

Planning and Zoning Board



Study Session Minutes

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

Date: December 11, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Troy Peterson
Jayson Carpenter
Jamie Blakeman
Chase Farnsworth*

MEMBERS ABSENT

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
Cassidy Welch
Jennifer Merrill
Mallory Ress
Joshua Grandlienard
Charlotte Bridges
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and declared a quorum present, the meeting was called to order at 3:00 pm.

2 Review items on the agenda for the December 11, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Mallory Ress presented case ZON24-00782. See attached presentation.

The Board had no questions for staff.

Staff Planner Joshua Grandlienard presented case ZON24-00822. See attached presentation.

In response to a question from Boardmember Peterson, Staff Planner Joshua Grandlienard clarified that the warehouse is not operationally a part of the music venue.

MINUTES OF THE DECEMBER 11, 2024 PLANNING & ZONING STUDY SESSION

Staff Planner Charlotte Bridges presented case ZON22-01264. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON23-00691. See attached presentation.

Vice Chair Pitcher asked what the applicant had done to help mitigate the neighbors' concerns about traffic and oversupply of drive thrus on the site.

Staff Planner Cassidy Welch explained that the site design has been revised to reduce the number of drive-thrus, now featuring three standalone pads, one drive-thru in a multi-tenant commercial building, one pickup window, and a bank, with a focus on prioritizing sit-down restaurants to help enhance the area's placemaking.

Chair Ayers expressed concern with the lack of pedestrian connectivity on the site.

Ms. Welch clarified that the applicant has established design standards, including a pedestrian circulation plan with primary and secondary pathways connecting the residential areas to the restaurants. These paths meet enhanced standards, such as increased sidewalk width (from 5 to 8 feet), specialized paving, and distinct landscaping with specific plant species to aid in pedestrian wayfinding.

Planning Director Mary Kopaskie-Brown added that in addition to the primary and secondary pedestrian paths, a connection from Southern Avenue leads into the western part of the proposed residential area, linking to the internal pedestrian routes. The site design also incorporates shade requirements and amenities like sitting areas with a surrounding trail that connects to internal paths, encouraging pedestrians to access the restaurants and other areas of the site.

Staff Planner Jennifer Merrill presented case ZON24-00405. See attached presentation.

The Board had no questions for staff.

Staff Planner Jennifer Merrill presented case ZON24-00731 and associated pre-plat. See attached presentation.

The Board had no questions for staff.

- 3 Planning Director Update:** The City Council approved the Adaptive Reuse and Administrative Review Timeframes text amendments. As well as the Transportation Master Plan, a companion document that will be used by the Planning Department and may influence land use projects.

4 Adjournment.

Vice Chair Pitcher motioned to adjourn the study session. The motion was seconded by Chair Ayers.

The study session was adjourned at 3:53 pm.

