



Planning and Zoning Board



ZON21-01072

Villas on Baseline



Request

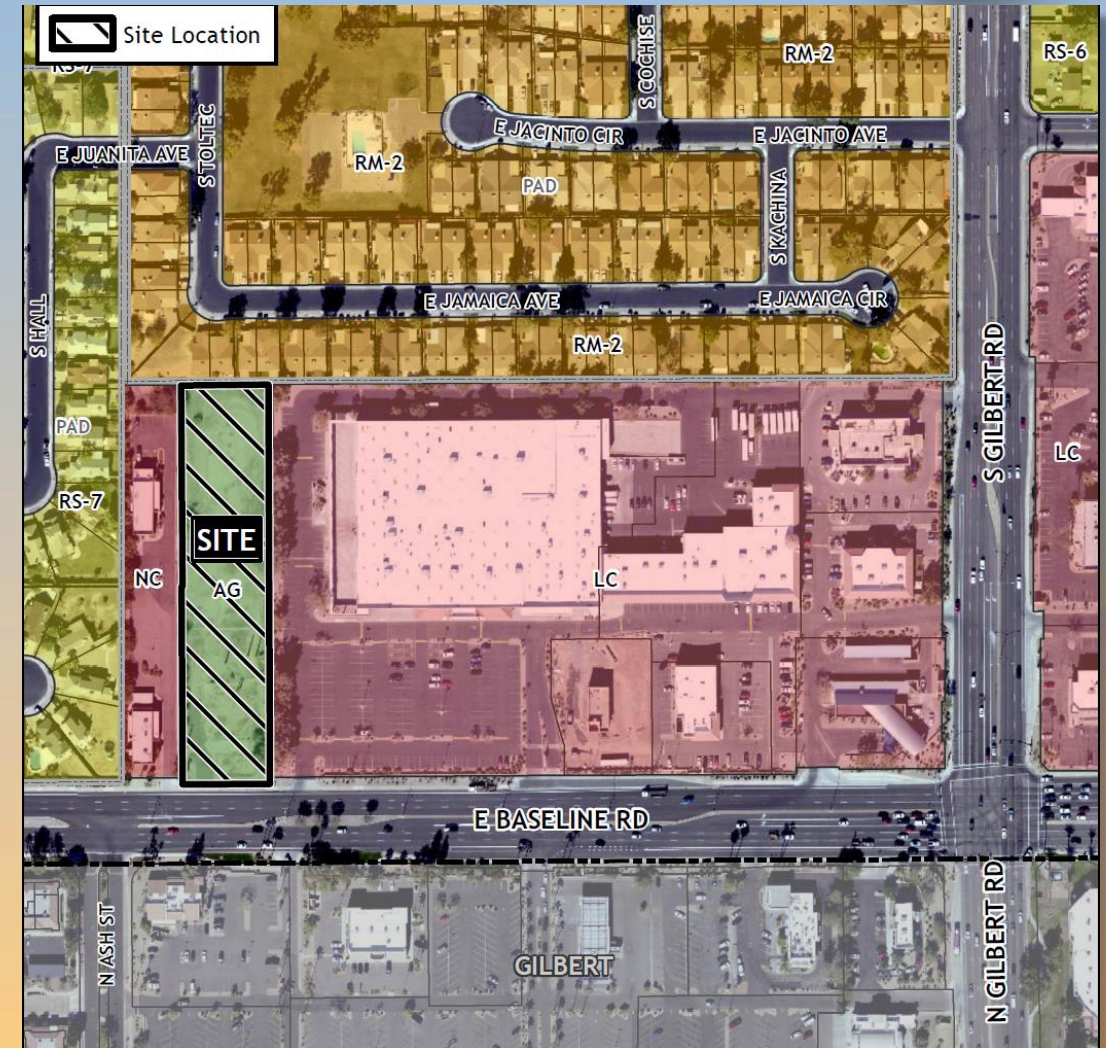
- Rezone from AG to RM-4-PAD
- Site Plan Review
- To allow for a townhouse development





