



# CITY COUNCIL

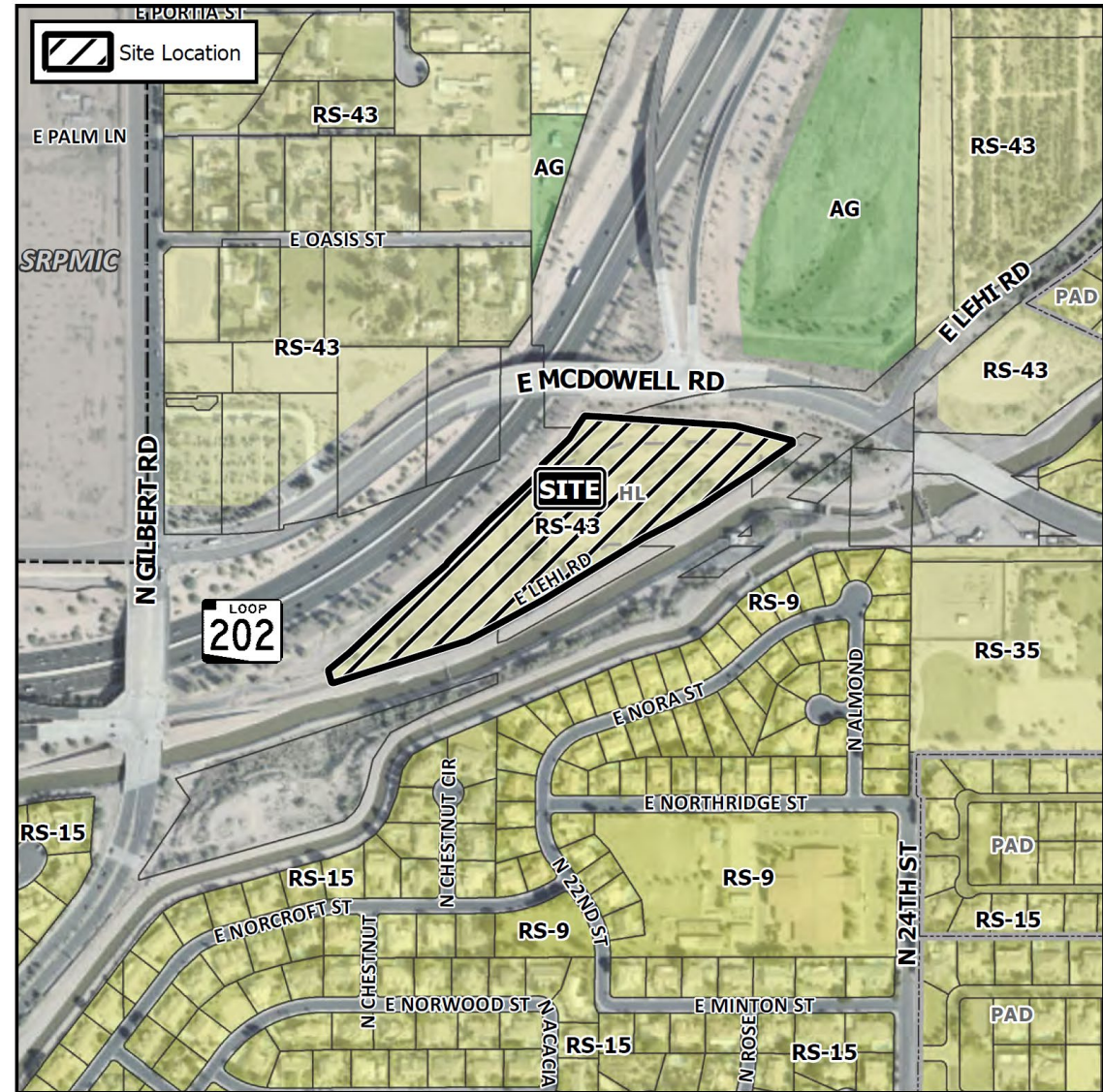
## ZON21-00129

Rachel Nettles, Assistant Planning Director  
Jeff Robins, Senior Economic Development Project Manager

January 19, 2023

# Location

- South of McDowell
- East of Gilbert Road
- Crismon Farm Homestead site







## Request

- Rezone from RS-43 & RS-43-HL to RM-4-PAD; Site Plan Review; and Special Use Permit

## Purpose

- Allow for a multiple residence development with accessory commercial

# Background – October 27, 2021

- Request for RM-5-PAD was heard by P&Z Board on October 27, 2021
  - P&Z Board recommended denial 2-5
  - 30 comments were made in opposition
    - Concerns: traffic & roundabout, compatibility, density, & height