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

MINUTES OF THE DECEMBER 11, 2024 PLANNING & ZONING STUDY SESSION

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner

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Planning & Zoning Board



ZON24-00782

Fairfield Hotel

Mallory Ress, Senior Planner

December 11, 2024



Request

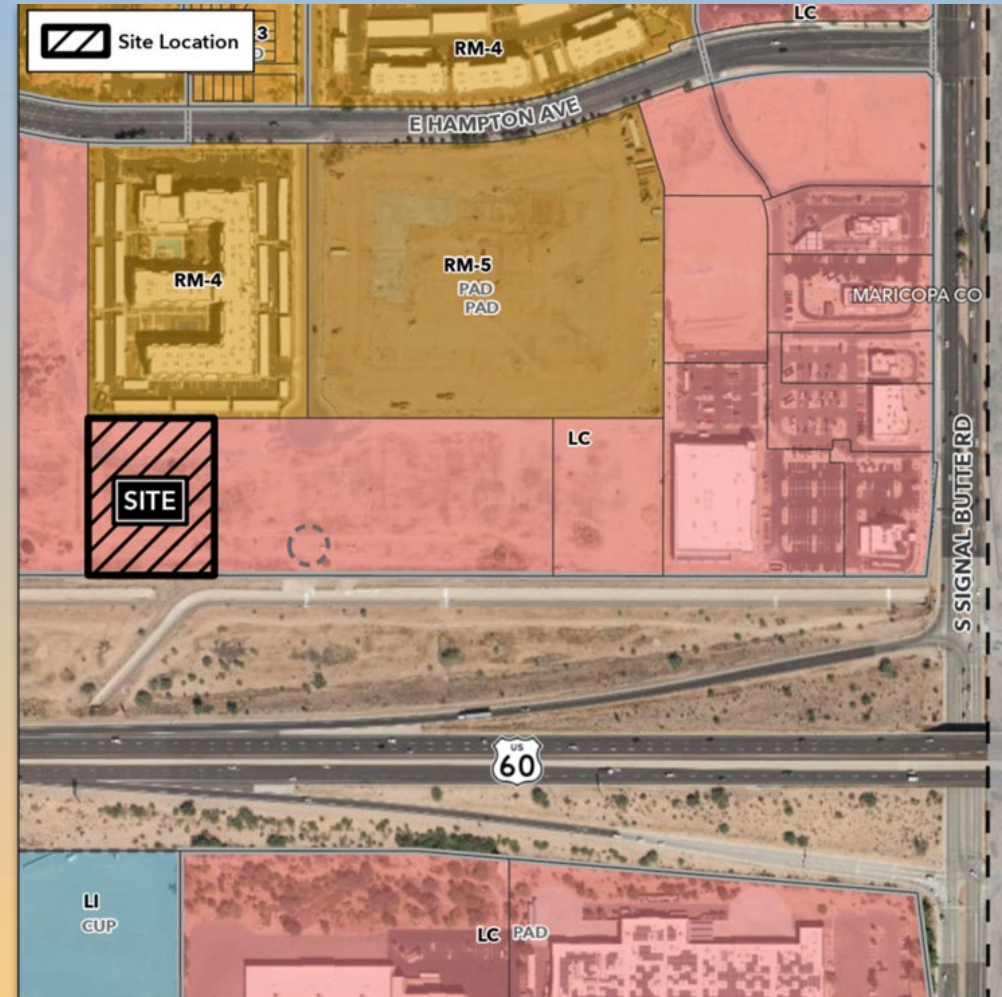
- Site Plan Review
- To allow for a hotel development





