



# Planning & Zoning Board



# ZON22-01012





# Request

- Site Plan Review and Special Use Permit
- To allow for a multiple residence development

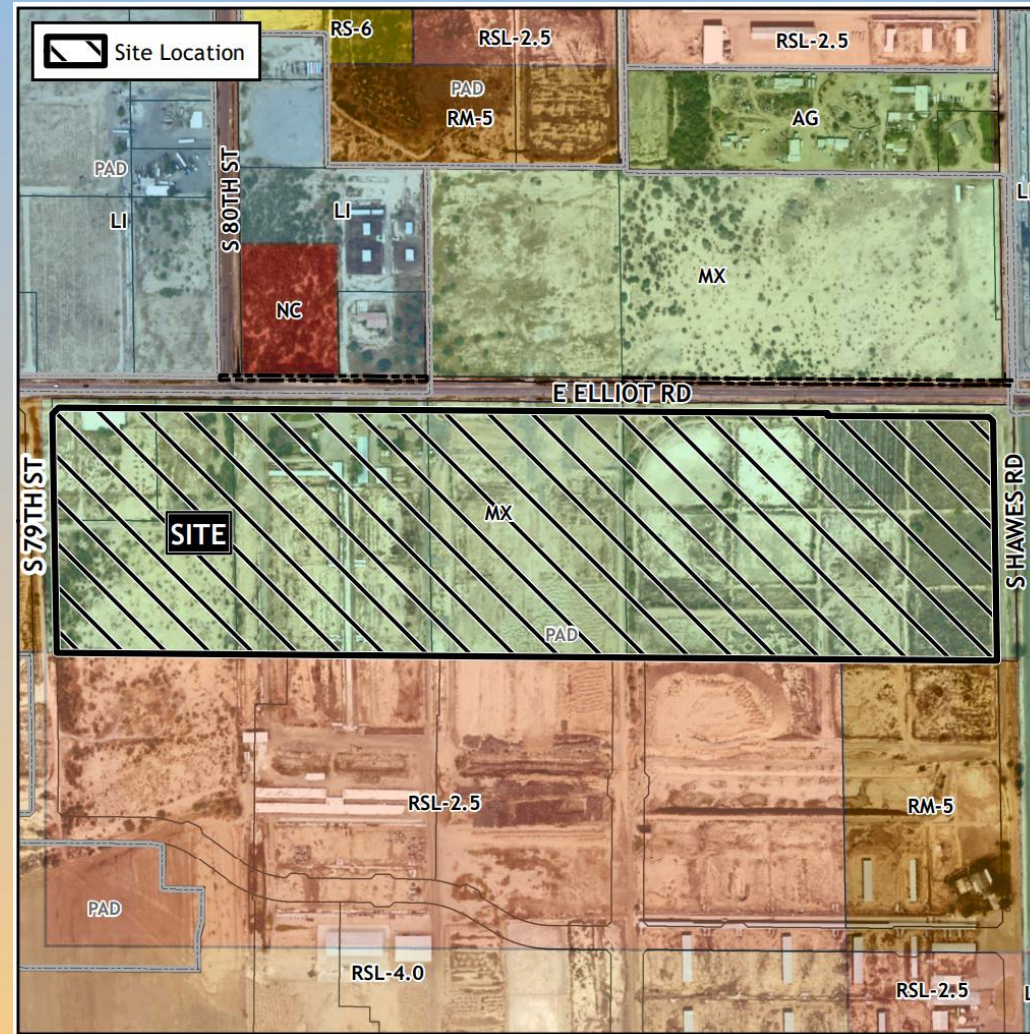






# Location

- East side of S 79<sup>th</sup> St
- South side of Elliot Rd
- West side of Hawes Rd
- East of Sossaman Road







