



# Planning & Zoning Board



# ZON21-00874

Sean Pesek, Senior Planner

April 10, 2024



# Request

- Rezone from LC to RM-2-PAD and Site Plan Review
- To allow for a multiple residence development





# Location

- West side of Sossaman Road
- North of Main Street
- Existing strip commercial center to the south
- Maricopa County residential to the east

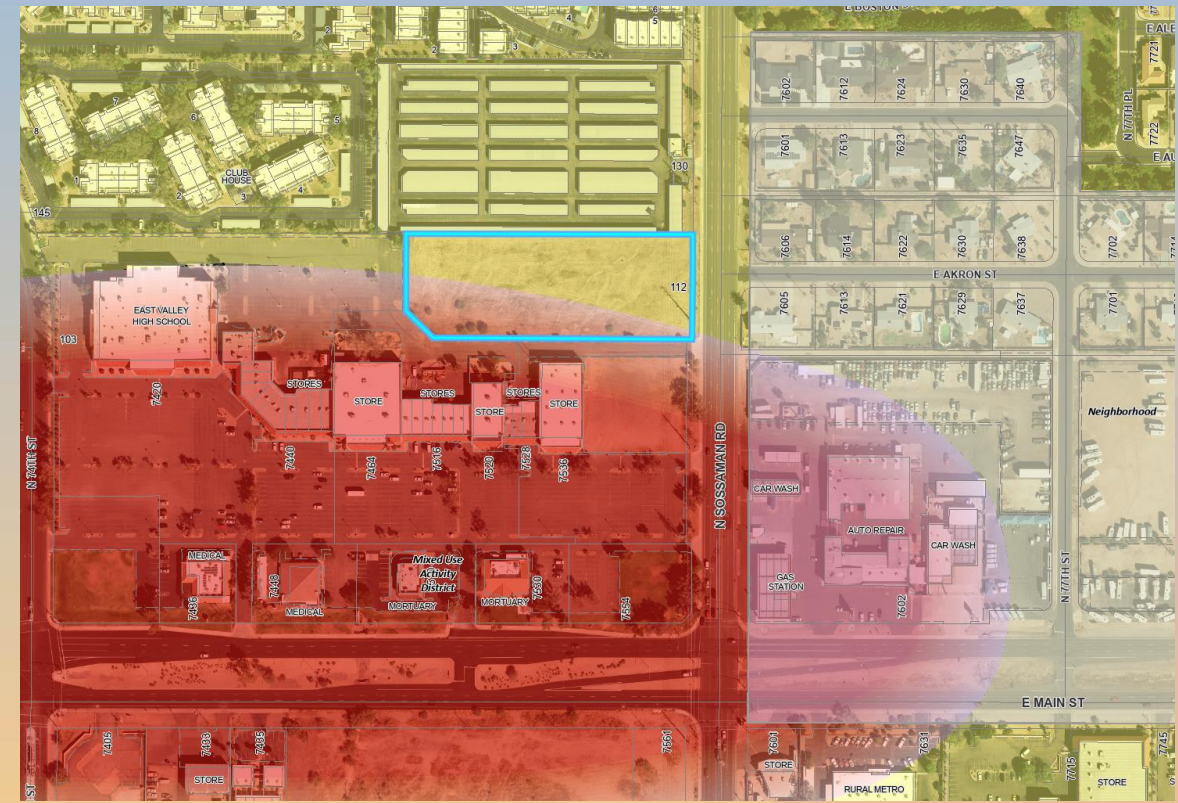




# General Plan

## Neighborhood with a Suburban Subtype

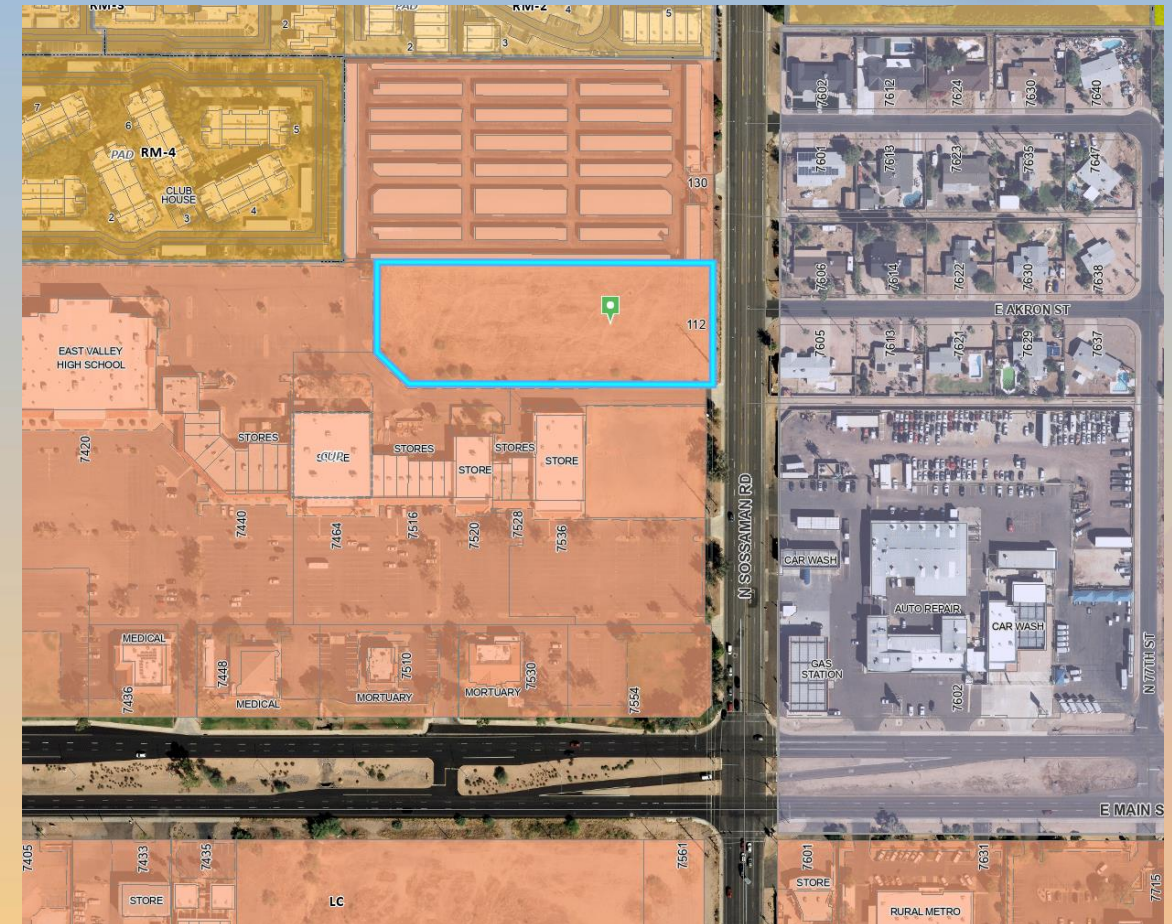
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-2 is a primary zoning district
- Multiple Residence is a primary use





# Zoning

- Existing zoning: LC
- Proposed zoning: RM-2-PAD
- Proposed use is permitted in the RM-2 zone





