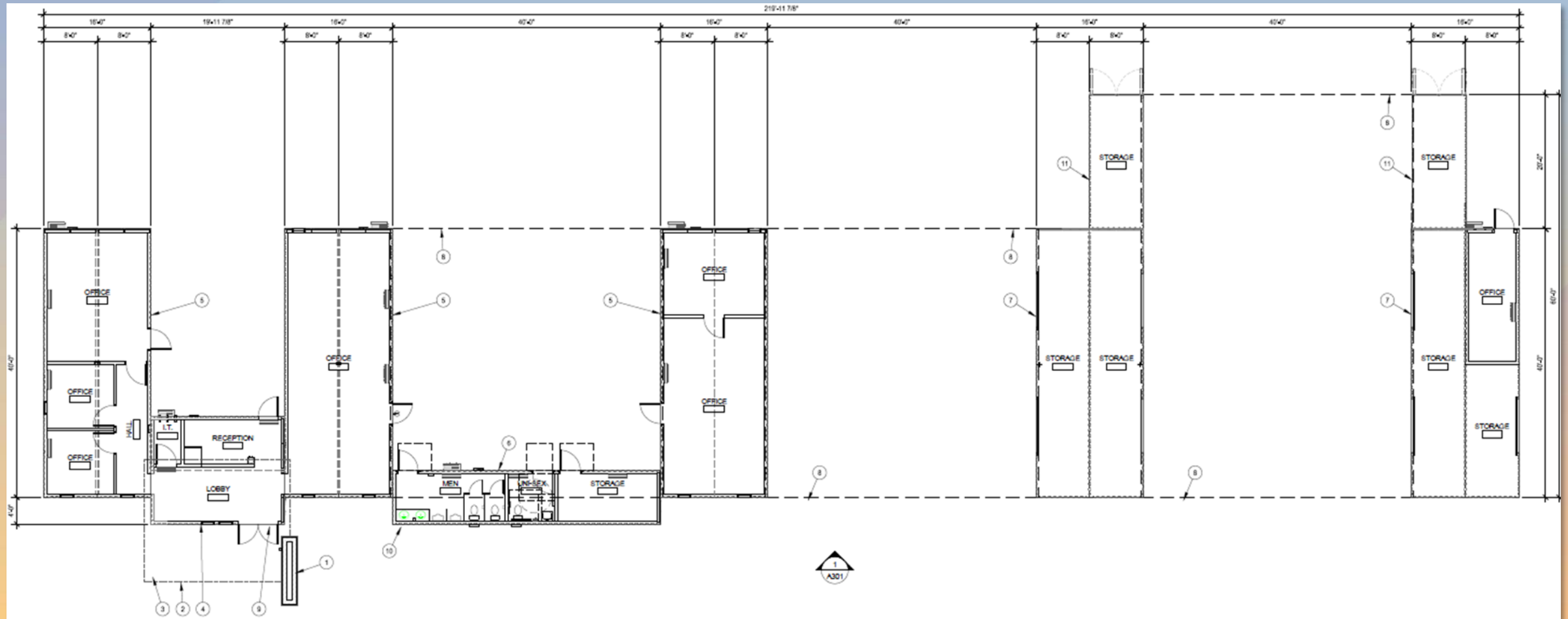
Staff recommend Approval with Conditions



Planning & Zoning Board



Floor Plans





Planning & Zoning Board

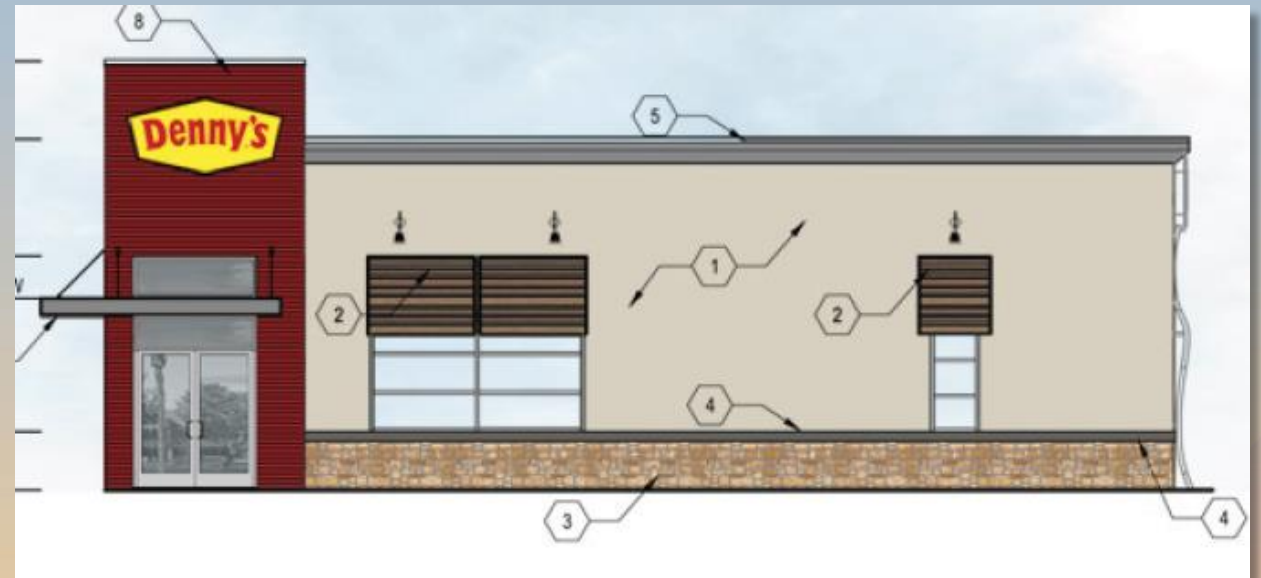


ZON22-00680



Request

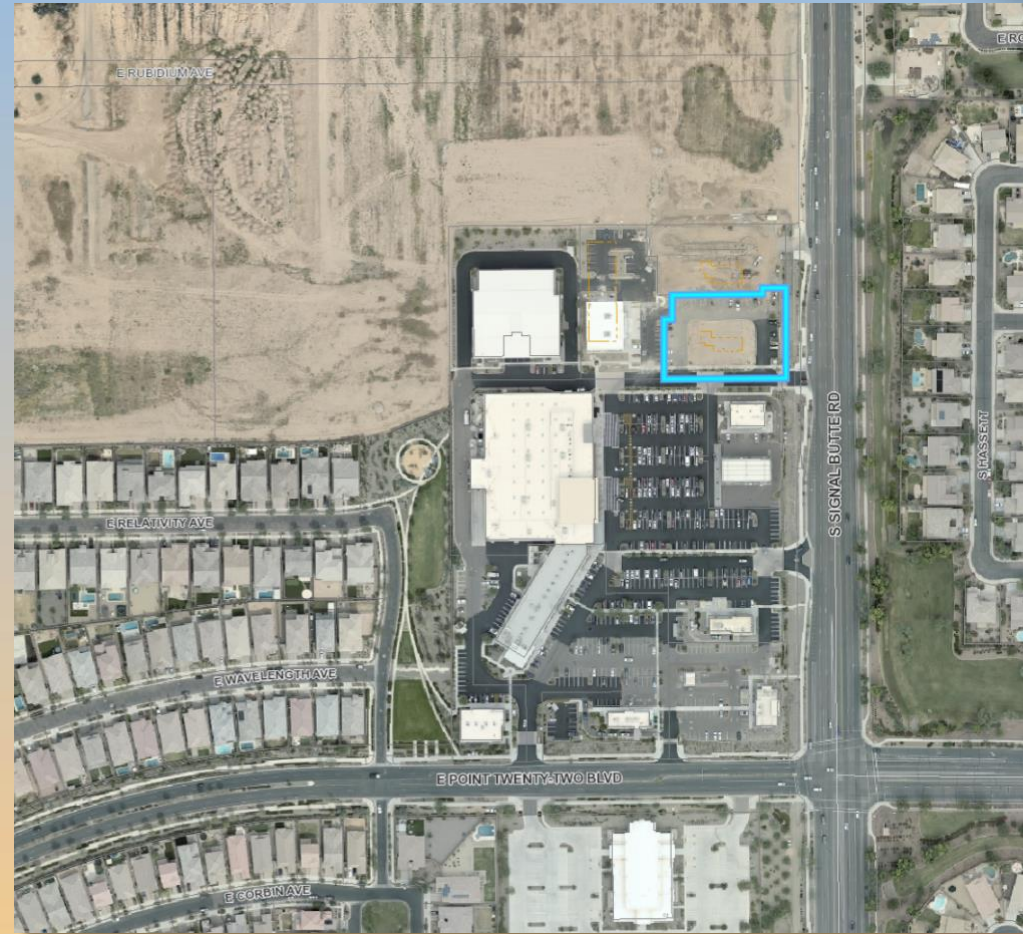
- Site Plan
- To allow for a restaurant





Location

- North of Point Twenty-Two Blvd.
- West of Signal Butte Rd.