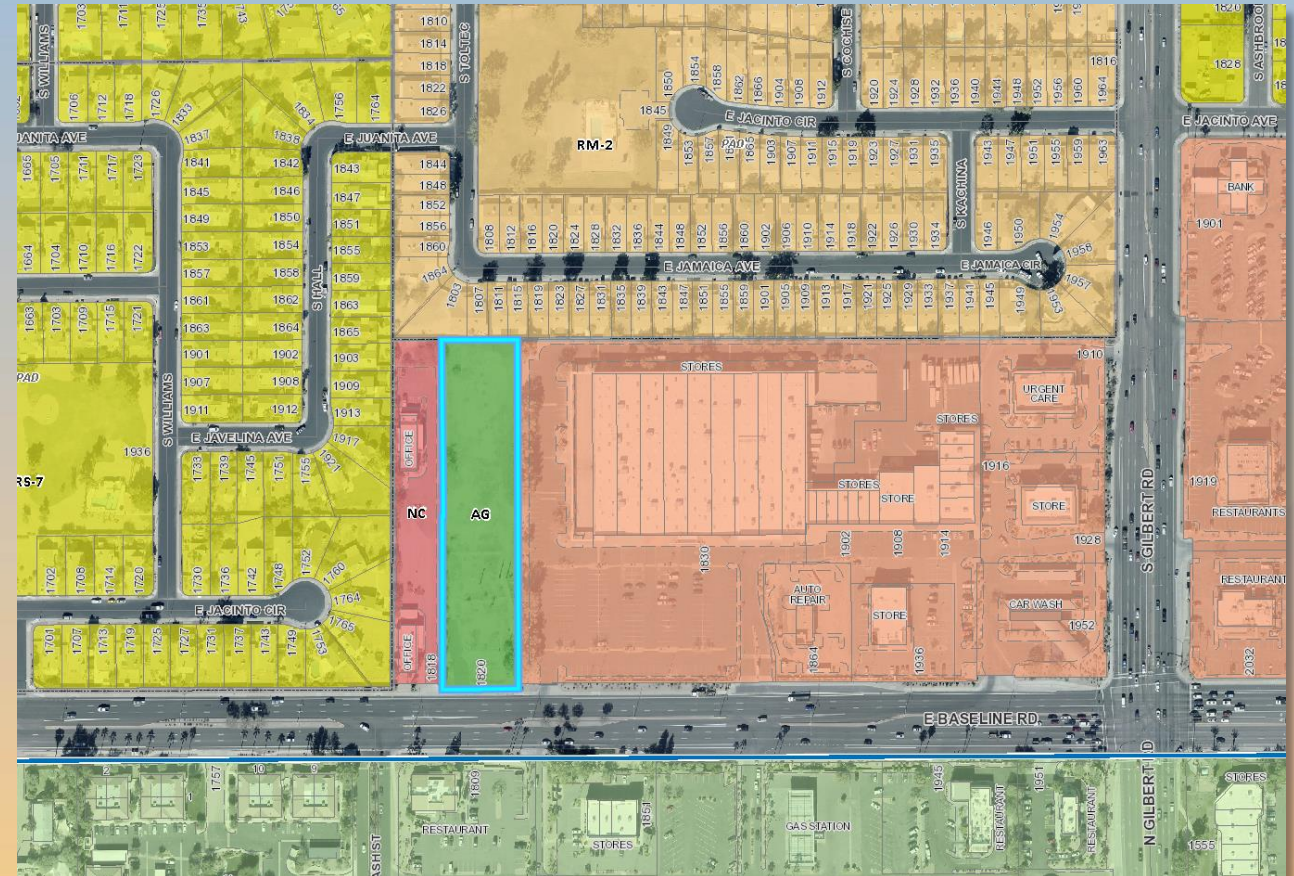
Location

- West of S. Gilbert Road
- North of E. Baseline Road





- Site is currently zoned AG
- Proposed Rezone to RM-4-PAD, use is consistent with RM-4