# Site Photo

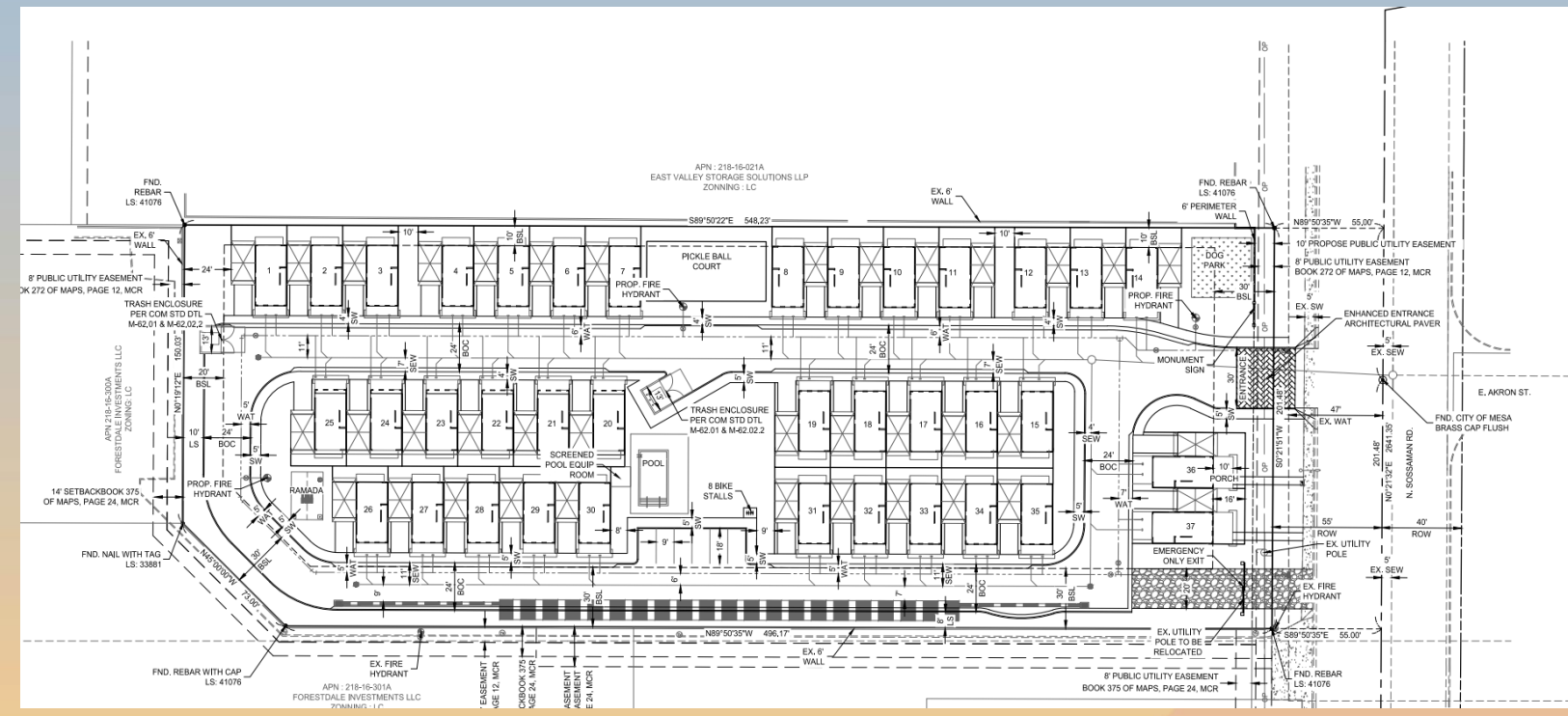


West from Sossaman Road



# Site Plan

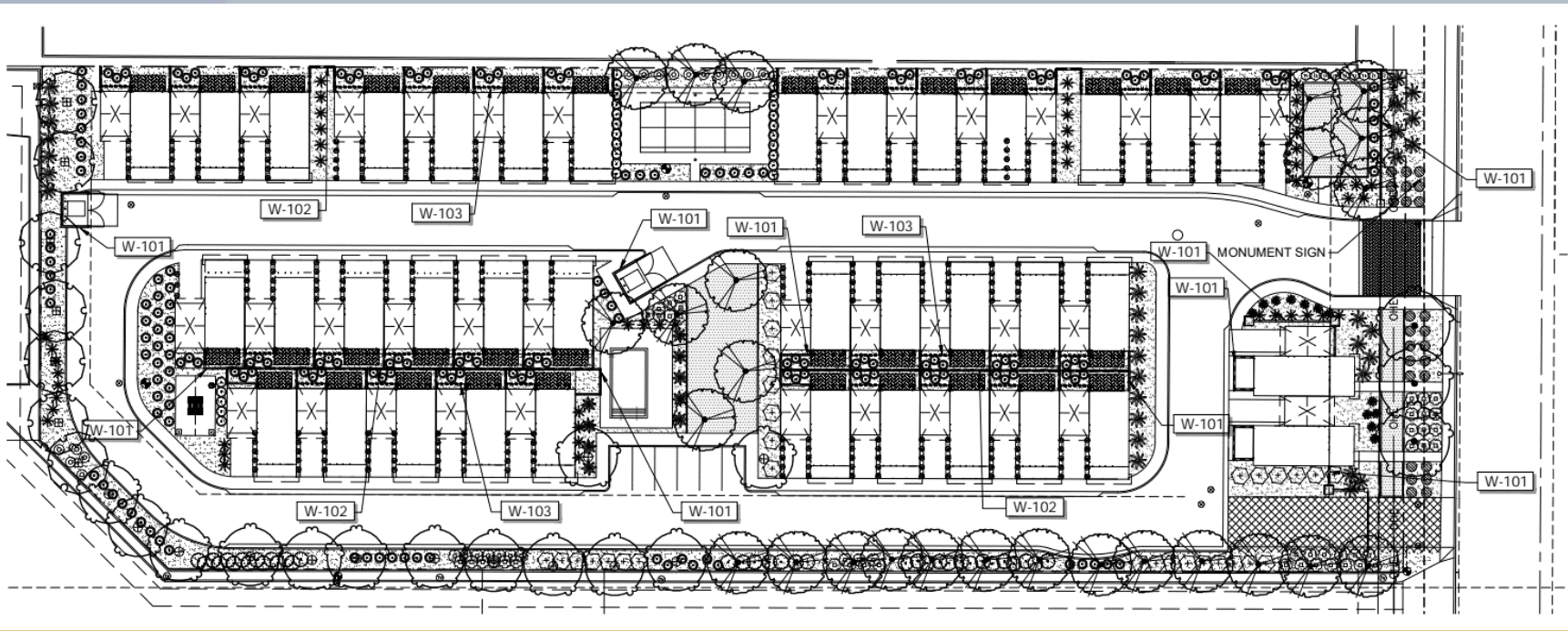
- 37 units; 13.45 DU/AC
- Centralized amenity space
- Access from Sossaman Road
- 78 parking spaces required; 80 spaces proposed (37 carport spaces)