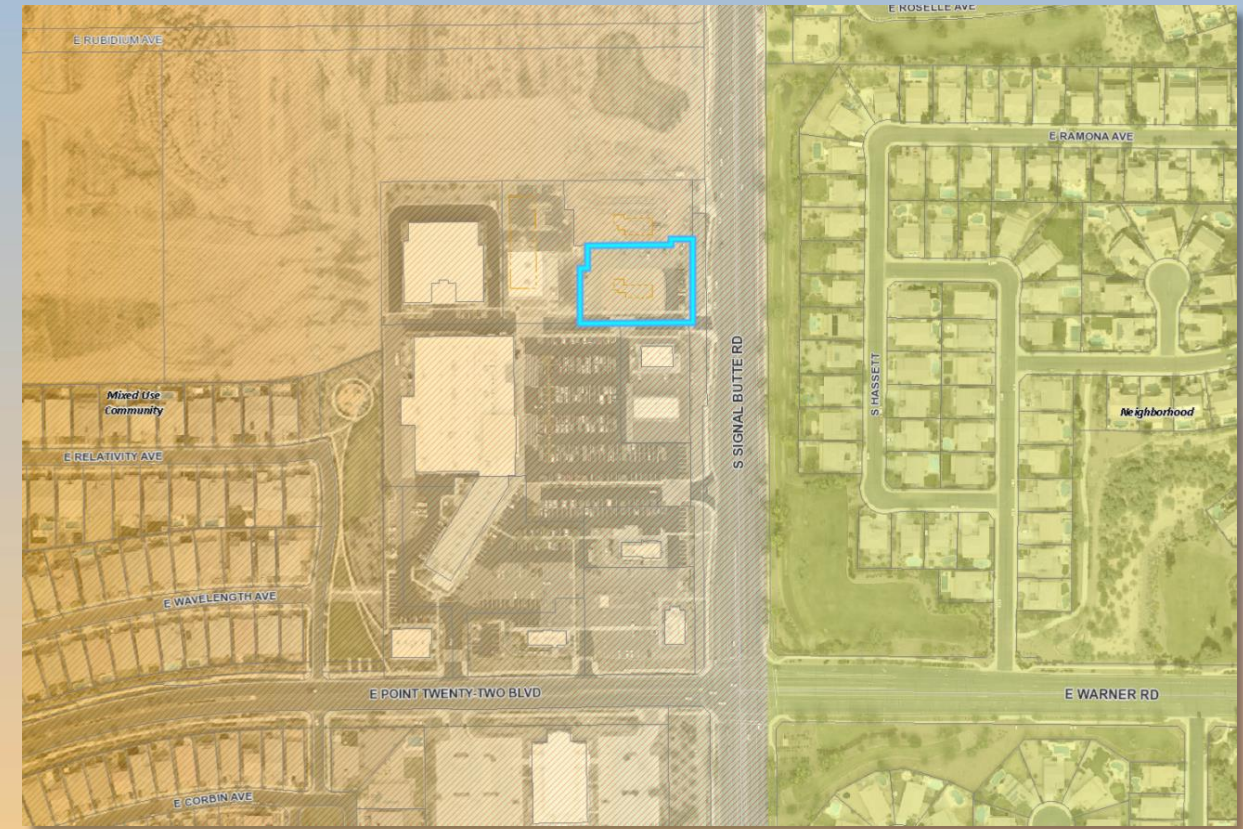




General Plan

Mixed Use Community/Gateway Strategic Development Plan

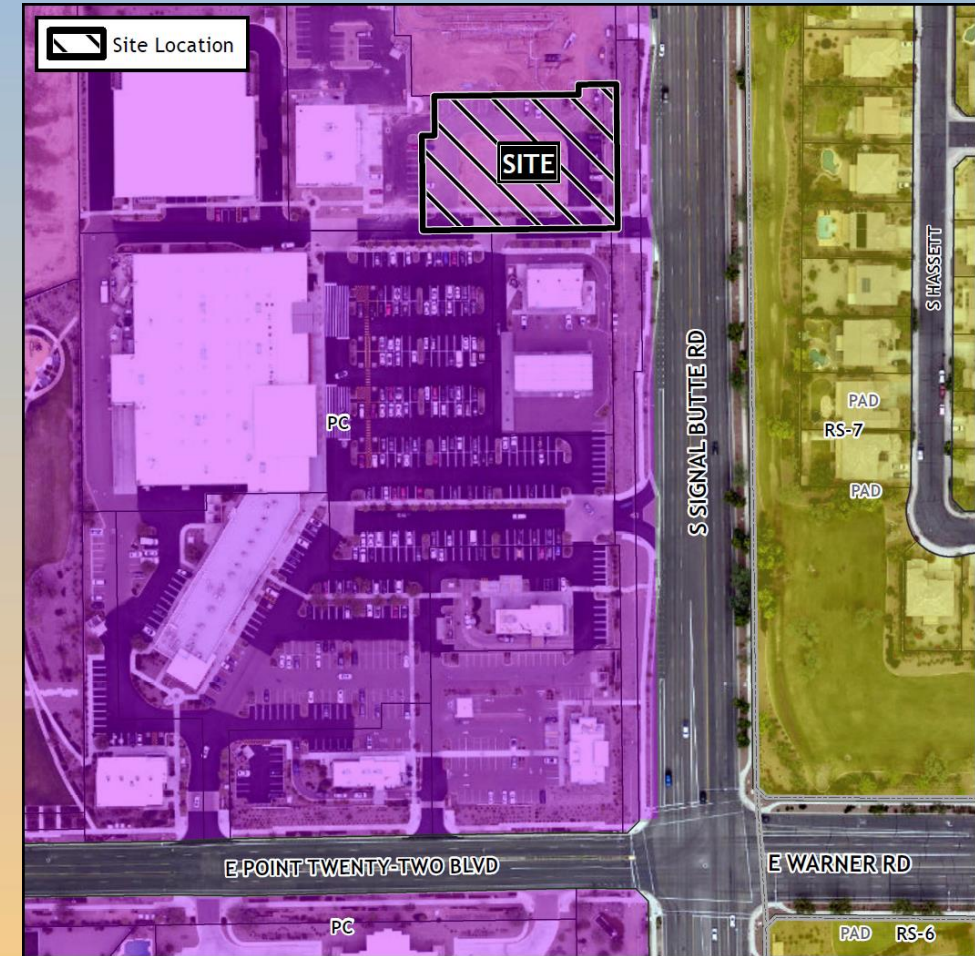
- Wide range of uses
- Live/work/play





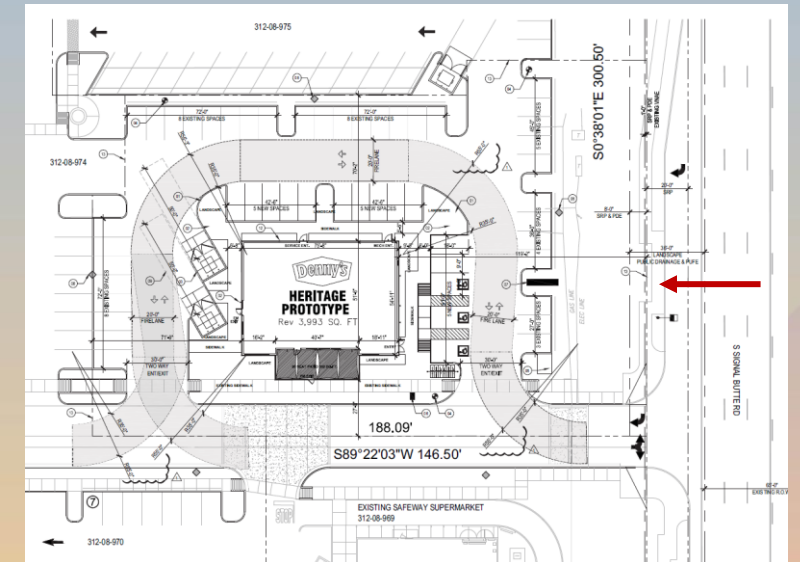
Zoning

- Planned Community (PC) with an approved Community Plan (CP)
- Development Unit Plan for DU5/6S of the Eastmark (Mesa Proving Grounds) Community Plan
- Land Use Group (LUG) identifies as District (LUG D)