Location

- North of US 60
- West of Signal Butte Road

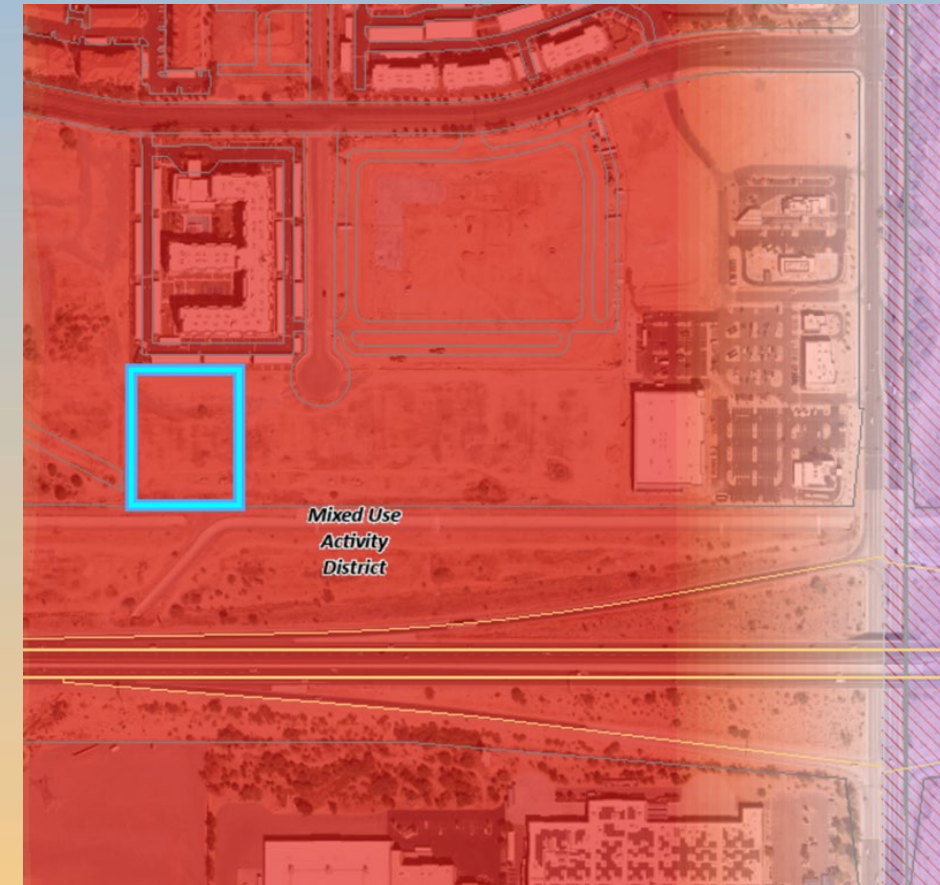




General Plan

Mixed Use Activity

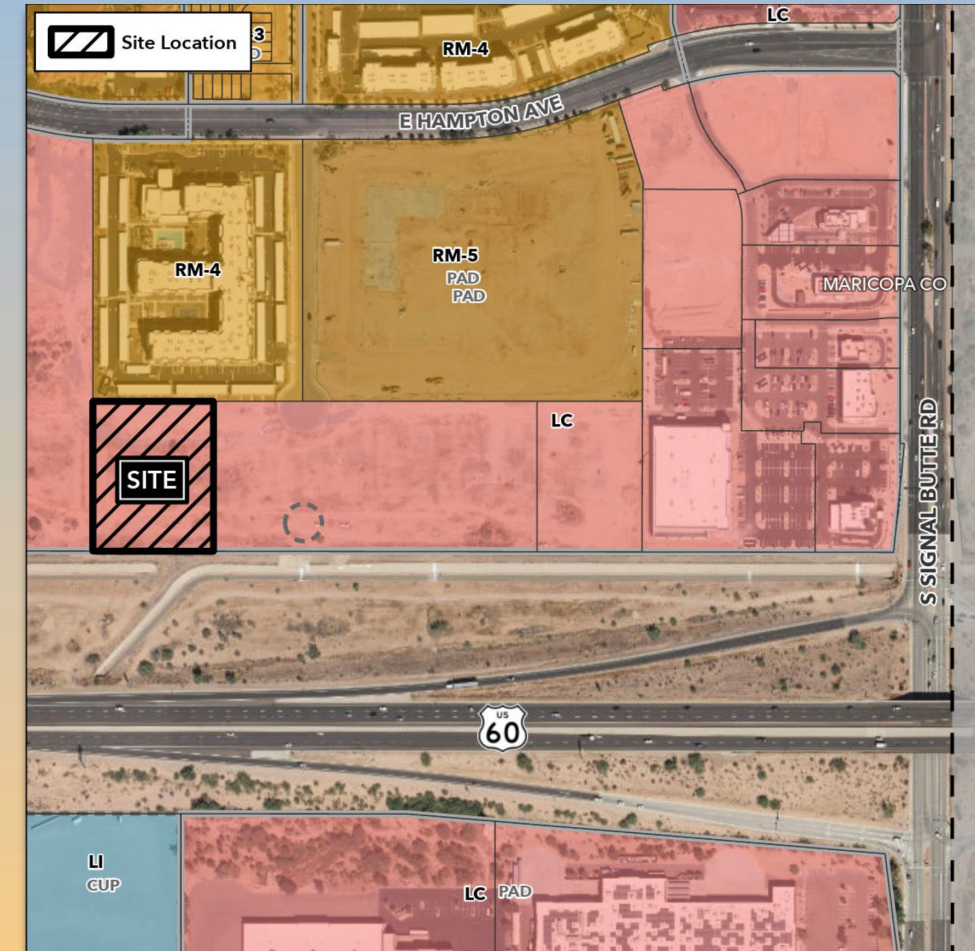
- Large-scale community and regional activity areas
- Developed to appeal to customers from a large radius
- Limited Commercial is a primary Zoning District
- Hotel is a primary land use





Zoning

- Limited Commercial - PAD
- Hotels are allowed by right within the LC zoning district
- Height increase up to 100ft. approved under ZON19-00872, Ord. No. 5580
- Proposed height is 56.5ft.