# General Plan

## Mixed Use Activity District

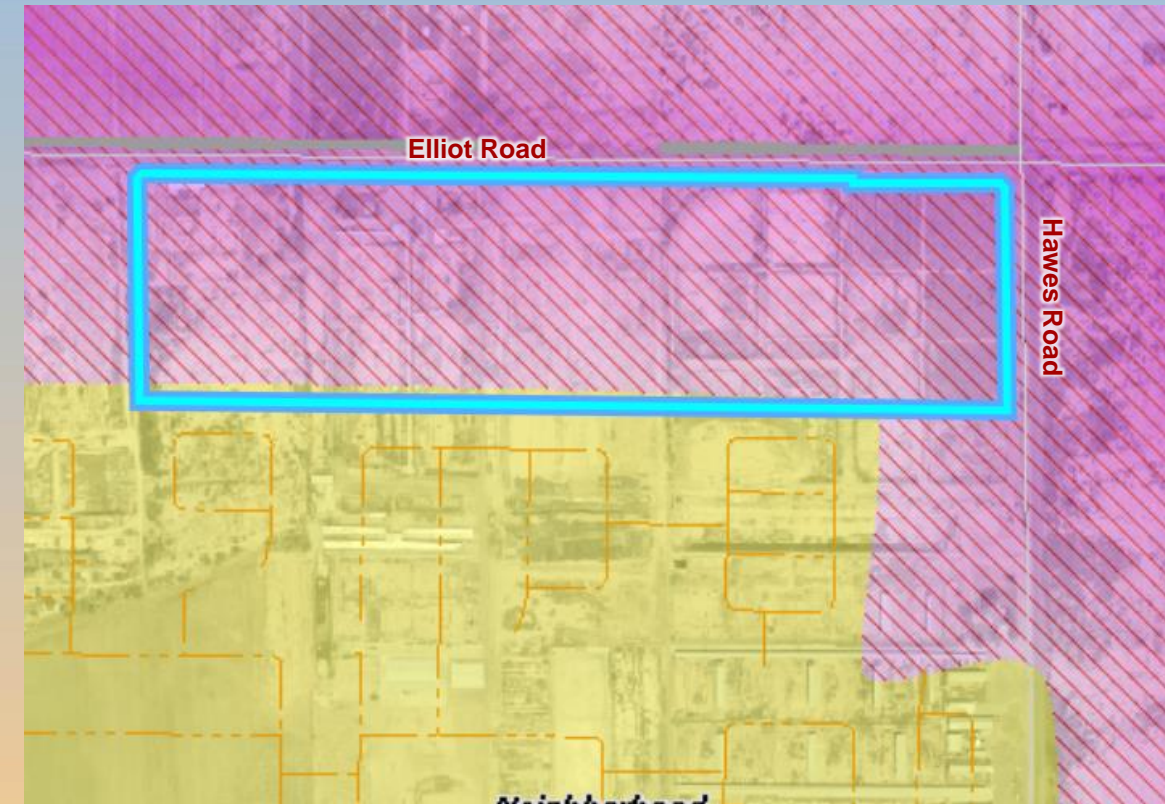
- Regional activity areas
- Strong and viable centers of commercial activity

## Employment

- Wide range of employment opportunities