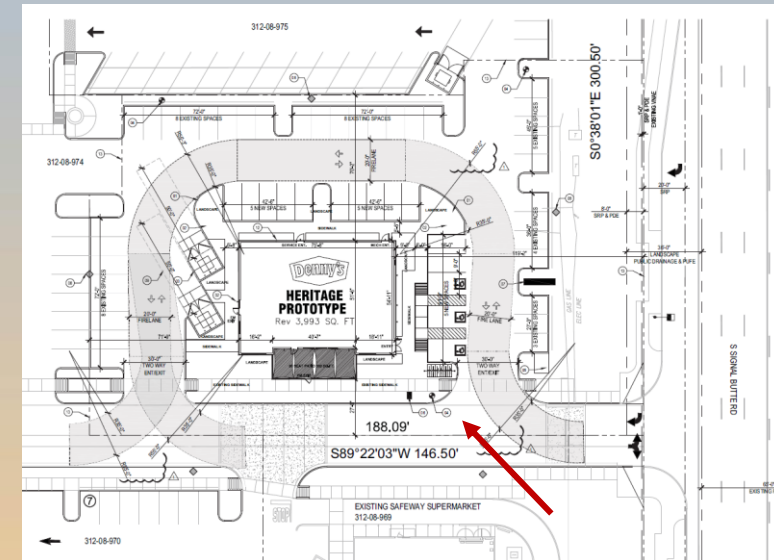
Site Photos



Looking west towards the site



Site Photos

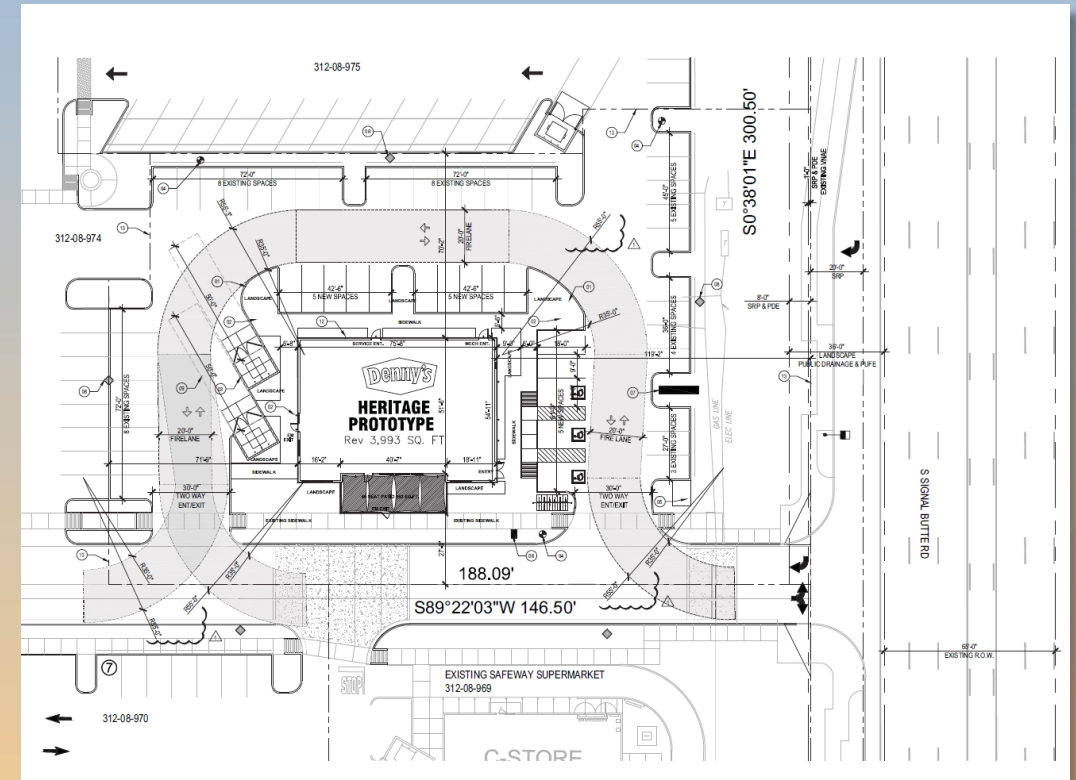


Looking northwest towards the site



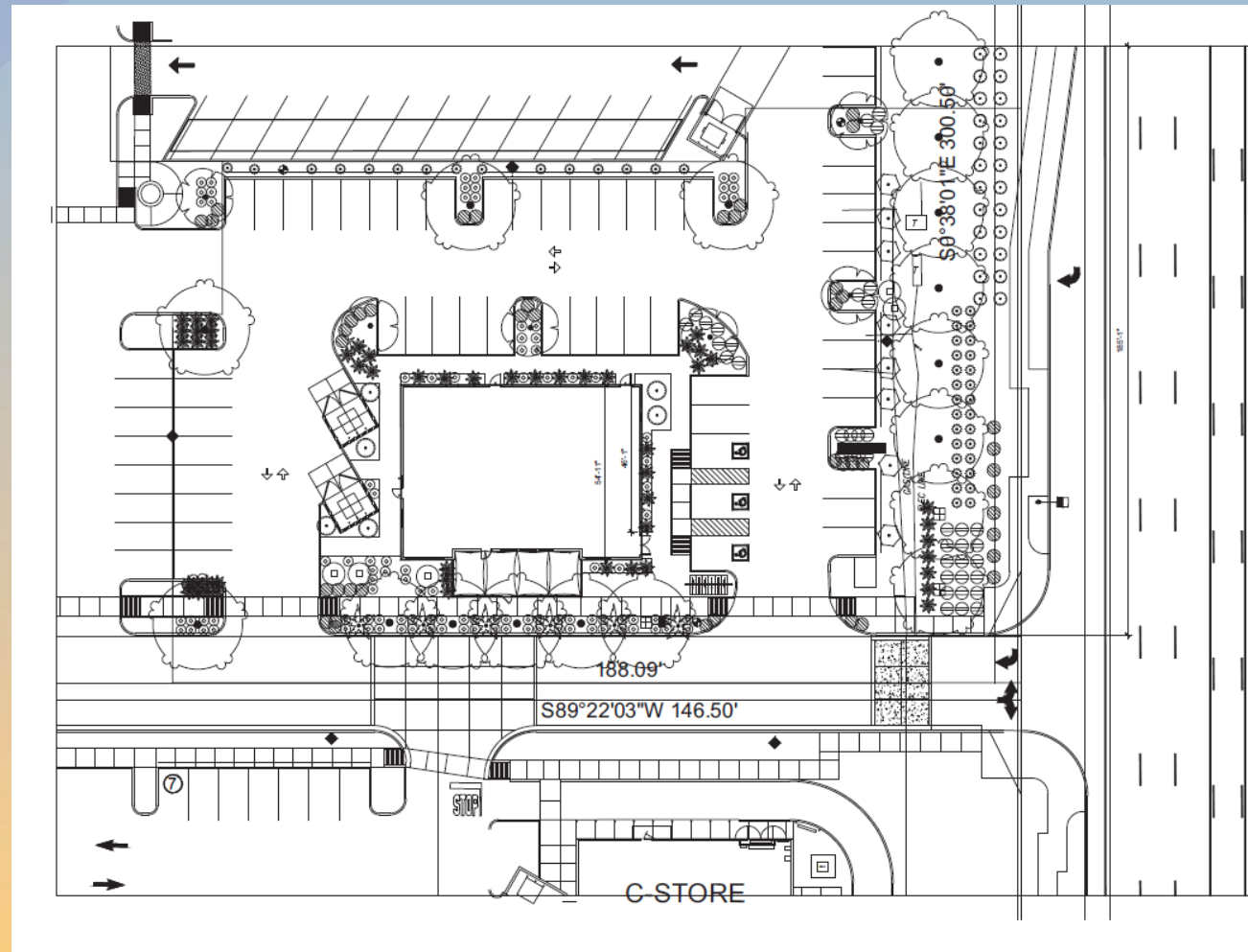
Site Plan

- Restaurant in existing Group Commercial
- 3,993± total sq. ft.
- 5 access points