Site Photo

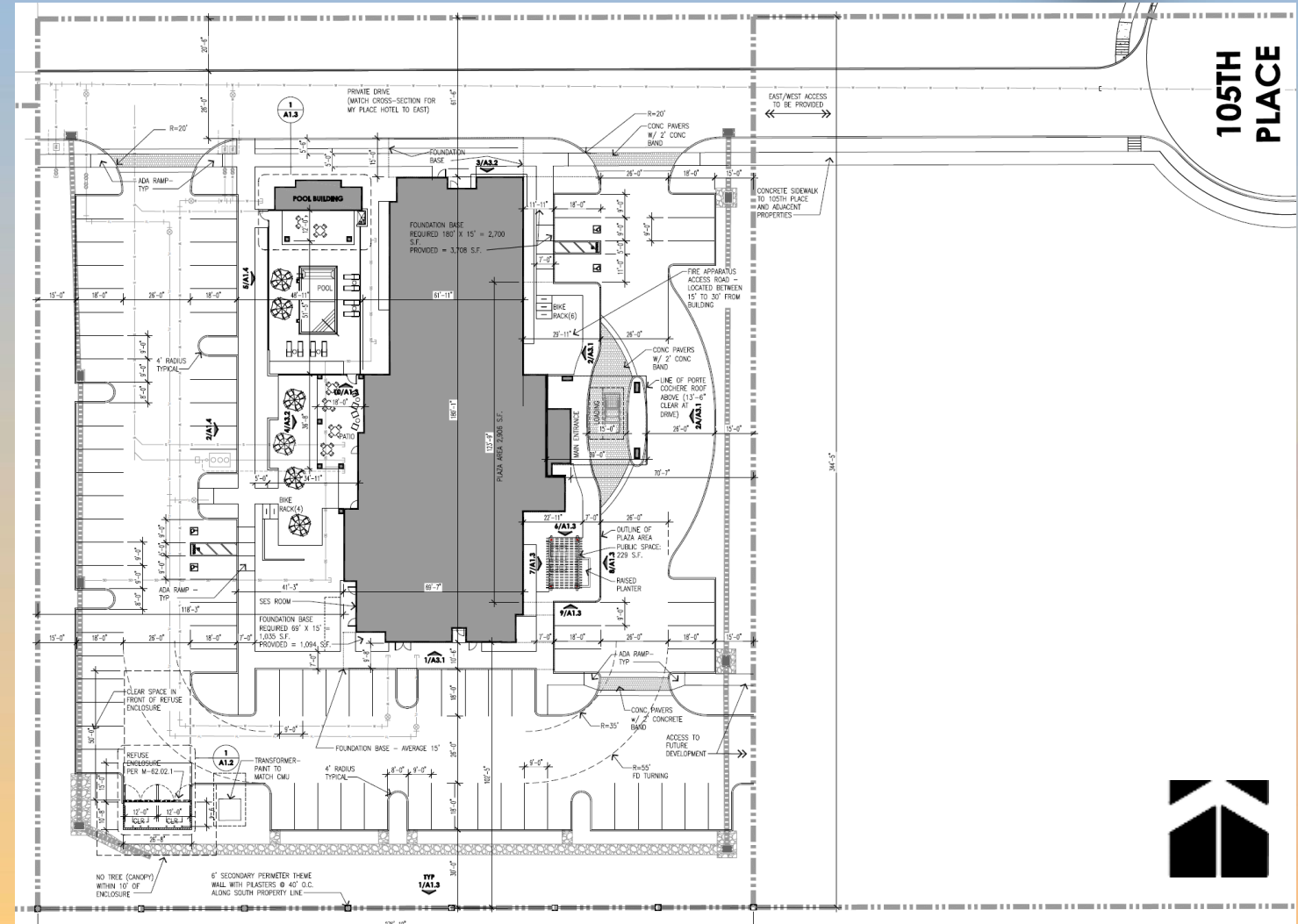


Looking north from US 60






Site Plan

- 44,350 sq.ft. four-story hotel building with 79 rooms
- Vehicular access from South 105th Place
- 79 parking spaces required; 82 spaces provided