- High quality settings

## Gateway Strategic Development Plan

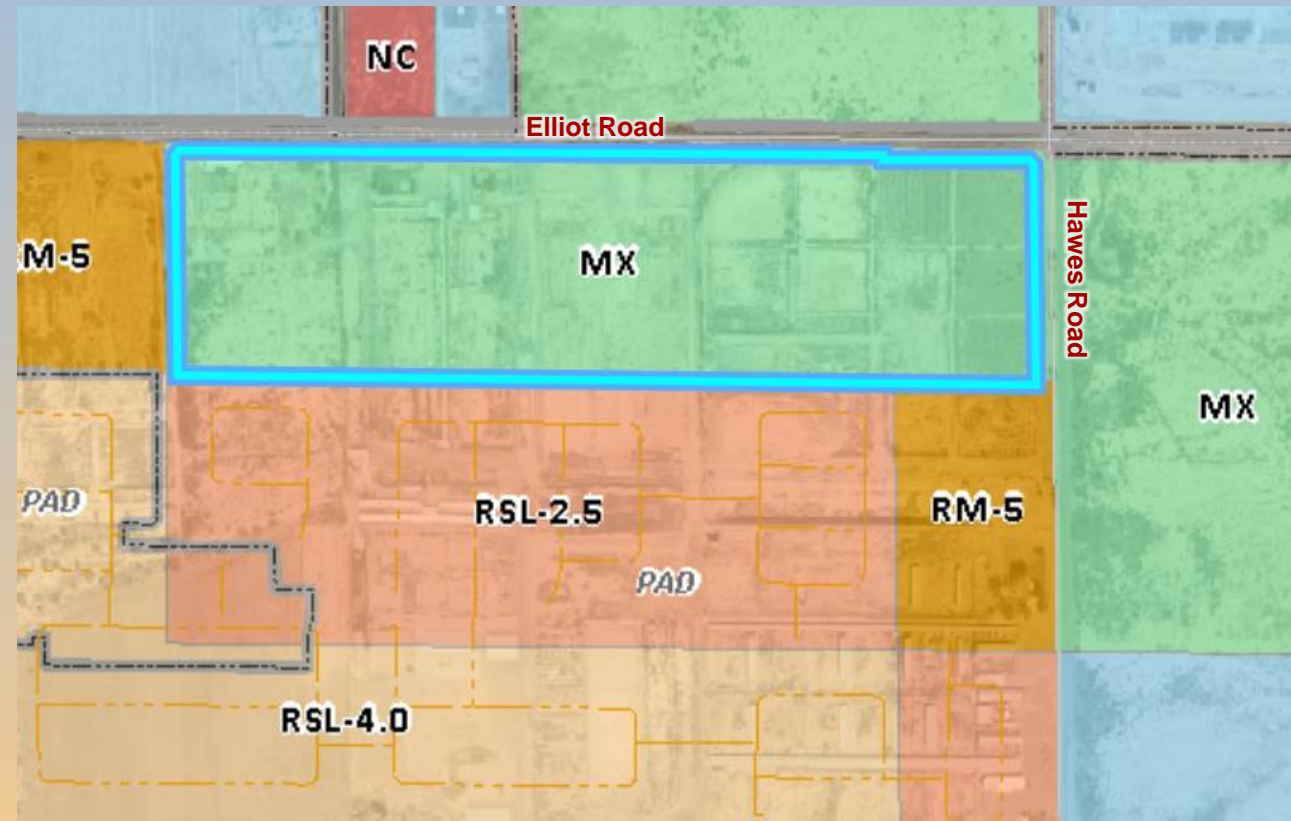
- Urban building form
- Buildings placed closer to street