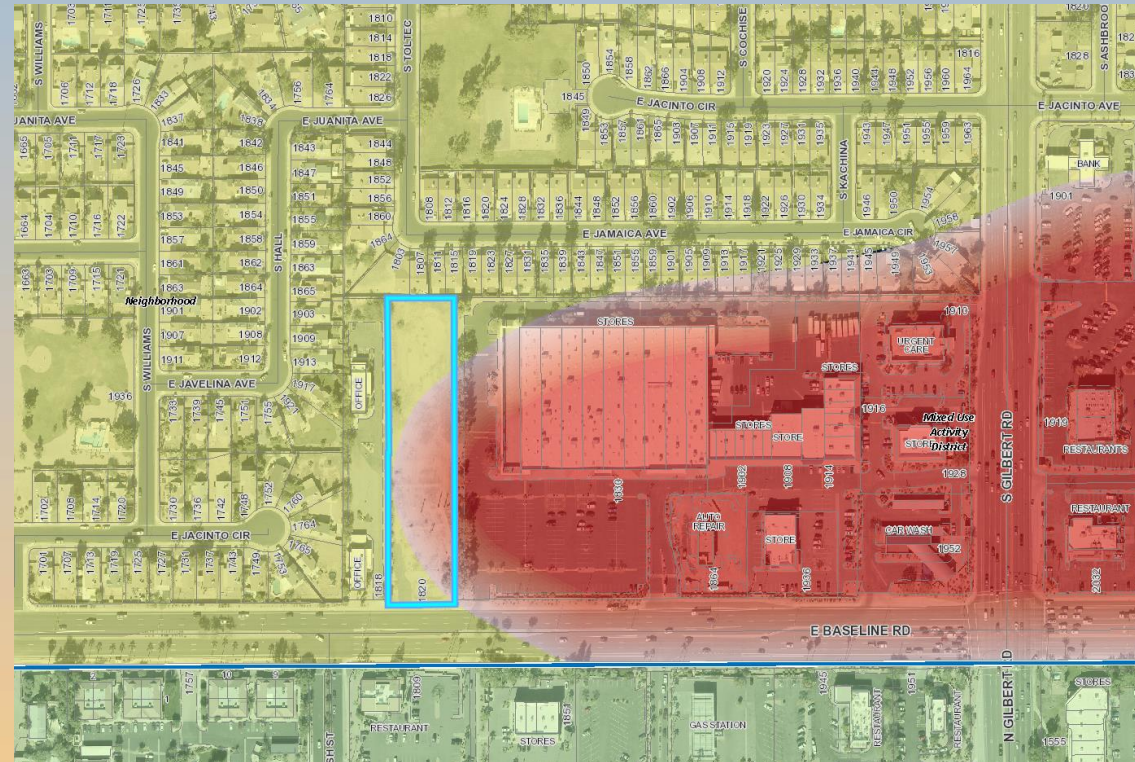




General Plan

Neighborhood

- Diversified housing is a key element of a strong neighborhood
- Helps to provide a variety of housing options in the area





Site Photos



Looking north from E. Baseline Road



- 29 units total
- Ingress/egress from Baseline Road
- Secondary cross access for Emergency and Solid Waste vehicles only





Landscape Plan

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Celtis occidentalis Texas Mountain Laurel	36" Box	26
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24" Box	18
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	36" Box	1
	x Christa tomentosa 'Pink Dawn' Pink Dawn Cottage	24" Box	19
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave geminiflora Century Plant	5 gal	63
	Carissa macrocarpa 'Boxwood Beauty' Beauty Bush Plum	5 gal	77
	Chrysanthemum mexicanum Daisies	1 gal	24
	Dasylirion longistylus Toothless Desert Spoon	5 gal	5
	Hesperaloe parviflora Red Yucca	5 gal	19
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	28
	Muhlenbergia capillaris 'Royal Mist' TM Royal Mist Pink Mule Grass	5 gal	89
	Ruellia perennans Wild Petunia	5 gal	36
	Ruellia equisetiformis Firecracker Plant	5 gal	78
	Tecoma stans angustata Yellow Bells	5 gal	5
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon 'Madison' Bermuda Grass	3,267 sf	





Planned Area Development

Development Standard	MZO Required	PAD Proposed
Minimum Separation Between Buildings on Same Lot	30 feet	20 feet
<u>Minimum Yards – MZO</u> <i>Table 11-5-5</i> - Interior Side and Rear: 3 or more units on a lot (east and west property lines) (north property line)	15 feet per story (30 feet total) 15 feet per story (30 feet total)	10 feet 15 Feet
Foundation Base	5 feet adjacent to drive aisles	3 feet along the building garage fronts; 4 feet along all other walls adjacent to a drive aisle