# Proposal – Current

- Modifications to original request include:
  - Rezone to RM-4-PAD, previously RM-5-PAD
  - Elimination of 3-bedroom units
  - Allow for a multiple residence development with accessory commercial
- Applicant worked extensively with ADOT & Transportation to find alternative solutions to roundabout
  - It was determined that roundabout is safest solution



# Historic Overlay

- Established by Charles Crismon, Sr., from second Mesa pioneer company
- HL Overlay was established in 2001
- Structures removed by 2007
- HPB voted to recommend removal on June 1, 2021





# General Plan

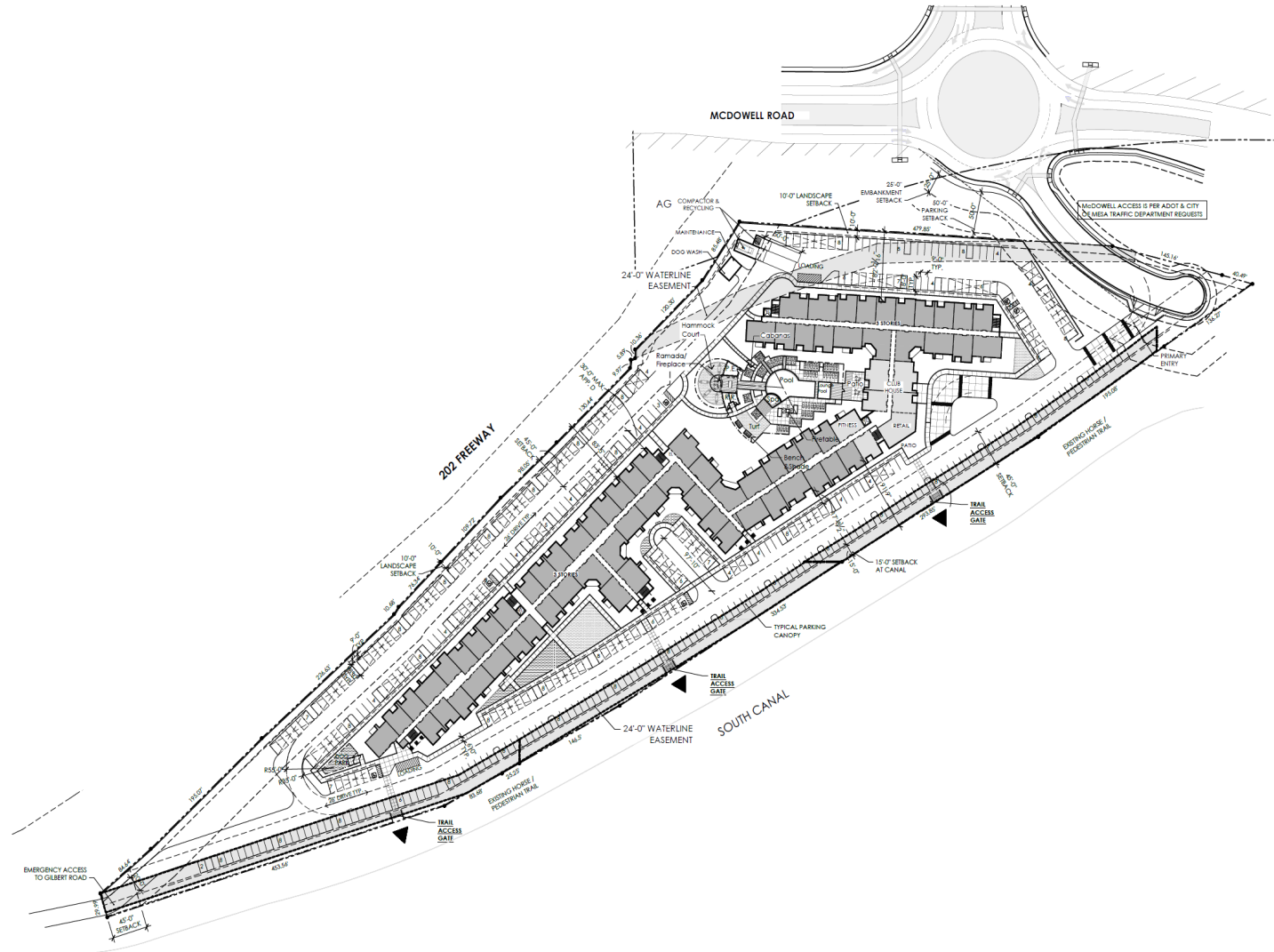
## Neighborhood *Suburban*

- Predominant RS
- RM at major arterials and intersections



# Site Plan

- One multiple residence building
- 222 units
- 1,499 square foot commercial
- Entry off McDowell Road