# Zoning

- Mixed Use with a Planned Area Development Overlay (MX-PAD)
- Permitted in the MX-PAD District







# Site Photos



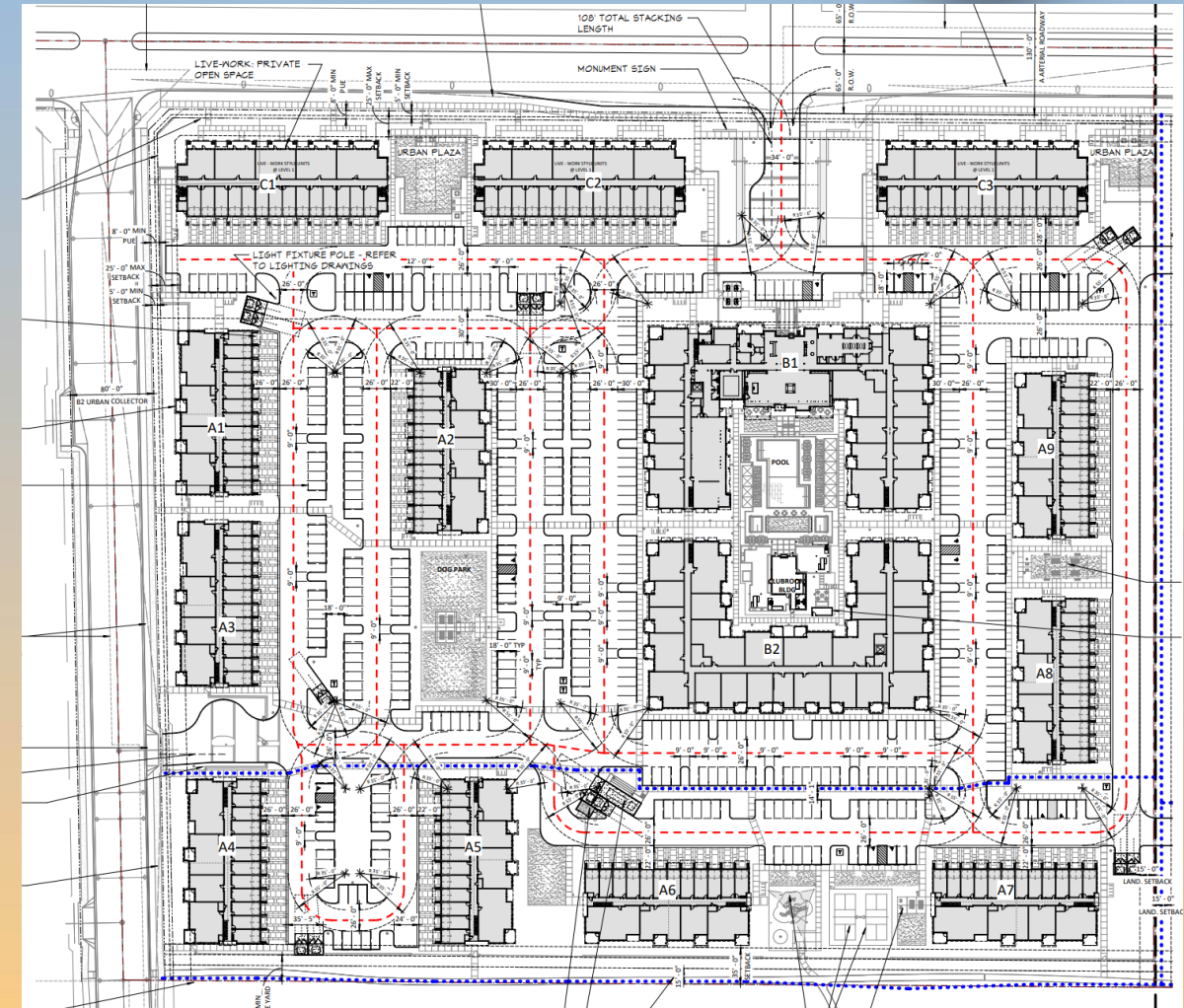
Looking south from Elliot





# Site Plan

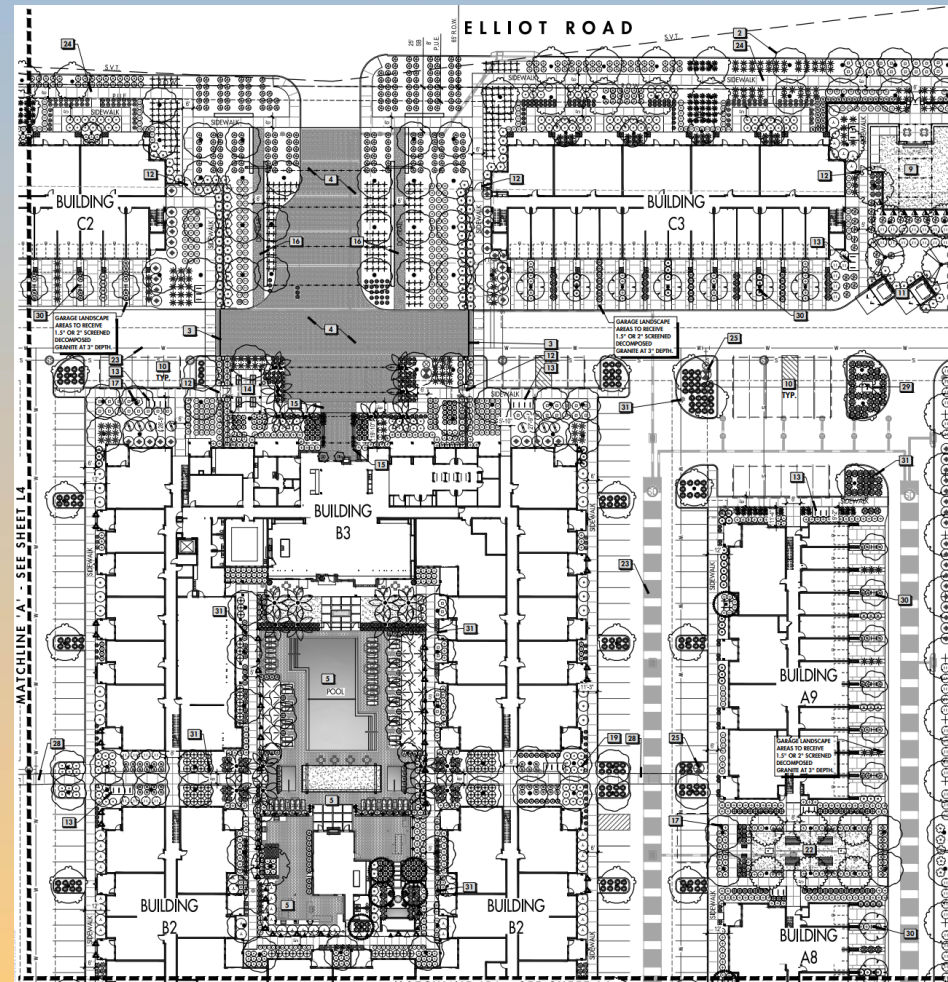