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Standards for Required Open Space

– *MZO Section 11-5-
5(A)(3)(e)(i)(1)*

-Private open space
located at ground level

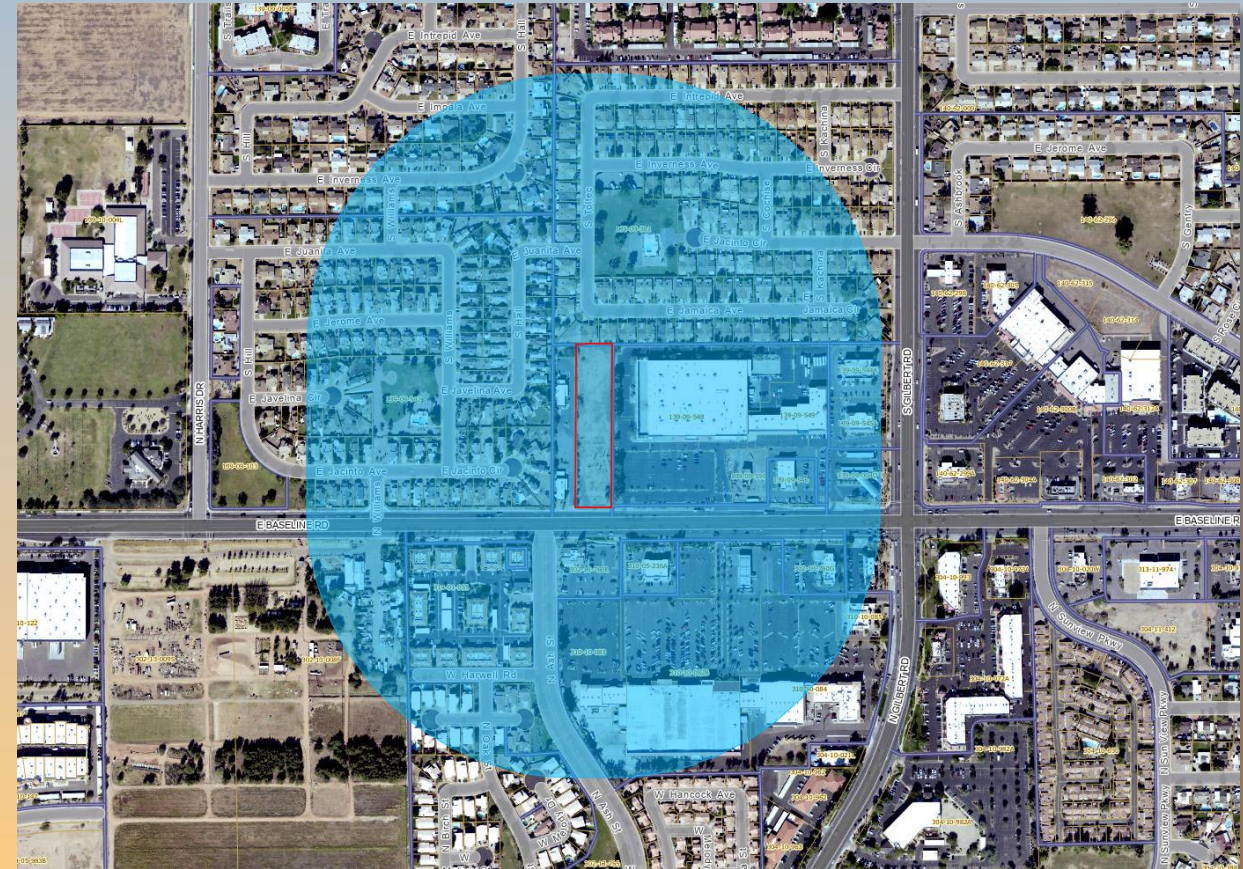
Shall have no dimensions less than 10 feet

Shall have no dimensions less than 7 feet



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

Staff recommends Approval with Conditions



Planning and Zoning Board