# PAD Request

Development Standard	Required RM-5	Proposed RM-4-PAD	
Maximum Fence Height – Front Yard	3.5'	<b>6'</b>	<ul style="list-style-type: none"> <li>Secure perimeter on McDowell</li> </ul>
Required Parking Ratio	2.1 spaces per unit (466 total)	<b>1.8 spaces per unit (404 total)</b>	<ul style="list-style-type: none"> <li>Consistent with similar developments</li> <li>Approximately half the units are 1-bed</li> </ul>
Covered Parking	1 space per unit (222 total)	<b>0.98 spaces per unit (217 total)</b>	<ul style="list-style-type: none"> <li>Easements that prohibit structures</li> </ul>
Required Landscape Yard – south side	25 feet	<b>15 feet</b>	<ul style="list-style-type: none"> <li>Unique lot configuration</li> <li>Approximately 290' from adj. RS</li> </ul>
Foundation Base – exterior walls with public entrance	15 feet	<b>10 feet</b>	<ul style="list-style-type: none"> <li>Fire Code requirements</li> </ul>
Landscape Islands b/w parking canopies	24 feet wide	<b>8 feet wide</b>	<ul style="list-style-type: none"> <li>Due to limitations on covered parking locations</li> </ul>

# PAD Request

Pedestrian connections to canal trail



*Superior elevations*

Retail component

High Quality Amenities





# Special Use Permit

## *Section 11-5-2 – Limited-Service Restaurant*

- Approval of Special Use Permit
- Location at intersection of arterial & collector
- Max. GFA of 1,499 SF
- No drive-thru windows
- Approved by the Planning & Zoning Board

# Design Review

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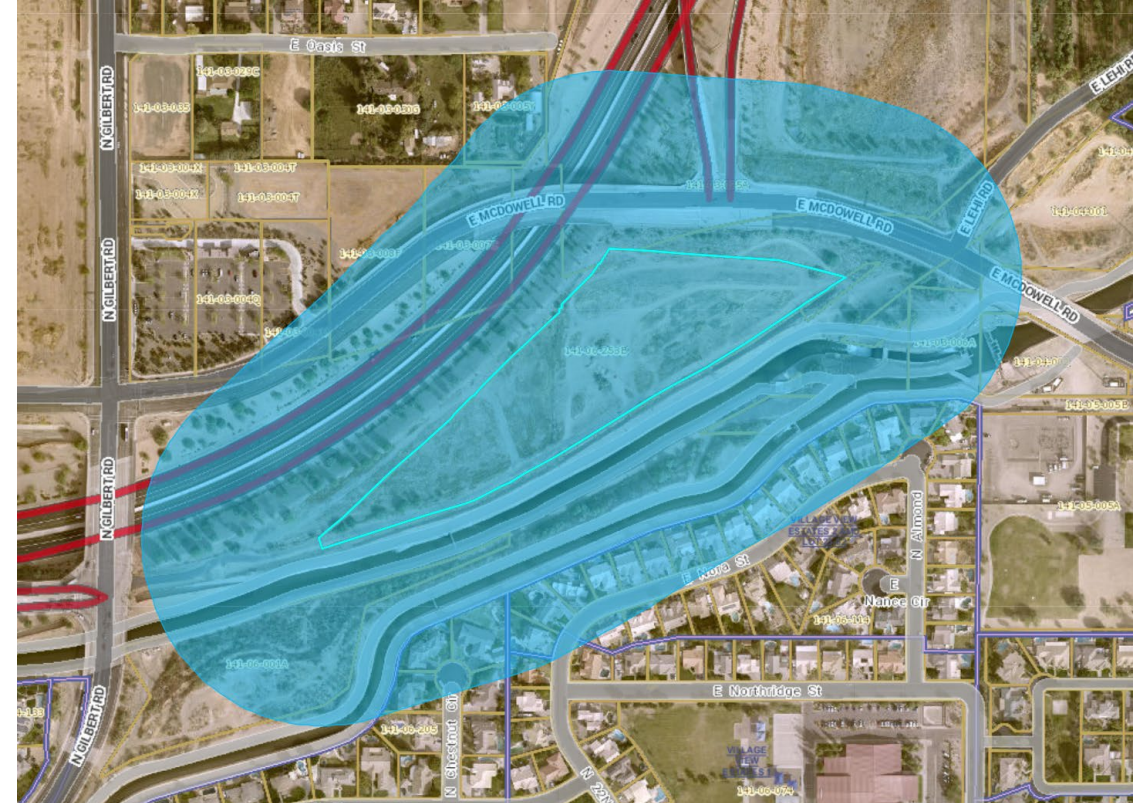
- October 12, 2021
- DRB complementary of the building design
- 4 neighbors attended:
  - Concerns over height
  - Exterior design
  - Landscaping along trail