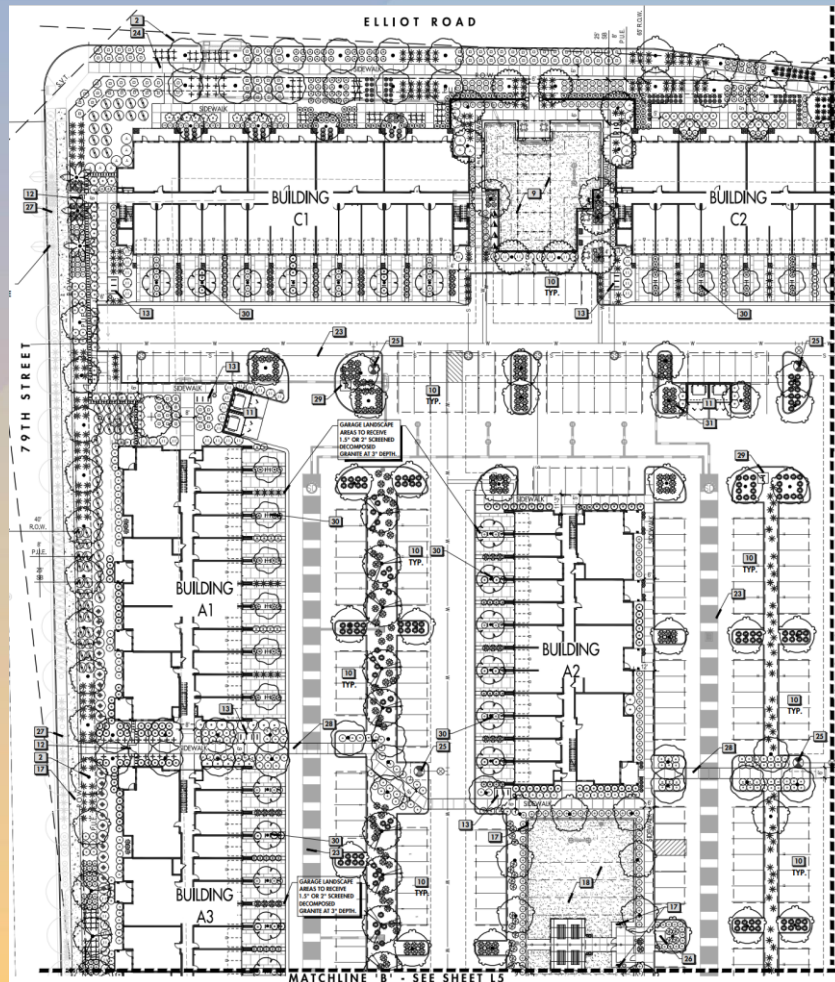
- 419 units across fourteen buildings (3 stories)
- Primary access from Elliot;  
secondary from access from 79th Street
- Parking areas located to the side and rear
- 5.6 acres of open space
- Trails, dog parks, playgrounds,  
entry plazas