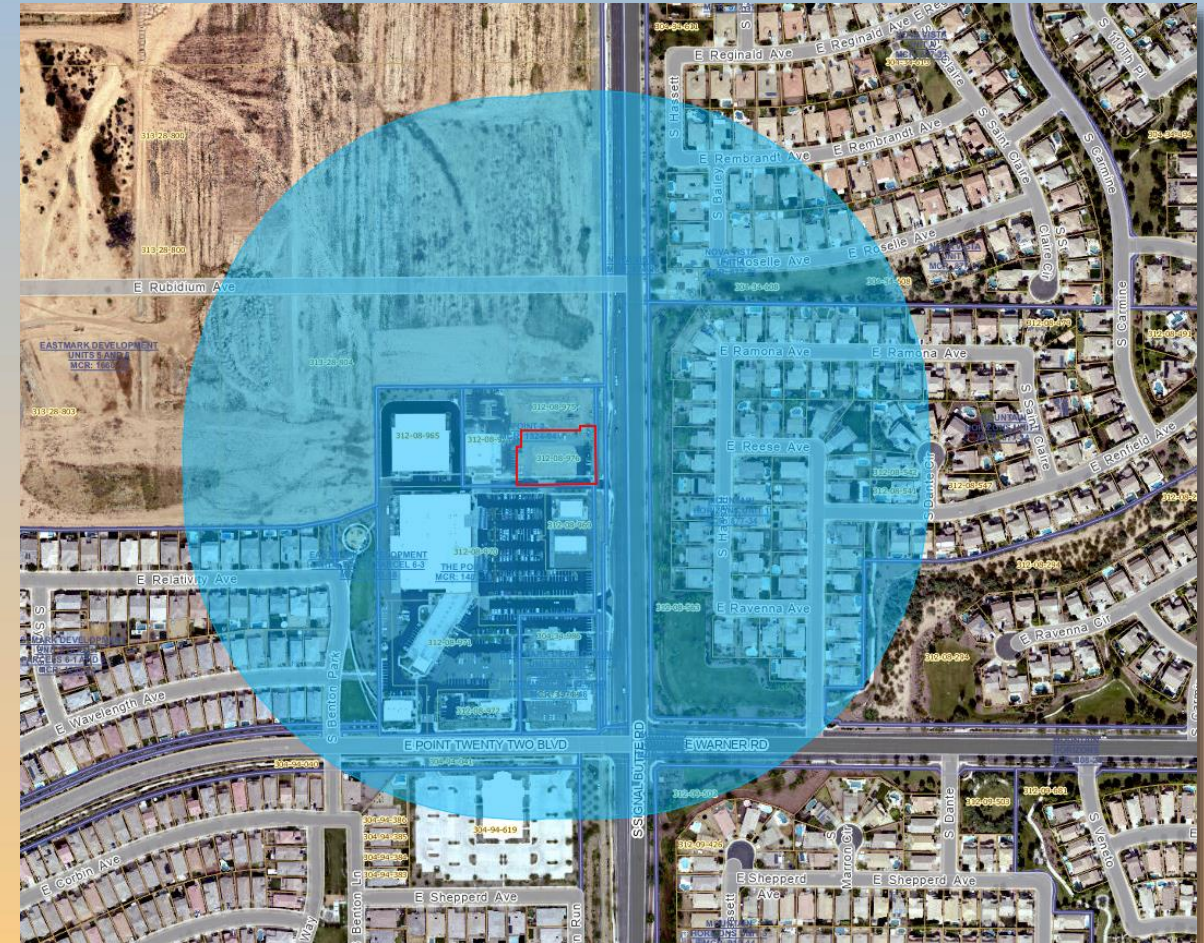
Landscape Plan



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Acacia anaura</i> Mulga	24" Box	6
	<i>Protia x 'Red Rush'</i> Protia	24" Box	17
	<i>Washingtonia filifera</i> California Fan Palm	24" Box	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callistemon viminalis</i> 'Little John' Little John Weeping Bottlebrush	5 gal.	104
	<i>Drosera viscosa</i> 'Green' Green Hopped Bush	5 gal.	5
	<i>Ericameria laticolia</i> 'Aguipe' TM Aguipe Turpentine Bush	5 gal.	24
	<i>Hesperaloe parviflora</i> 'Perpetua' TM Brakebush Red Yucca	5 gal.	52
	<i>Lantana x 'New Gold'</i> New Gold Lantana	1 gal.	44
	<i>Rosemarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	40
	<i>Rhus glabra</i> 'Finchcracker' Finchcracker Plant	5 gal.	44
	<i>Scaevola chinensis</i> Agave	5 gal.	8
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Yellow Bell	5 gal.	6
REFERENCE NOTES SCHEDULE			
SYMBOL	BOOK DESCRIPTION		
 K-101	On-site DG is 3/4" Screened "Rusty Nickel" at 2" Depth		



- Notified property owners within 1,000', HOAs and registered neighborhoods
- No comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Eastmark Community Plan
- ✓ Development Unit Plan for 5/6 South
- ✓ Criteria in Section 6.1 of the Eastmark Community Plan for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON22-00429



Request

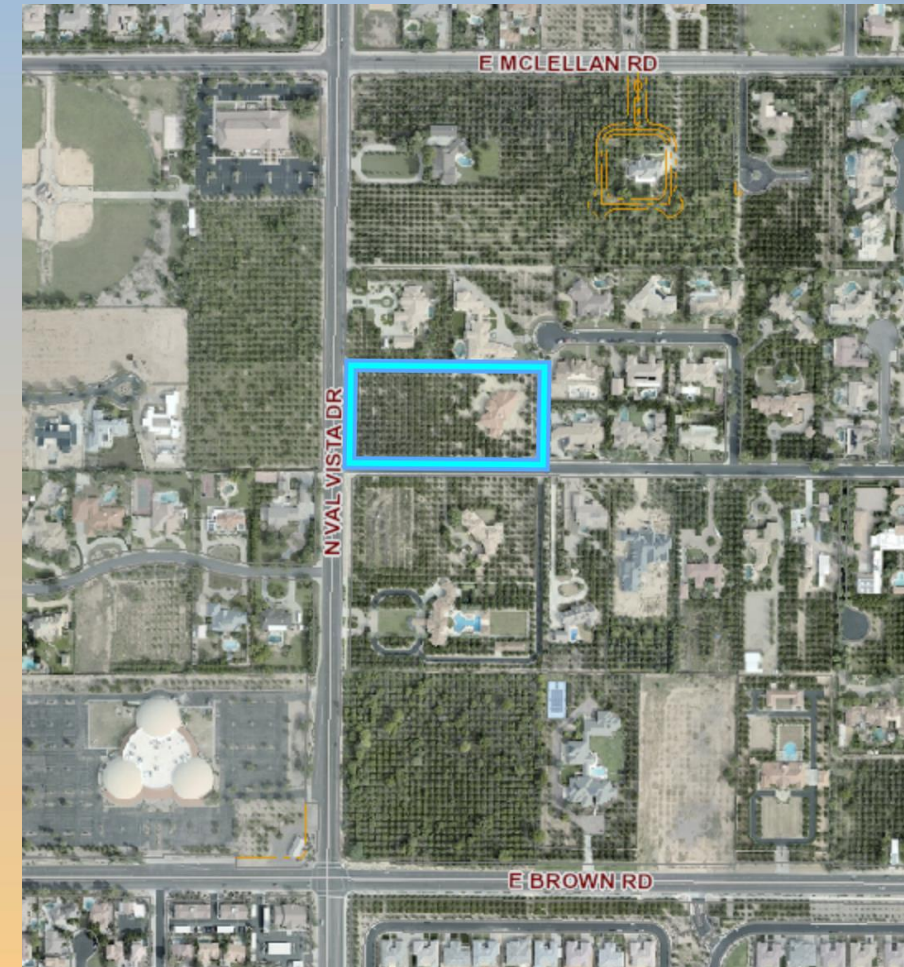
- Rezone from Agricultural (AG) to Single Residence-35 (RS-35)





Location

- North of East Brown Road
- East of North Val Vista Drive
- Northeast corner of East Val Vista Drive and Huber Street





General Plan

Neighborhood

- Clean, safe and healthy area
- Sense of place

Citrus Sub-Area

- Provide estate-type residential uses and characteristics associated with large lot, semi-rural residential.
- Maintain the rural citrus character of the area as much as possible.



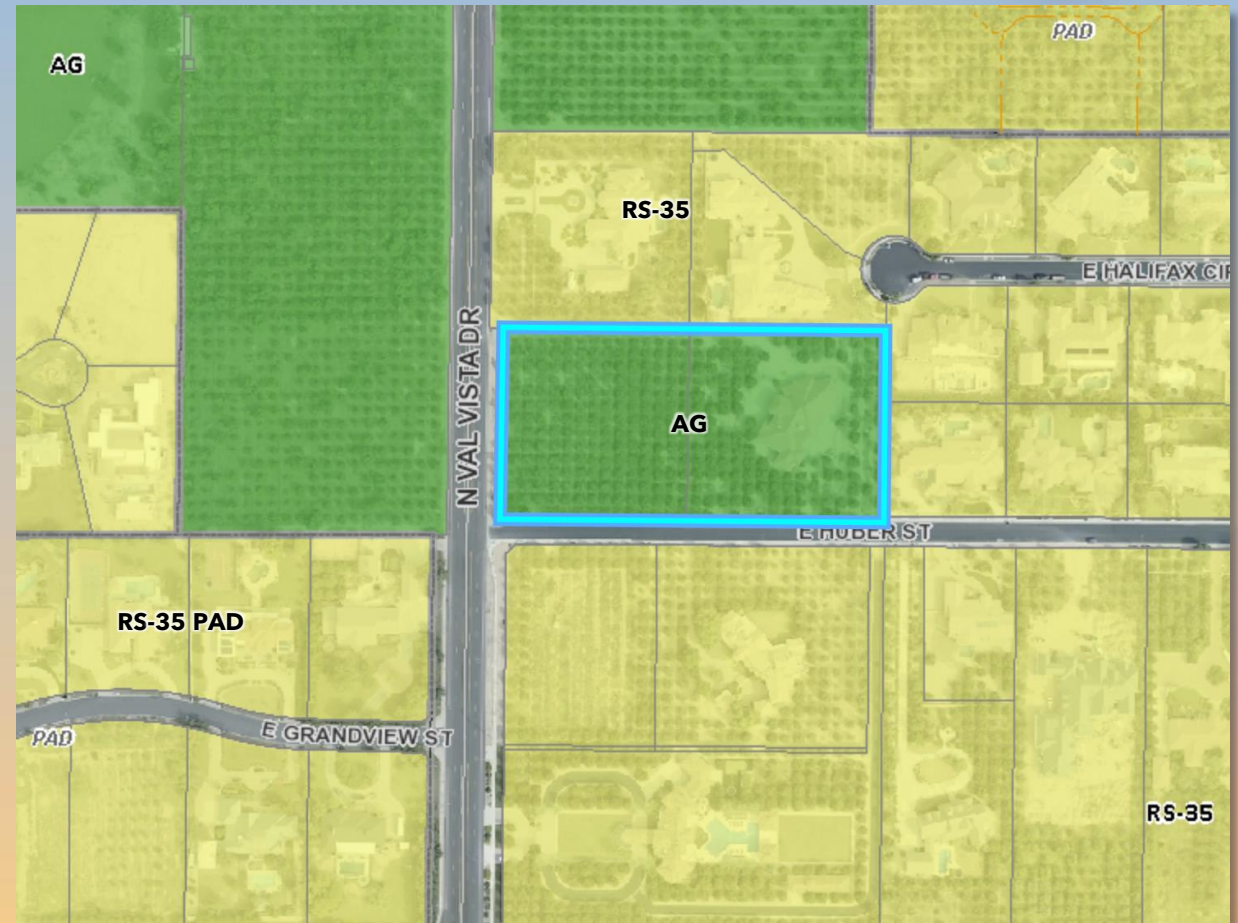


Existing Zoning

- Agricultural (AG)

Proposed Zoning

- Single Residence-35 (RS-35)





Site Photos



Looking east from North Val Vista



Looking north from East Huber Street



Site Plan (reference only)