# Landscape Plan



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>			
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	36" Box	26
	<i>Pistacia x</i> 'Red Push' Pistache	24"box	3
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	7
	<i>x Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24" Box	13
<b>SHRUBS</b>			
	<i>Agave desmetiana</i> Dwarf Century Plant	5 gal.	12
	<i>Agave geminiflora</i> Century Plant	5 gal.	337
	<i>Carissa macrocarpa</i> 'Boxwood' Beauty Natal Plum	5 gal.	27
	<i>Carissa macrocarpa</i> 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	<i>Dasyliyon longissimum</i> Toothless Desert Spoon	5 gal.	32
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Leafed Hopseed Bush	5 gal	36
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	49
	<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal.	25
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	187
	<i>Phoenix roebeleni</i> Pigmy Date Palm Multi-Trunk	5 gal.	9
	<i>Ruellia peninsularis</i> Wild Petunia	5 gal	15
	<i>Russelia equisetiformis</i> Firecracker Plant	5 gal	9
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	30
<b>SYMBOL</b>	<b>BOTANICAL / COMMON NAME</b>	<b>QTY</b>	
<b>GROUND COVERS</b>			
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	3,368 sf	



# Elevations

1 HORIZONTAL SIDING (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)  
 2 HARD TRIM (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)  
 3 JAMES HARDIE SIDING (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)  
 4 JAMES HARDIE SIDING WITH HORIZONTAL BEAMS (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)  
 5 ALL TRIM AND DOORS (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)

Front Elevation D1    Front Elevation C1    Front Elevation B1    Front Elevation A1  
 Left Elevation D1    Right Elevation A1  
 Rear Elevation A1    Rear Elevation B1    Rear Elevation C1    Rear Elevation D1

1 HORIZONTAL SIDING (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)  
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 5 ALL TRIM AND DOORS (SEE LIST FOR INFORMATION ON THE BEST OPTION FOR YOUR CLIMATE AND SOIL TYPE)

Front Elevation D2    Front Elevation C2    Front Elevation B2    Front Elevation A2  
 Left Elevation D2    Right Elevation A2  
 Rear Elevation A2    Rear Elevation B2    Rear Elevation C2    Rear Elevation D2



# Elevations





# Renderings





# Renderings





# Renderings





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	15 feet per story (30 feet total)	6 feet total (North Property Line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	30 feet	12 feet
<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-Single residence adjacent to non-single residence	15-foot landscape yard	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-	17 non-deciduous trees and 110 shrubs	5 non-deciduous trees and 64 shrubs



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meetings held on October 20, 2021 and November 15, 2021
- Staff has not been directly contacted by interested parties







# Findings

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

*Staff recommends Approval with Conditions*



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