# Landscape Plan



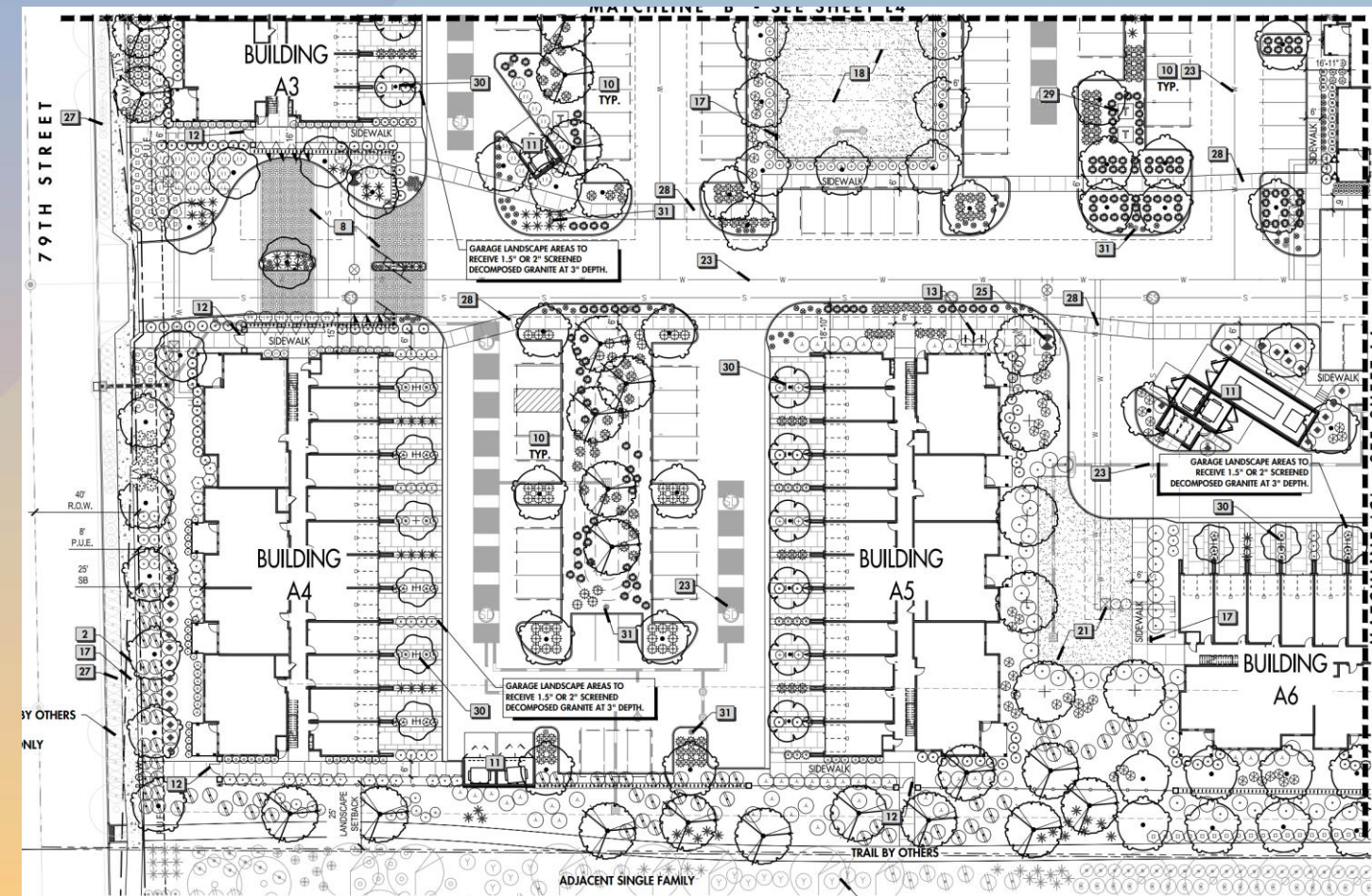
## PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	ANACACHO ORCHID TREE / BAUHINIA LUNARIODES 1.5" CALIPER, 6' MIN HT., TALL UPRIGHT VASE SHAPE,
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS 1.5" CALIPER, 10' MIN HT., TALL UPRIGHT VASE SHAPE, SUPPLIER: WESTERN TREE (602) 243-6125
	CHINESE ELM / ULMUS PARVIFOLIA 8"H X 4"W, 1.75" CAL MIN. MATCHED STANDARDS
	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED SKYLINE HEIGHT/ STRAIGHT TRUNKS ALL TO MATCH IN SIZE
	DESERT IRONWOOD / OLNEYA TESOTA 8"H X 7"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI
	FAN-TEX ASH / FRAXINUS VELUTINA 'FAN-TEX' 2" CALIPER, 12' HEIGHT MIN. MATCHED STANDARDS SUPPLIER: WESTERN TREE 602-243-6125
	FICUS POTTERY TREE / FICUS BENJAMINA TO BE PLANTED IN POTS PER PLAN
	MULGA / ACACIA ANEURA 2" CALIPER, 9' H MIN. MATCH STANDARDS
	RED PUSH PISTACHE / PISTACIA X 'RED PUSH' 6"H X 4"W, 1.5" CAL MIN. MATCHED STANDARDS.
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM 6"H X 5"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 1.5" CALIPER, 8' HT., MATCHED STANDARDS, SELECT FOR UNIFORMITY
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 11"H X 7"W, 2.5" MIN CAL, MATCHED STANDARDS