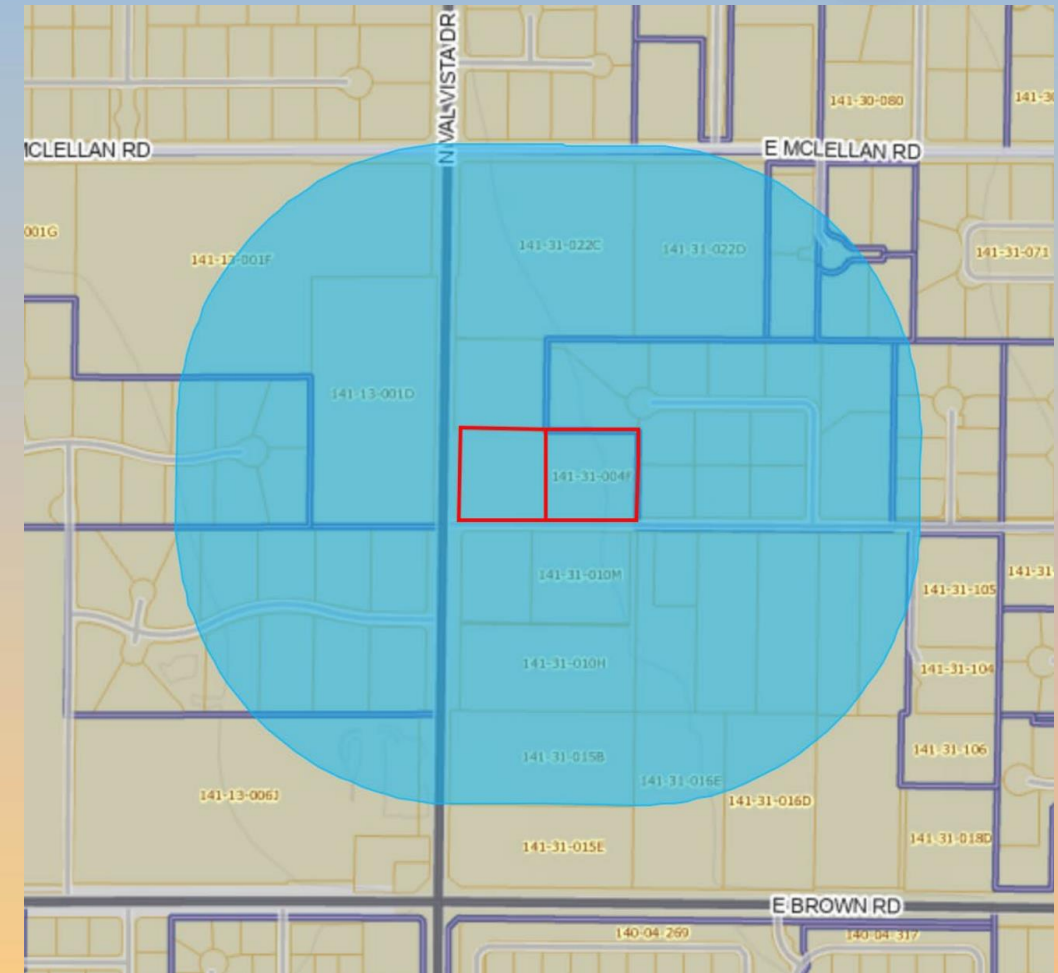
- 4.7± acres
- Primary access from Val Vista Drive
- Secondary access from Val Vista Drive and Huber Street
- Retains two rows of citrus along Val Vista Drive, one row of citrus along Huber Street and north and east property line and more than five citrus trees with the front yard





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held June 16, 2022





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Citrus Sub-Area Plan



Planning and Zoning Board



Planning & Zoning Board



ZON22-00546



Request

- Modification to the Bonus Intensity Zone (BIZ)
- Site Plan Modification





Location

- North of the Red Mountain 202 Freeway
- South of Thomas and Virginia Roads
- West of Recker Road





General Plan

Mixed Use Activity District

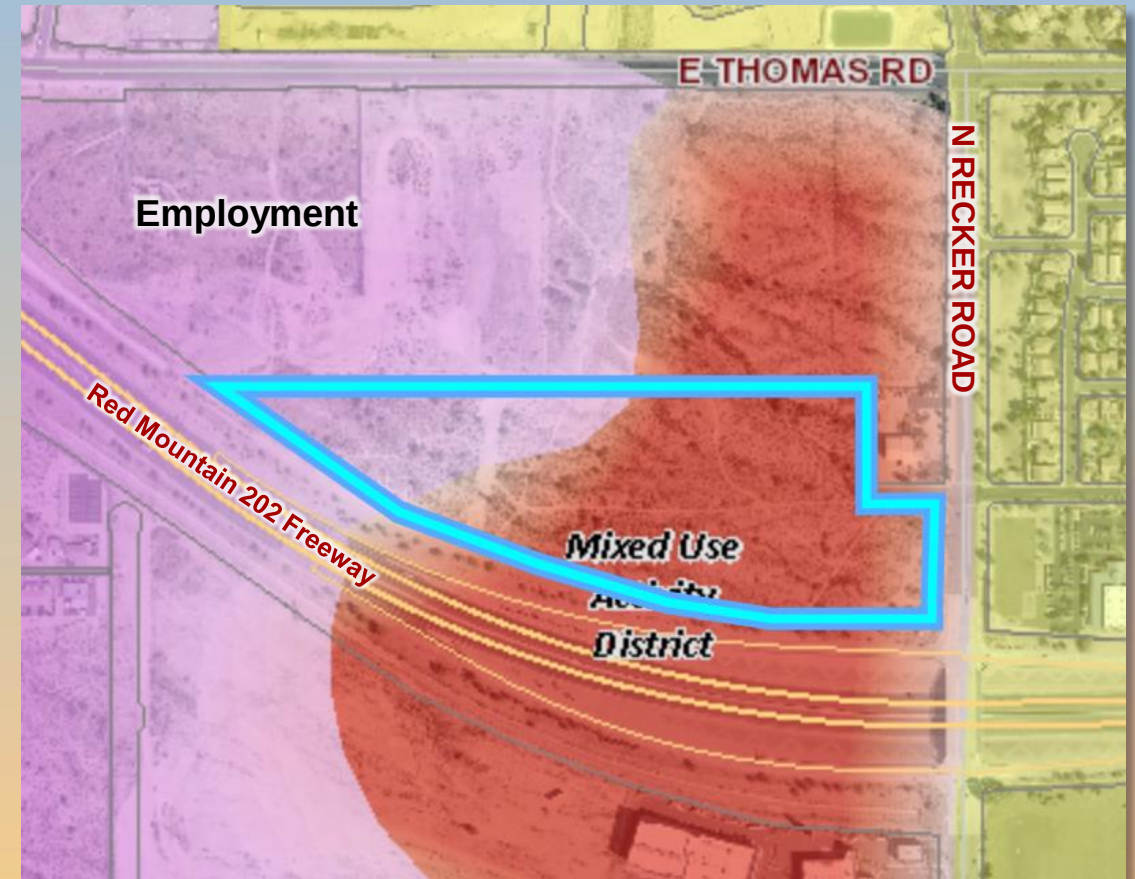
- Regional activity areas
- Strong and viable centers of commercial activity

Employment

- Wide range of employment opportunities
- High quality settings

Falcon Field Sub-Area

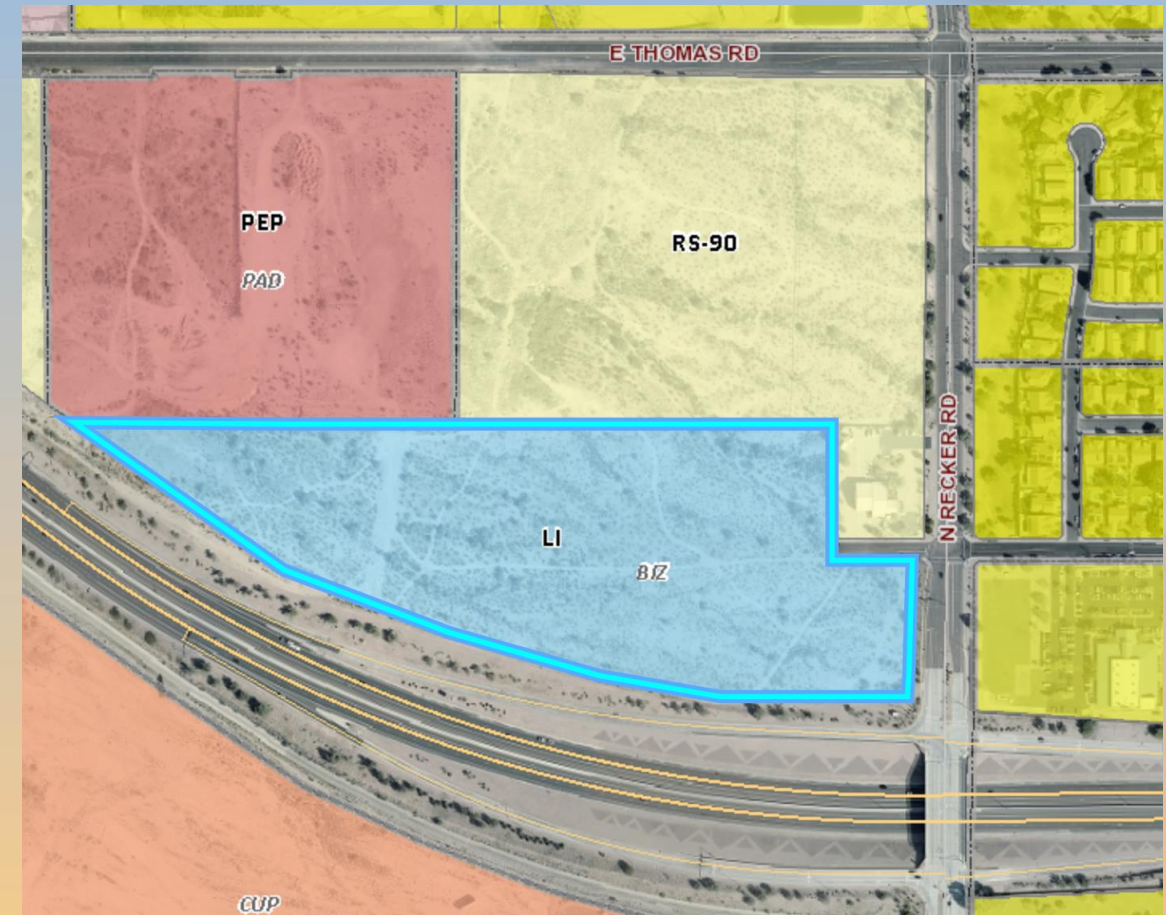
- Contribute to the variety of commercial uses
- Provide support for future employment uses.