# Citizen Participation

- Completed required notification
- 3 Neighborhood Meetings
- Applicant met with members of Lehi Community Board
- Applicant reached out to several key neighbors in opposition
- Staff received 3 responses in support & 1 in opposition





# Development Agreement

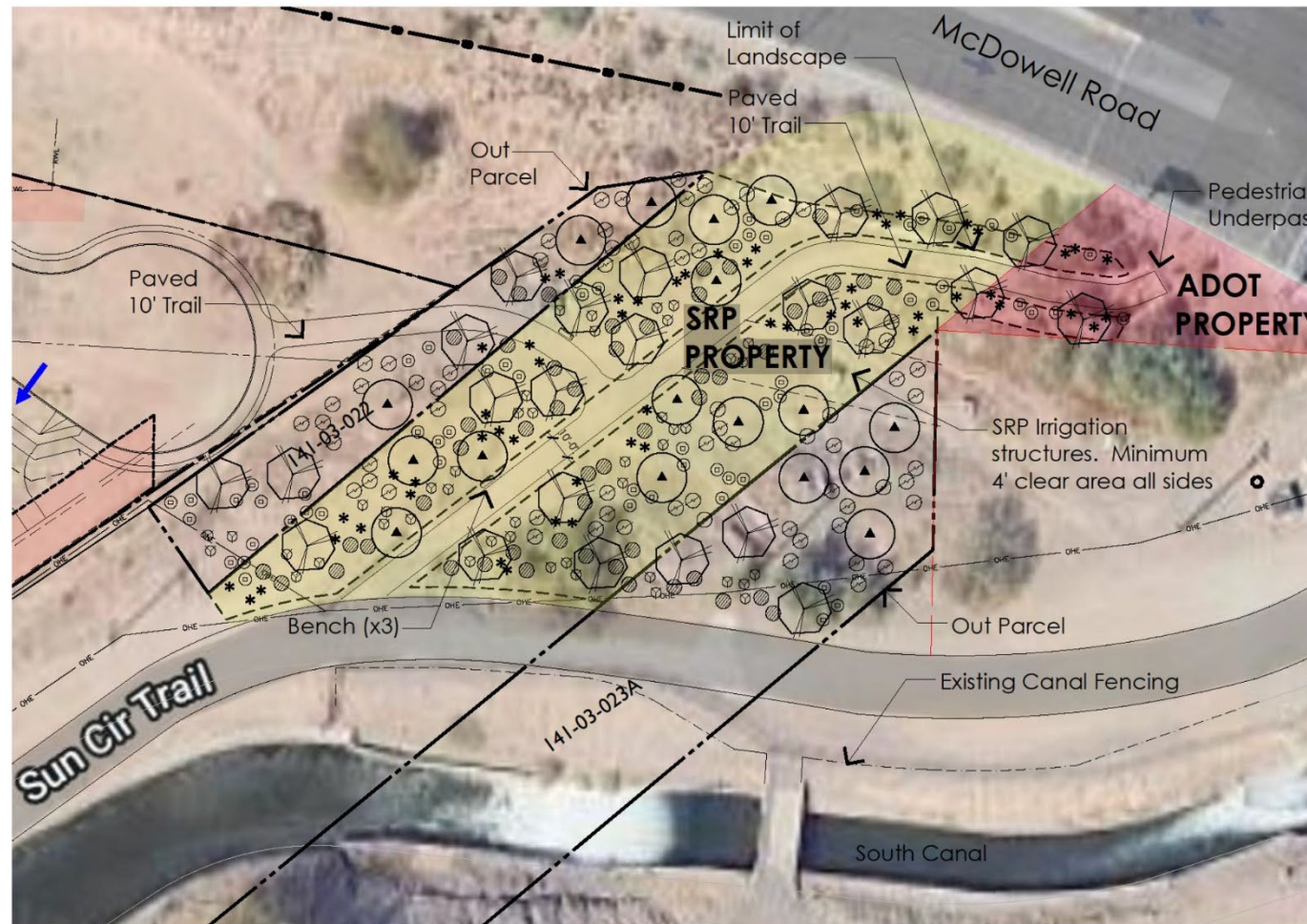
## **Developer Obligations**

- At developer's sole cost, install, construct and maintain landscape improvements in adjacent canal area
  - Paved 10' wide trail
  - Desert trees and shrubs
- Maintenance term of 10 years
- Remnant real property quitclaimed to SRP
- Secure construction permit from SRP and ADOT