# Landscape Plan



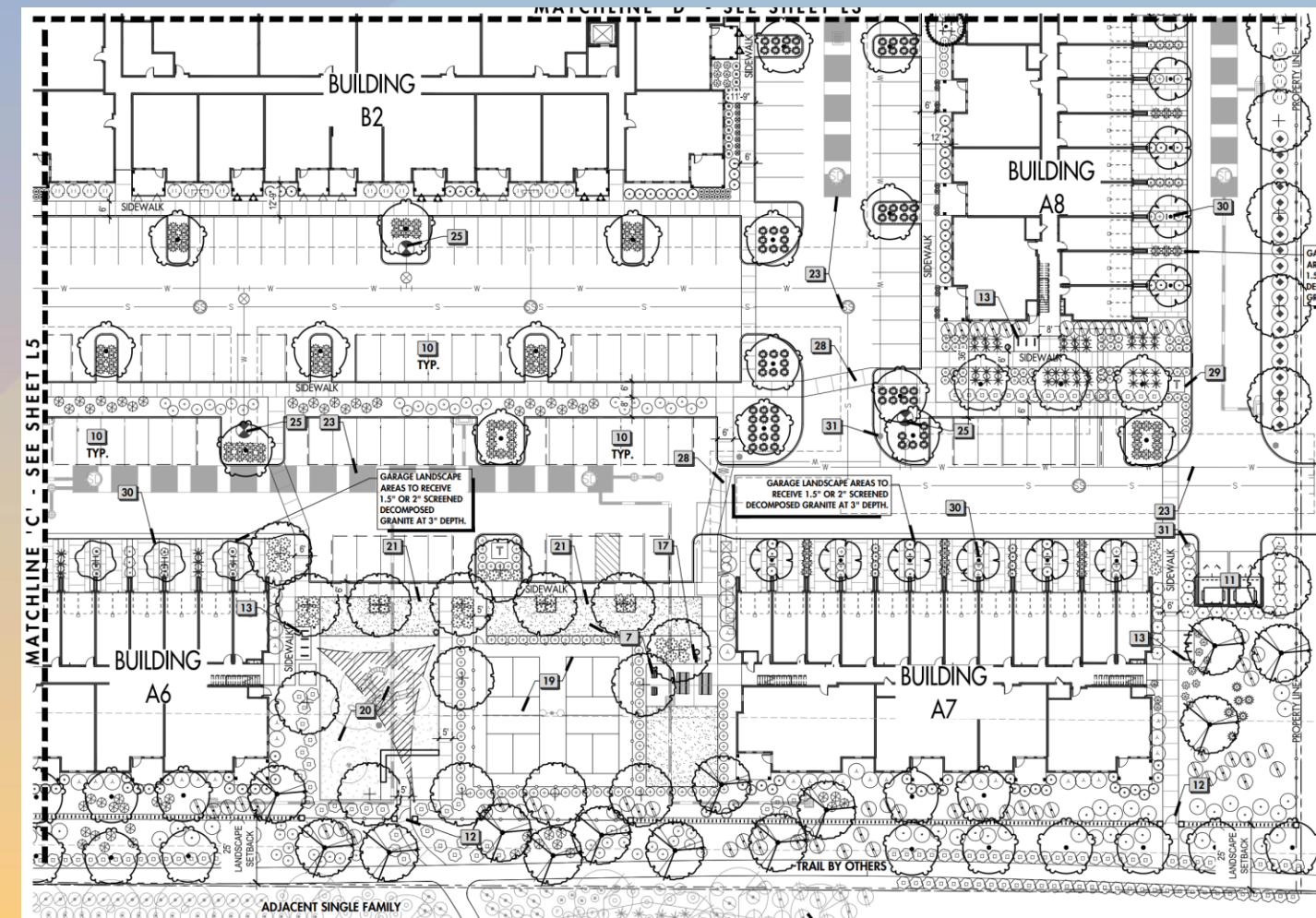
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TREES	COMMON / BOTANICAL NAME	SIZE
	ANACACHO ORCHID TREE / BAUHINIA LUNARIOIDES 1.5" CALIPER, 6' MIN HT., TALL UPRIGHT VASE SHAPE,	36"BOX
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS 1.5" CALIPER, 10' MIN HT., TALL UPRIGHT VASE SHAPE, SUPPLIER: WESTERN TREE (602) 243-6125	24"BOX
	CHINESE ELM / ULMUS PARVIFOLIA 8'H X 4'W, 1.75" CAL. MIN. MATCHED STANDARDS	36" BOX
	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED SKYLINE HEIGHT/ STRAIGHT TRUNKS ALL TO MATCH IN SIZE	18" TALL
	DESERT IRONWOOD / OLNEYA TESOTA 8'H X 7'W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI	48" BOX
	FAN-TEX ASH / FRAXINUS VELUTINA 'FAN-TEX' 2" CALIPER, 12' HEIGHT MIN. MATCHED STANDARDS SUPPLIER: WESTERN TREE 602-243-6125	36"BOX
	FICUS POTTERY TREE / FICUS BENJAMINA TO BE PLANTED IN POTS PER PLAN	15 GAL
	MULGA / ACACIA ANEURA 2" CALIPER, 9'H MIN. MATCH STANDARDS	36"BOX
	RED PUSH PISTACHE / PISTACIA X 'RED PUSH' 6'H X 4'W, 1.5" CAL MIN, MATCHED STANDARDS.	24"BOX
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# Landscape Plan