Zoning

- Light Industrial with a Bonus Intensity Zone Overlay (LI-BIZ)
- Permitted in the LI-BIZ District





Site Photos



Looking south from East Virginia Street

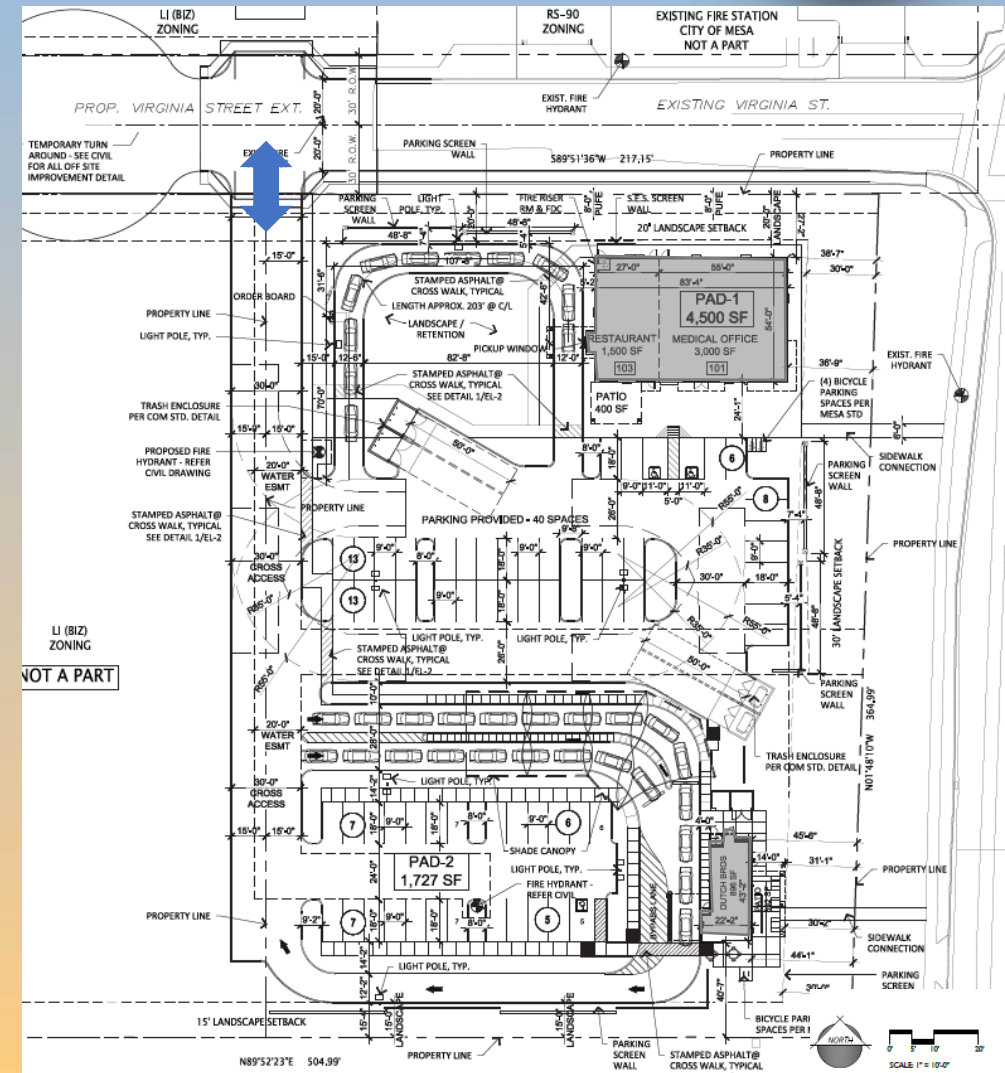


Looking west from North Recker Road



Site Plan

- PAD 1 = 4,500 sq. ft. Multi-Tenant Building
- PAD 2 = 896 sq. ft. Limited Service Restaurant with drive-thru facilities
- Vehicle access from East Virginia Street
- Parking spaces provided on site





Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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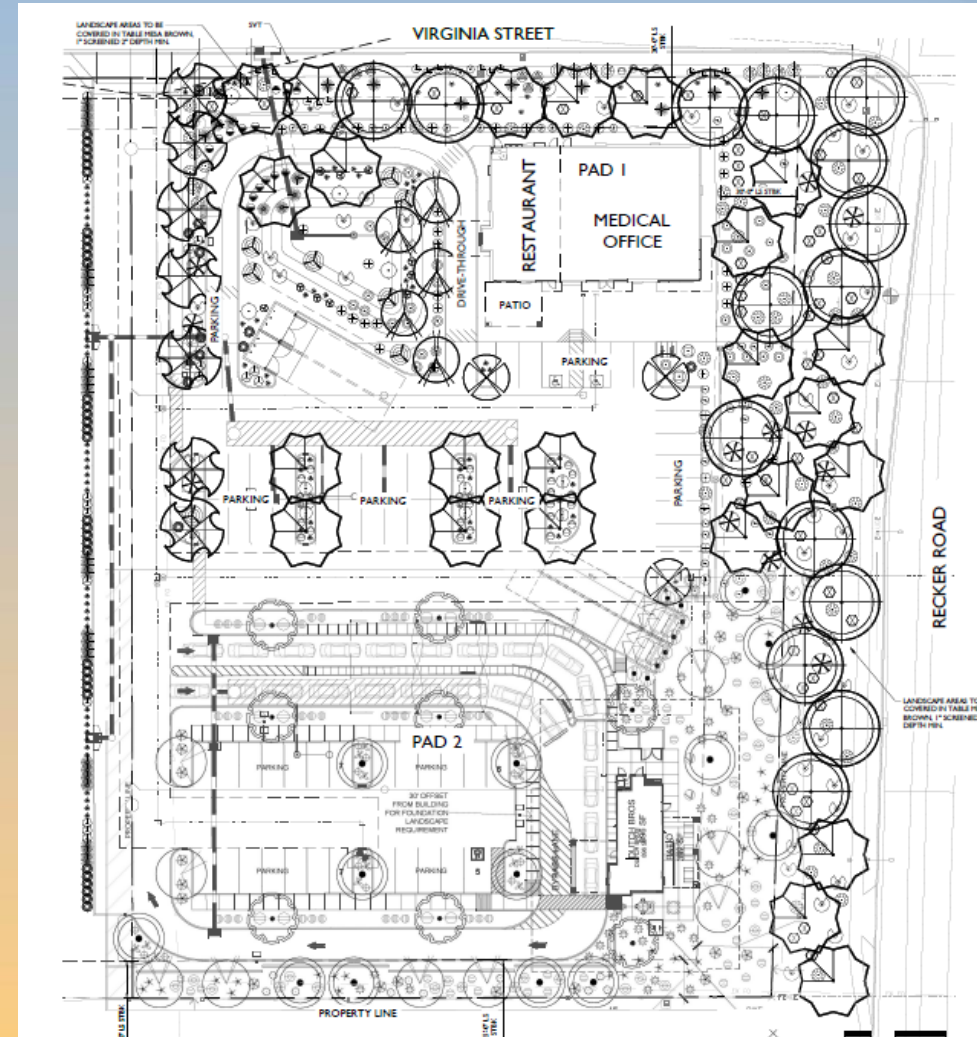
TREES				
	<i>Acacia senaria</i>	Hedge	36" Box	3
	<i>Camellia sasanqua</i>	Camellia 'Sasanqua'	36" Box	5
	<i>Citrus aurantium</i>	Citrus	36" Box	7
	<i>Ficus religiosa</i>	Thurston Fig	36" Box	24
	<i>Ulmus parvifolia</i>	Chinese Elm	36" Box	13