## **City Obligations**

- Enter into canal license agreement with SRP

# Proposed Landscape Design



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CAL.	QTY	R/W
1	PAKISTHANI THORNLESS PALM	THORNLESS PALM	3' BOX	2-1/4"	15	10' x 7'
2	PROSOPIS HYBRID VESLE ROY	LESLIE ROY MESQUITE	3' BOX	2-1/2"	11	10' x 8'
3	DASYLIRION WHHEELERI	DESERT SPOON	5 GAL.		13	47" x 47"
4	RUSSULA PRINCEPS	DESERT RUELLIA	5 GAL.		30	27" x 47"
5	RUSSULA ROSEIFOLIA	CORAL FOUNTAIN	5 GAL.		48	27" x 47"
6	YUCCA BICOLOR	TWISTED LEAF YUCCA	5 GAL.		48	27" x 27"
7	EREMOPHILA OLARIA	OUTBACK SUIRSE	1 GAL.		7	18" x 7"
8	DECOMPOSED GRANITE	2" DEPTH OF 3/4" SCREENED APACHE GOLD				



HYBRID MESQUITE



HYBRID PALO VERDE



DESERT SPOON



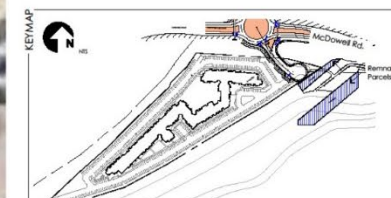
DESERT RUELLIA



CORAL FOUNTAIN



TWISTED LEAF YUCCA



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 70 for SUP
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