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# Elevations







# Special Use Permit

## Section 11-32-6(A): Special Use Permit Required Findings



#1 Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at this site;



#2 The use will adequately be served by the proposed parking; and

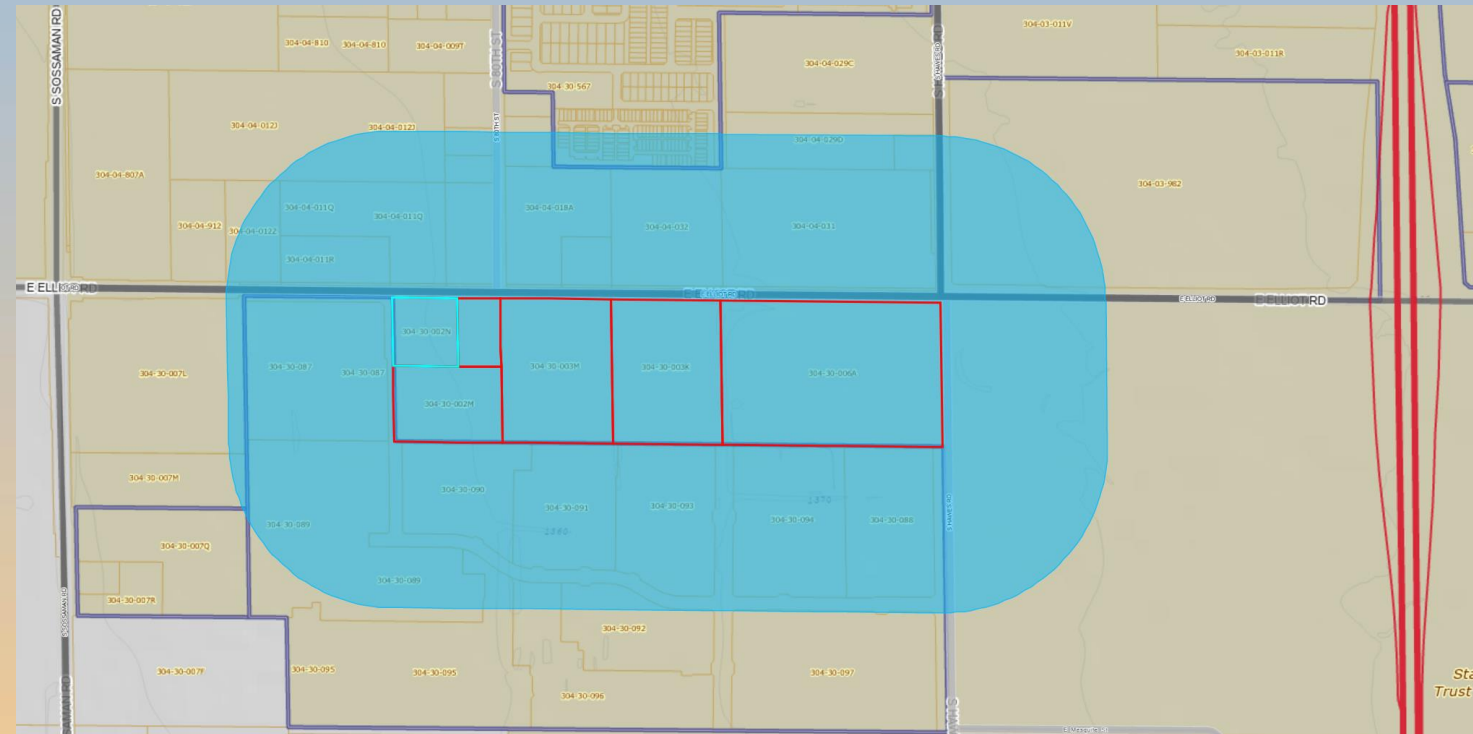


#3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Applicant sent neighborhood outreach letters on October 20, 2022
- To date, staff has not been contacted by interested parties







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the goals of the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the approval criteria for a Special Use Permit outlined in Section 11-32-6 of the MZO
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

*Staff recommend Approval with Conditions*



# Planning and Zoning Board