Landscape Plan

PLANT SCHEDULE		
EXISTING VEGETATION	SIZE / REMARKS	QTY
 EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
 EXISTING SHRUB	PRESERVE IN PLACE	PER PLAN
 ACCENT + G. COVER		
TREES		
SIZE / REMARKS	QTY	
CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE	24" BOX, STANDARD TRUNK, MATCHED	3
OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX, MULTI-TRUNK, MATCHED	2
PHOENIX DACTYLIFERA DATE PALM	20" TRUNK HT., DIAMOND CUT, MATCHED	5
PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24" / 36" BOX, STANDARD TRUNK, MATCHED	22/ 5
PROSOPIS HYB. 'SEEDLESS' SEEDLESS HYBRID MESQUITE	24" BOX, STANDARD TRUNK, MATCHED	5
QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	24" / 36" BOX, STANDARD TRUNK, MATCHED	7/ 13
ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX, STANDARD TRUNK, MATCHED	9
VITEX ANGUS-CASTUS CHASTE TREE	24" BOX, STANDARD TRUNK, MATCHED	8
ACCENTS / VINES		
SIZE	QTY	
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	12
DASYLIRION QUADRANGULARUM MEXICAN GRASS TREE	5 GAL	16
HEPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	1 GAL	82
MUEHLENBERGIA LINDHEIMERI 'AUTUMN GLOW' AUTUMN GLOW MUHLY	5 GAL	15
MUEHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY	5 GAL	124
YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	37
SHRUBS		
SIZE	QTY	
BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	15 GAL	6
EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	72
LARREA TRIDENTATA CREOSOTE	5 GAL	19
LEUCOPHYLLUM LANGMANIAE 'TIO BRAVO' SAGE	5 GAL	20
LEUCOPHYLLUM PRUINOSUM 'SIERRA BOUQUET' SIERRA BOUQUET SAGE	5 GAL	36
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	57
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	99
TECOMA STANS YELLOW BELLS	5 GAL	39
GROUND COVER		
SIZE	QTY	
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE SHAU	1 GAL	189
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	165
INERT MATERIALS		
SIZE	QTY	
D.G. 1/2" SCREENED 'APACHE BROWN' (ROCK PROS USA) OUTBACK SUNRISE SHAU	1/2" SCREENED, 2" MIN DEPTH	PER PLAN
3/4" MINUS NATURAL RIP RAP APACHE BROWN	1/2" SCREENED, 2" DEPTH MIN. / PLAN MED. DENSITY	PER PLAN