## Staff Recommendation

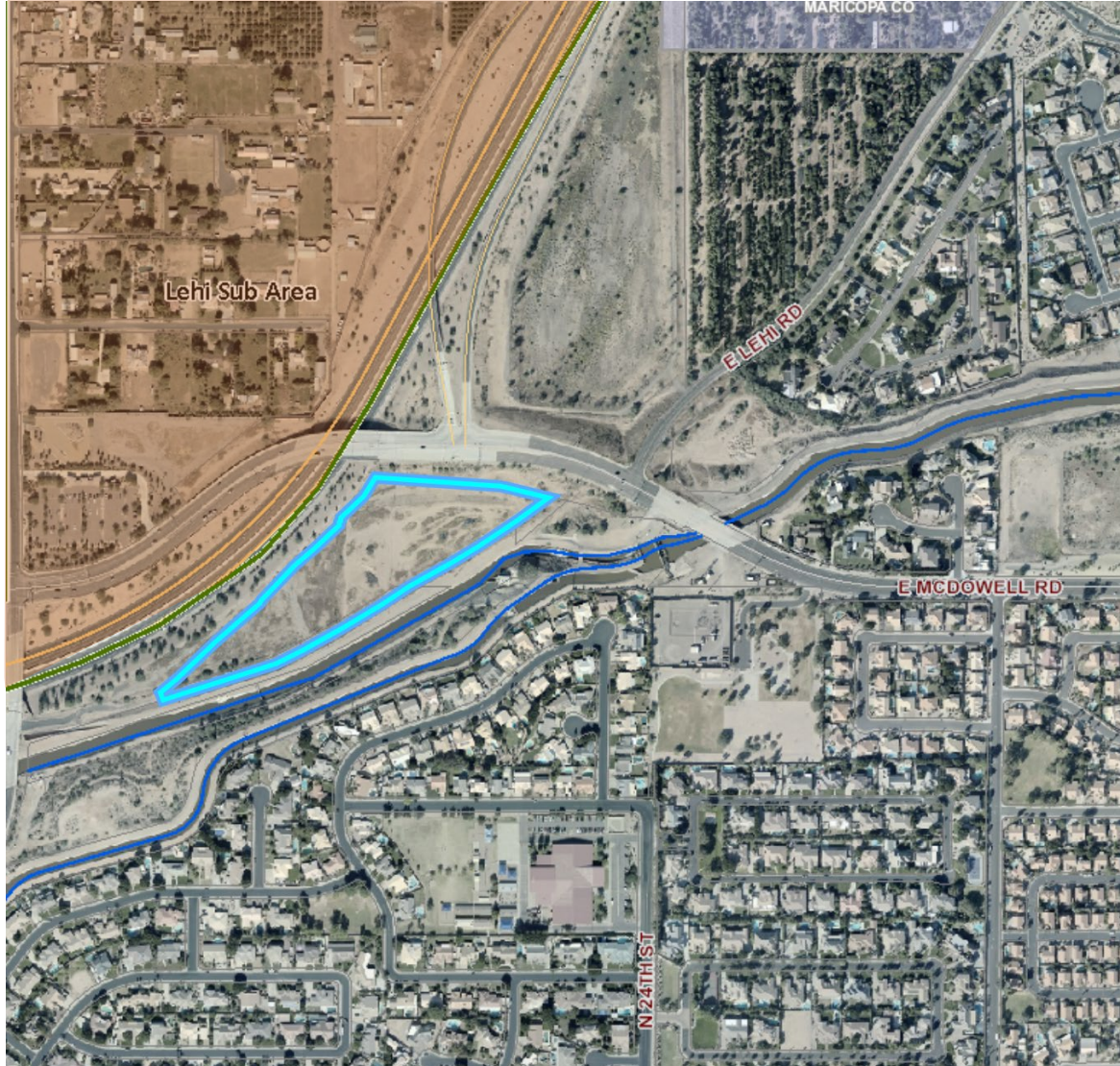
Approval with Conditions



# Site Photo



Looking south towards the site from McDowell Road



# Sub-Area

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## Lehi

- Located outside Lehi Sub-Area

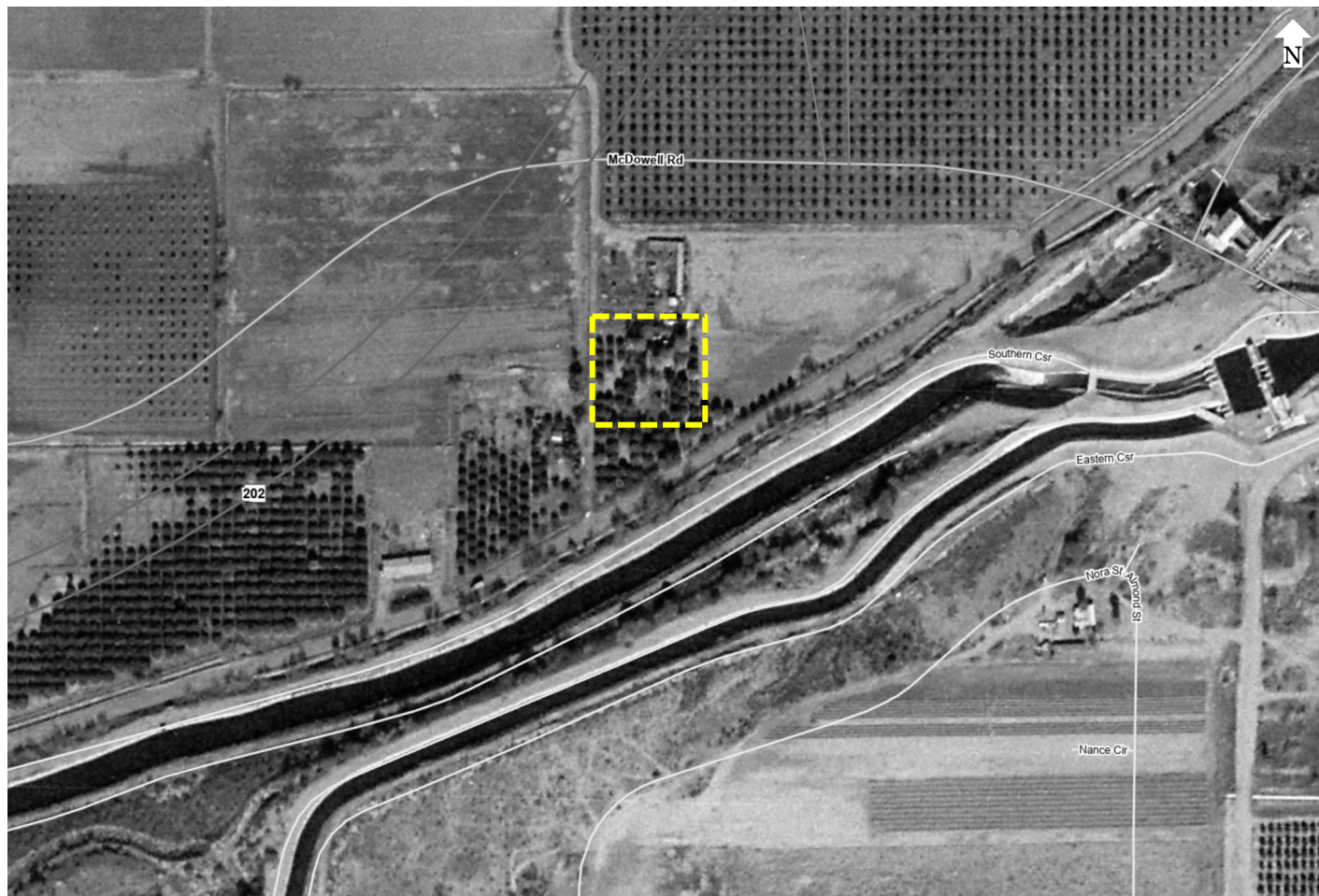




# Property History

- Maricopa County Historic Aerial Photography
  - 1930





# Property History

- Maricopa County Historic Aerial Photography