SHRUBS/ACCENTS				
	<i>Agave americana</i>	Century Plant	5 Gal	4
	<i>Aloe barbadensis</i>	Blue Aloe	5 Gal	4
	<i>Bougainvillea laevis</i>	La Jolla Bougainvillea	5 Gal	29
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	5 Gal	31
	<i>Goussypium leucostachyus</i>	San Marcos Hibiscus	5 Gal	31
	<i>Heperia laevis</i>	Glenn Heperia	5 Gal	45
	<i>Heperia parvifolia 'Redlight'</i>	Redlight Red Yucca	5 Gal	38
	<i>Leucophyllum frutescens 'No Brains'</i>	No Brains Sage	5 Gal	30
	<i>Leucophyllum frutescens 'Cinnamon'</i>	Cinnamon Sage	5 Gal	9
	<i>Muhlenbergia bihmisii 'Autumn Glow'</i>	'Autumn Glow' Holly	5 Gal	40
	<i>Muhlenbergia rigida</i>	Deer Grass	5 Gal	43
	<i>Muhlenbergia rigida 'Violet'</i>	Purple Holly	5 Gal	5
	<i>Paeonia moutanensis</i>	Lady's Slipper	5 Gal	10
	<i>Paeonia moutanensis 'Whale's Dwarf'</i>	Dwarf Pink Orange	5 Gal	22
	<i>Ruellia brittaniana</i>	Desert Ruelle	5 Gal	3
	<i>Ruellia brittaniana 'Coral Fountain'</i>	Coral Fountain	5 Gal	4
	<i>Senecio wrightii</i>	Feather Cocks	5 Gal	5
	<i>Senecio wrightii 'Violet'</i>	Compact Jolly	5 Gal	38
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	13
	<i>Tecoma x 'Gold Star'</i>	Yellow Bell	5 Gal	8
	<i>Yucca puberula</i>	Pale Leaf Yucca	5 Gal	83

GROUND COVERS				
	<i>Cordyline allamanda</i>	Bath Planting Glory	1 Gal	41
	<i>Eriophyllum lanatum 'Outback Sunset'</i>	Outback Sunset	1 Gal	12
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal	18
	<i>Lantana montealemana</i>	Trailing Purple Lantana	1 Gal	14
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	22

MATERIALS

	Decomposed Granite	1" Screened 2" Depth, Min.	35,143 SF
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Elevations – PAD 1

FINISH PERCENTAGES

STUCCO	- 49%
BRICK VENEER	- 15%
TILE	- 26%
GLAZING	- 10%



FINISH PERCENTAGES

STUCCO	- 39%
BRICK VENEER	- 23%
TILE	- 15%
GLAZING	- 23%



FINISH PERCENTAGES

STUCCO	- 45%
BRICK VENEER	- 35%
TILE	- 18%
GLAZING	- 2%



FINISH PERCENTAGES

STUCCO	- 48%
BRICK VENEER	- 30%
TILE	- 22%
GLAZING	- 0%



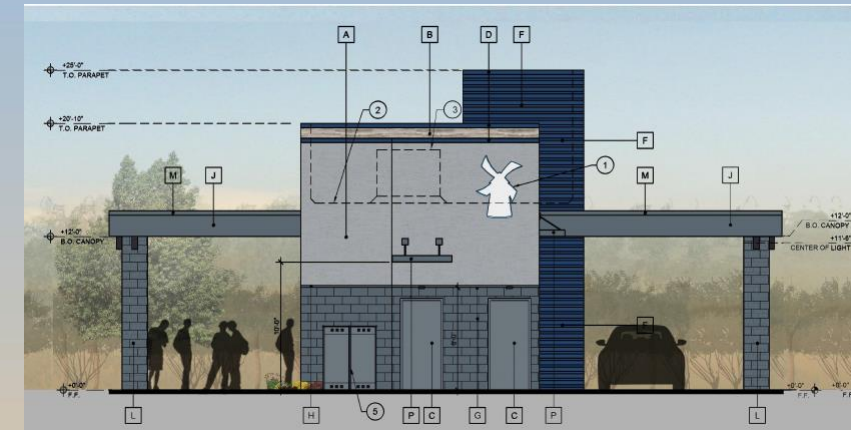


Elevations – PAD 2

East Elevation



South Elevation



STUCCO	22%
BARNWOOD	39.5%
HOLLOW METAL DOOR	2%
BLUE METAL PARAPET CAP	2%
STOREFRONT SYSTEM	6%
BLUE HORIZONTAL RIBBED METAL	7%
BLOCK VENEER	16%
DARK GRAY METAL	5.5%

West Elevation



North Elevation



STUCCO	8%
BARNWOOD	25.5%
BLUE METAL PARAPET CAP	1%
STOREFRONT SYSTEM	9%
BLUE HORIZONTAL RIBBED METAL	38.5%
BLOCK VENEER	7%
DARK GRAY METAL	11%

STUCCO	19.5%
BARNWOOD	31.5%
BLUE METAL PARAPET CAP	1.5%
STOREFRONT SYSTEM	4.5%
BLUE HORIZONTAL RIBBED METAL	23%
BLOCK VENEER	15.5%
DARK GRAY METAL	4.5%

STUCCO	41.5%
BARNWOOD	2.5%
BLUE METAL PARAPET CAP	2.5%
HOLLOW METAL DOOR	8%
BLUE HORIZONTAL RIBBED METAL	17%
BLOCK VENEER	17%
DARK GRAY METAL	11.5%