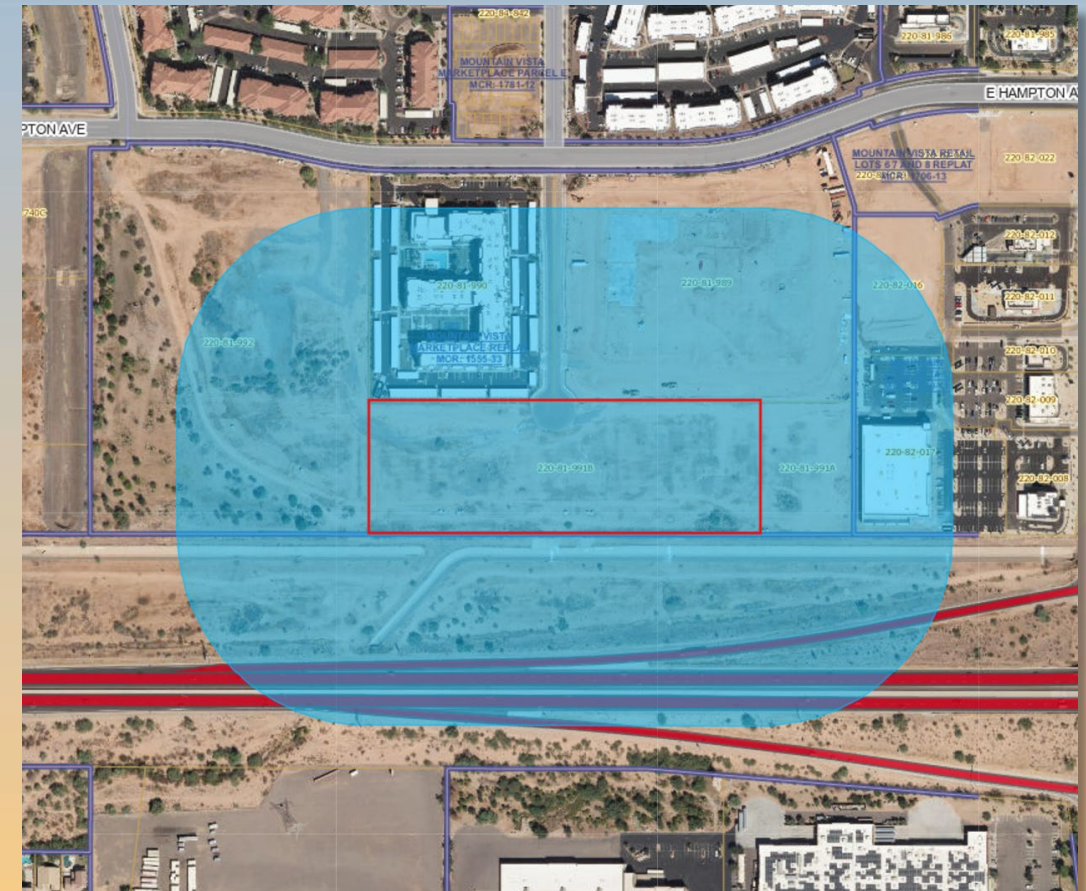
Renderings





Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

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

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON24-00822

The Nox



Request