  - 1969



# Property History

- Maricopa County Historic Aerial Photography
  - 1996





# Property History

- Crismon Farmstead buildings prior to removal
  - 2000-2006





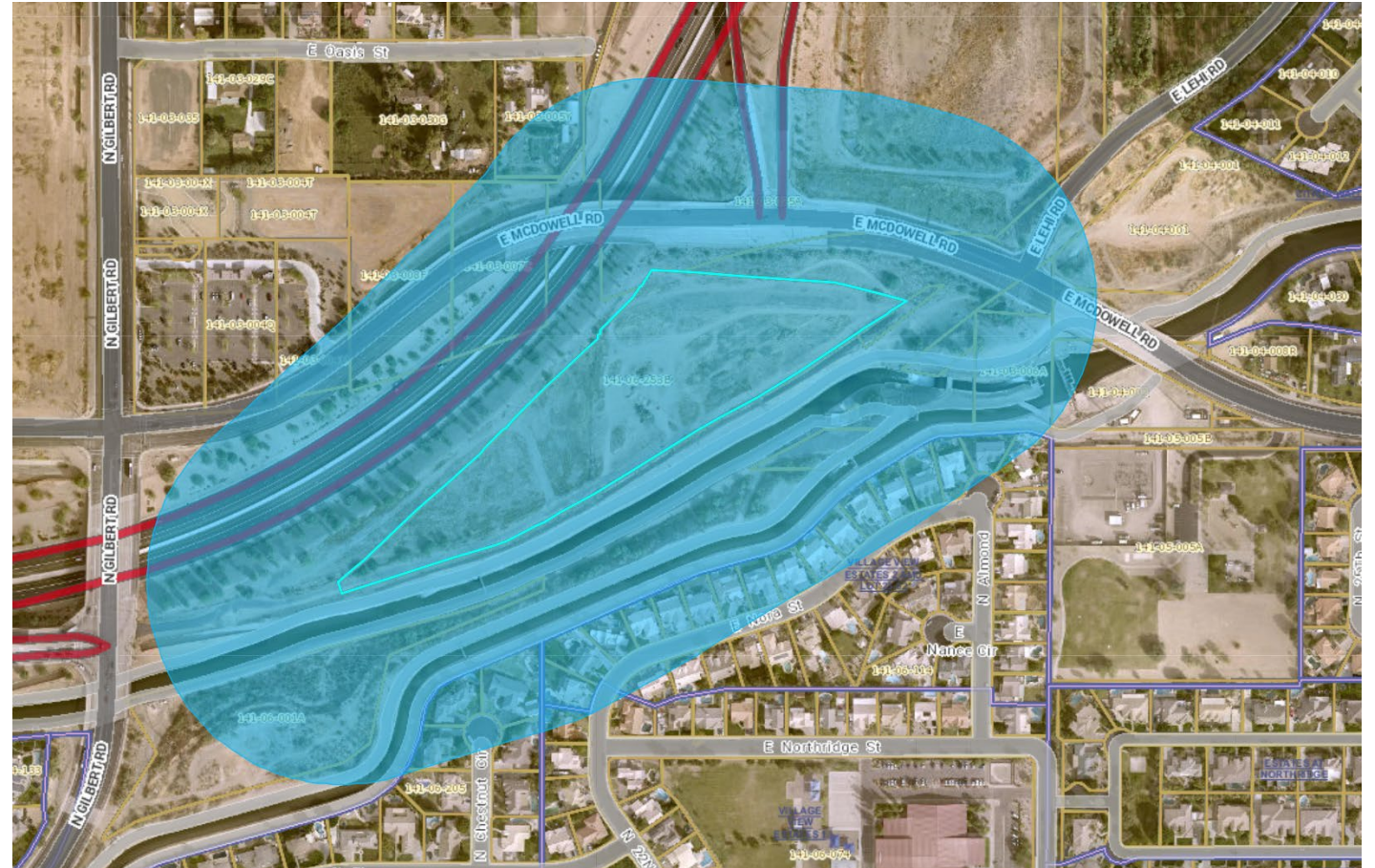
# Property History

- Maricopa County Historic Aerial Photography
  - 2002

# Citizen Participation 2020-2021

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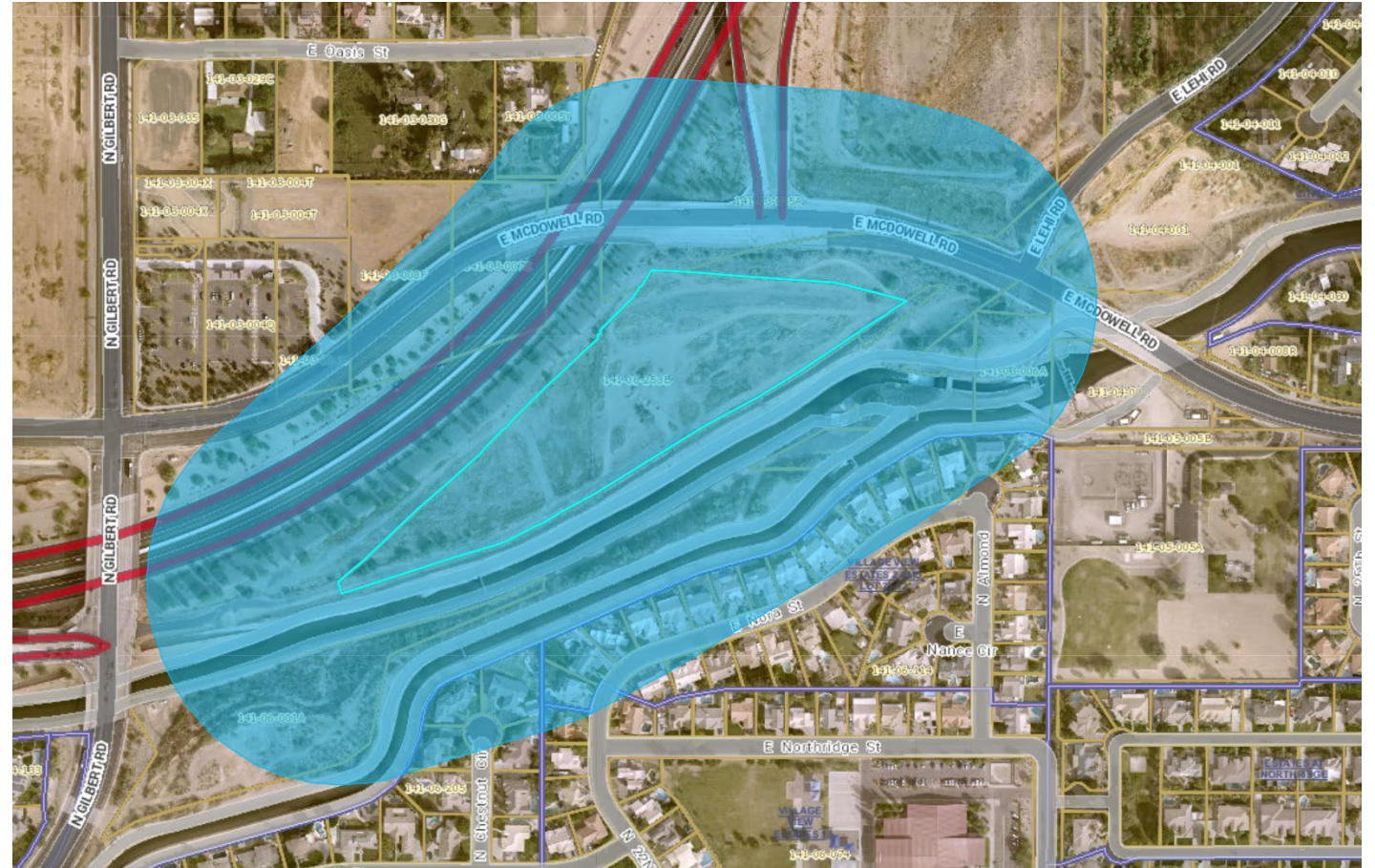
- Staff Received:
  - Emails, calls, survey & petition
- Concerns:
  - Height
  - Density
  - Traffic
  - Compatibility





# Citizen Participation 2020-2021

- Letter of Support from adj. owners subject to:
  - Good Neighbor Policy
  - Opaque balconies
  - Additional conditions:
    - Limits units & height
    - Quality elevations
    - Landscaping
    - Lighting







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