Renderings – PAD 1





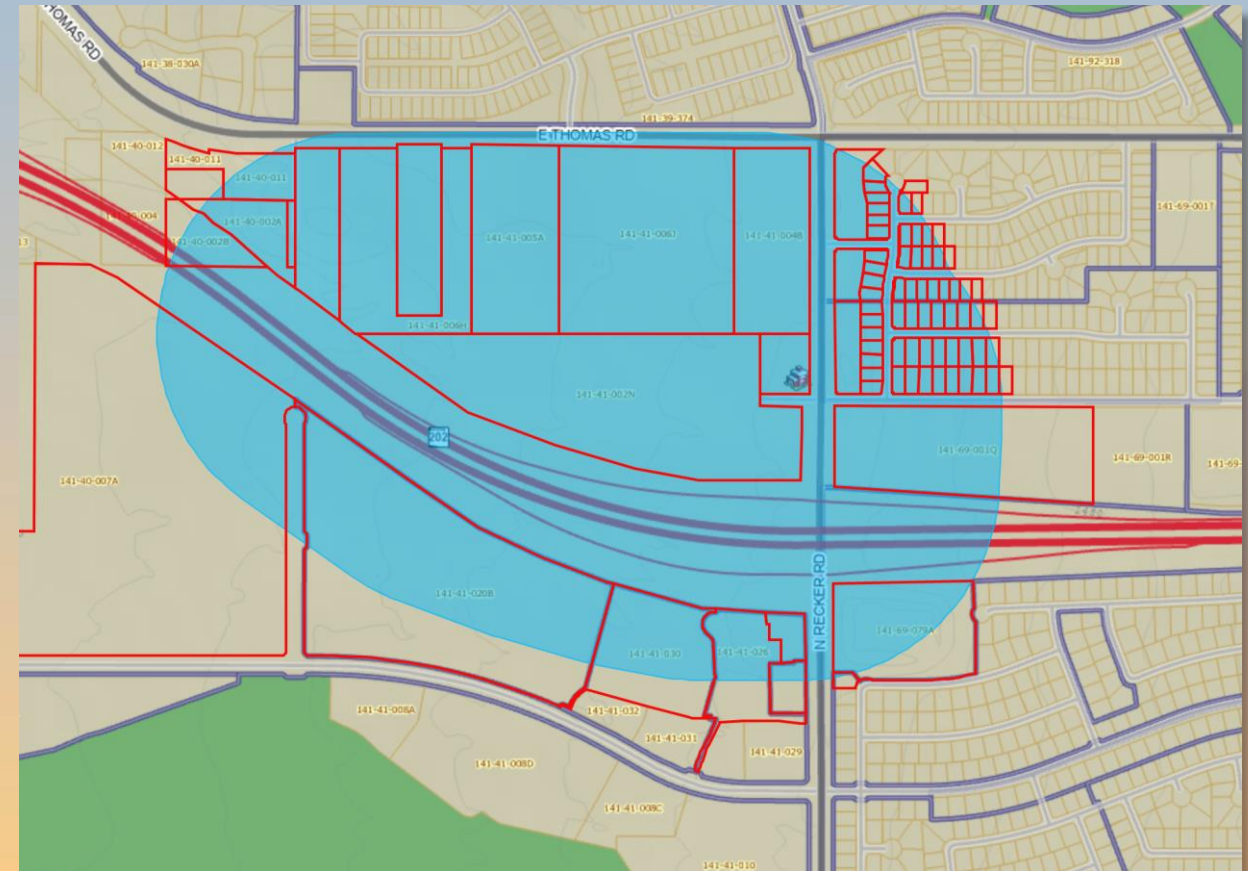
Renderings – PAD 2





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held September 1, 2022





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO



Planning and Zoning Board



Planning & Zoning Board

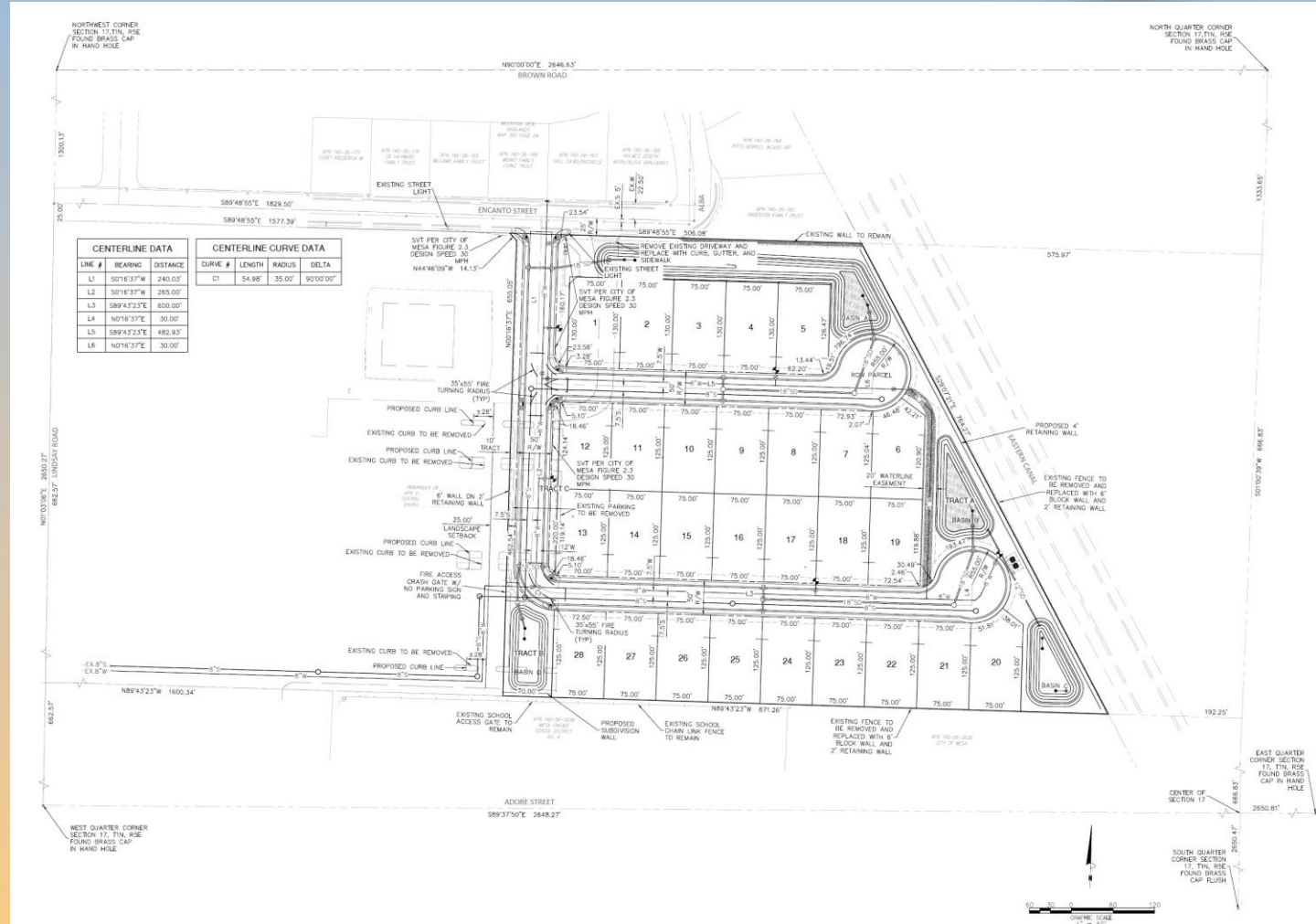


ZON22-00495



Request

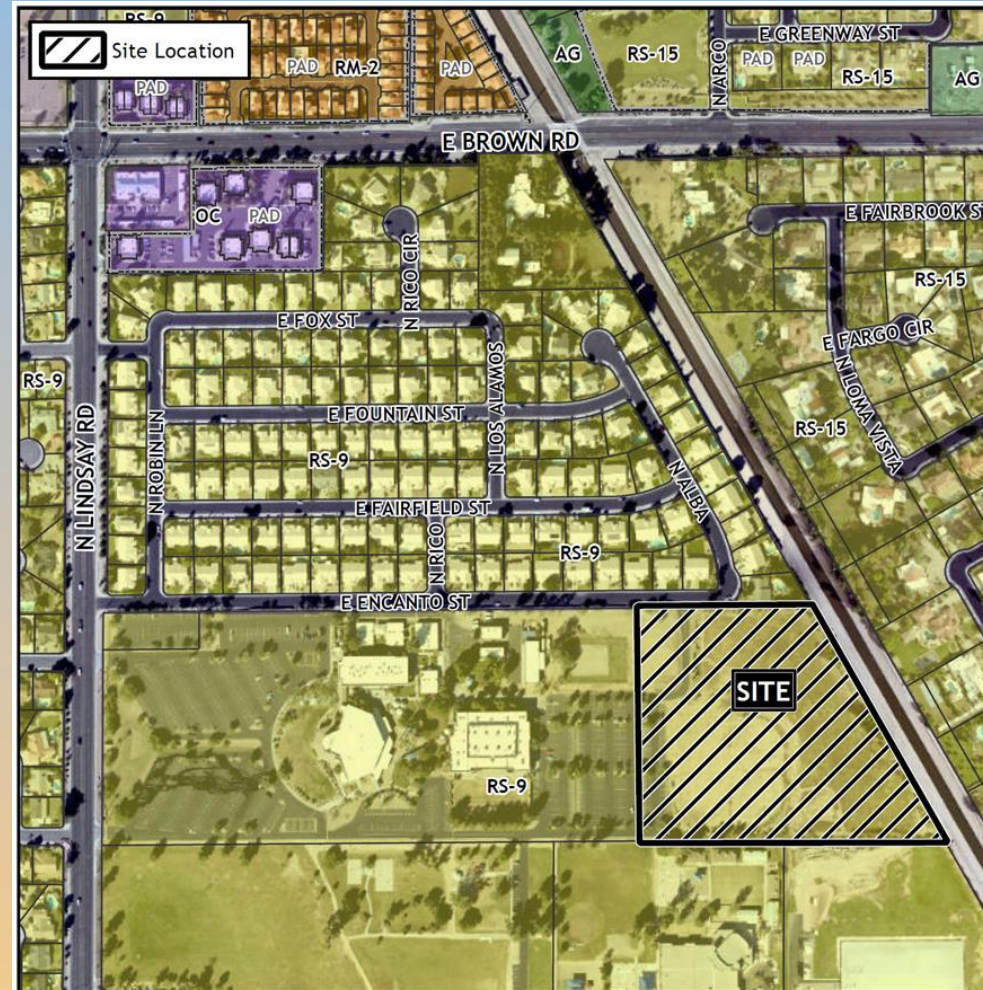
- Preliminary Plat for a 28-lot single residence subdivision





Location

- East of Lindsay Road
- South of Brown Road





General Plan

Specialty

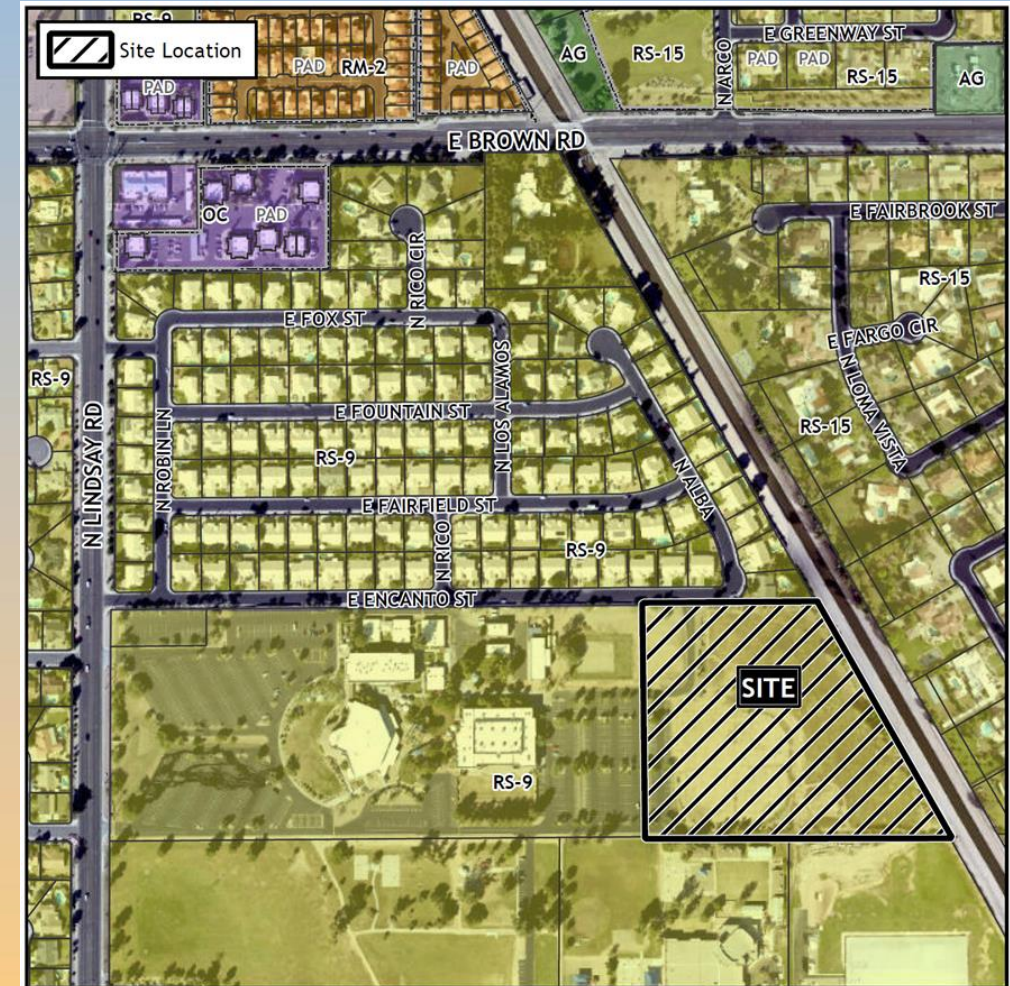
- Large areas (over 20 acres) with a single use such as an educational facility
- MZO establishes permitted land uses





Zoning

- Single Residence-9 (RS-9)
- Single residence uses permitted by right





Site Photos



Looking southeast from Encanto Street

[illegible]



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions



Planning & Zoning Board