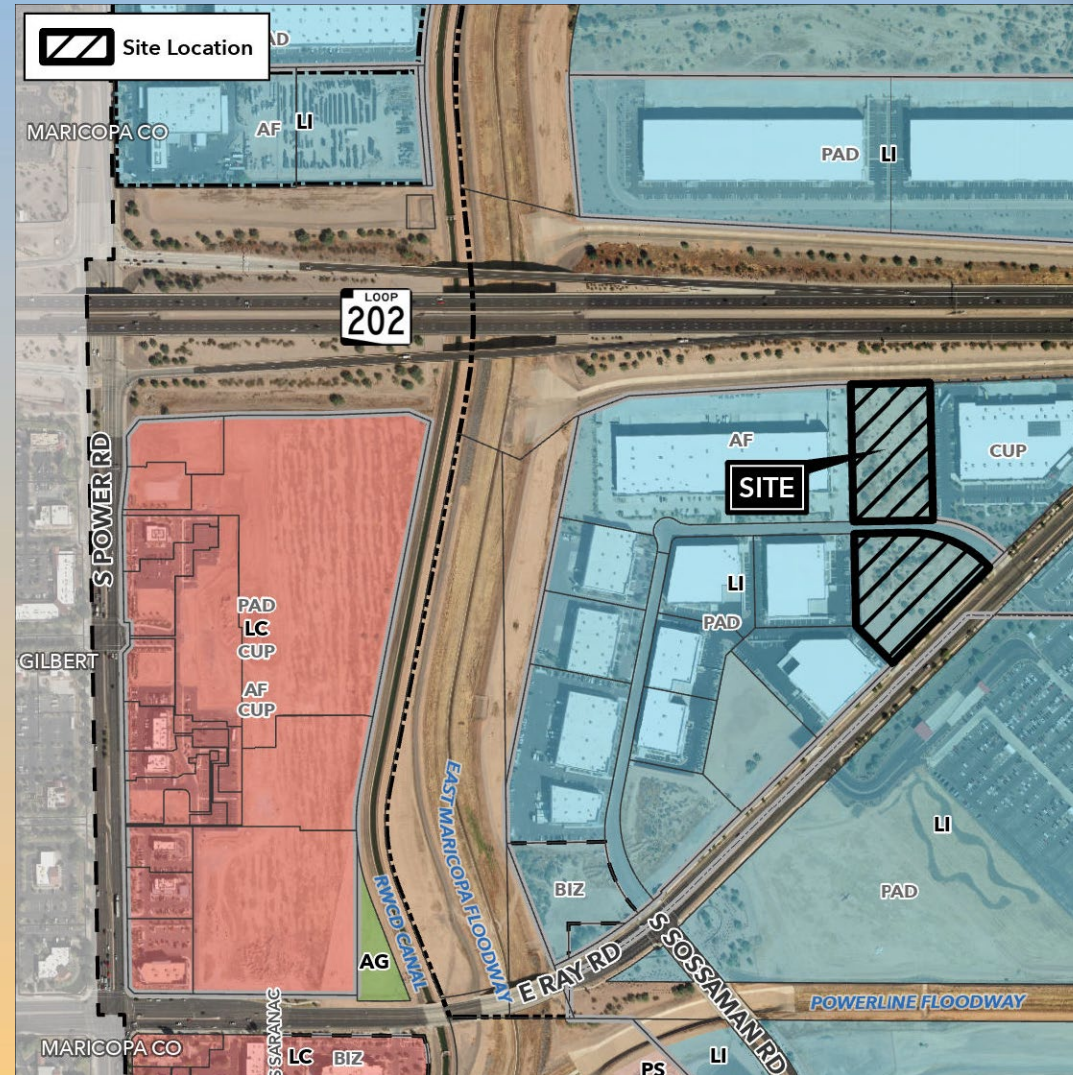
- Site Plan Review
- Special Use Permits
- To allow for Commercial Recreation and Industrial Warehouse uses





Location

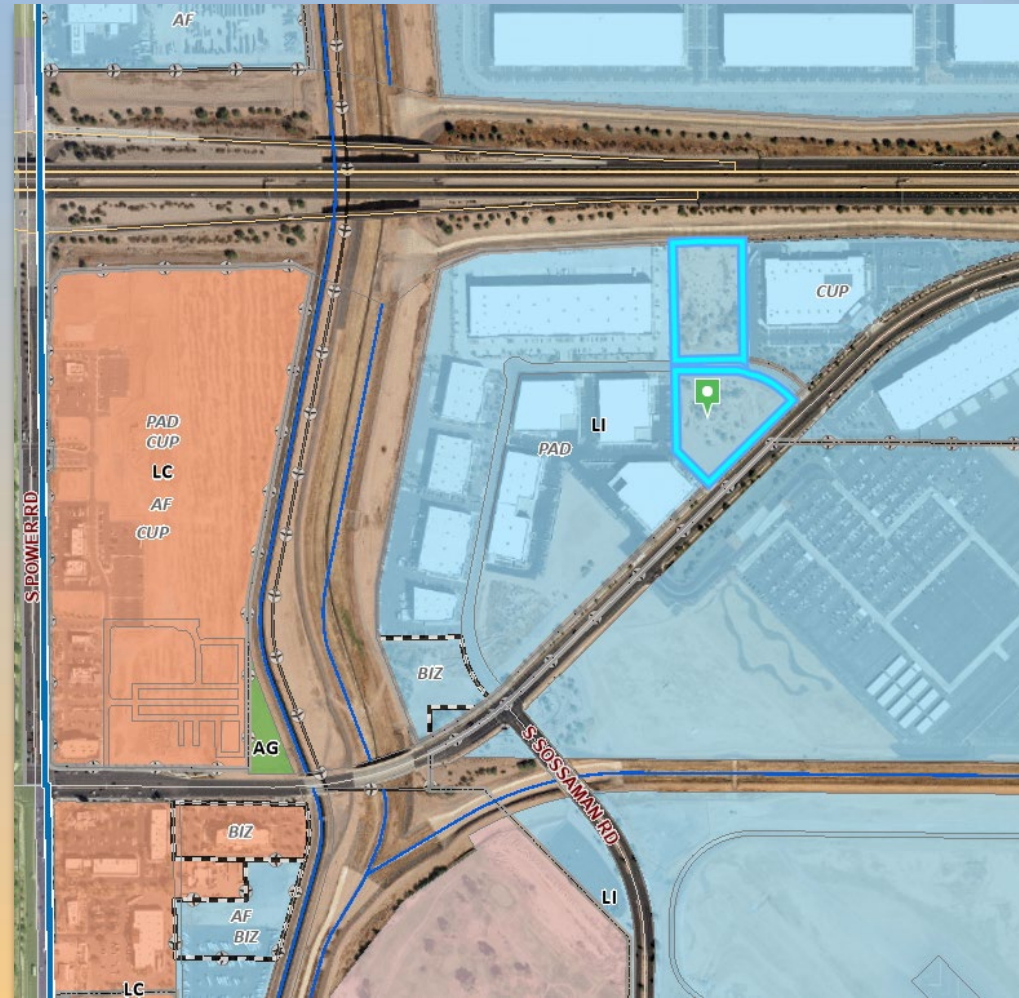
- East of Power Road
- North side of Ray Road





Zoning

- LI-PAD
- Commercial Recreation and Industrial Warehouse uses are allowed by right

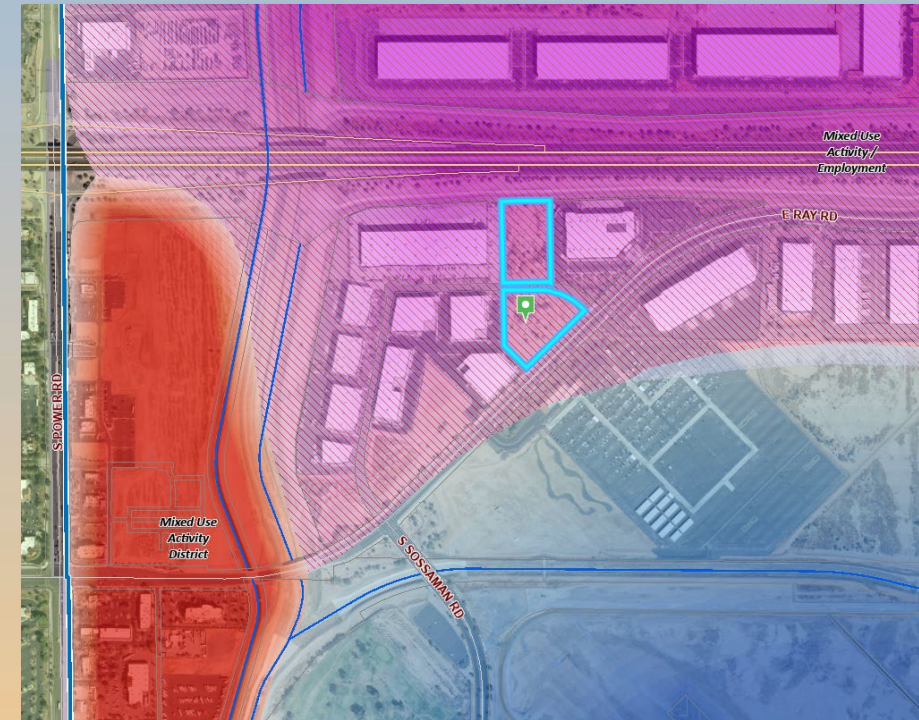




General Plan

Mixed Use Activity/Employment:

- Provide for a wide range of employment opportunities in high quality settings
- An area of regional entertainment that attracts, local employees, area residents, and distant visitors





Site Photo



Looking north from Seaver Avenue



Site Photo

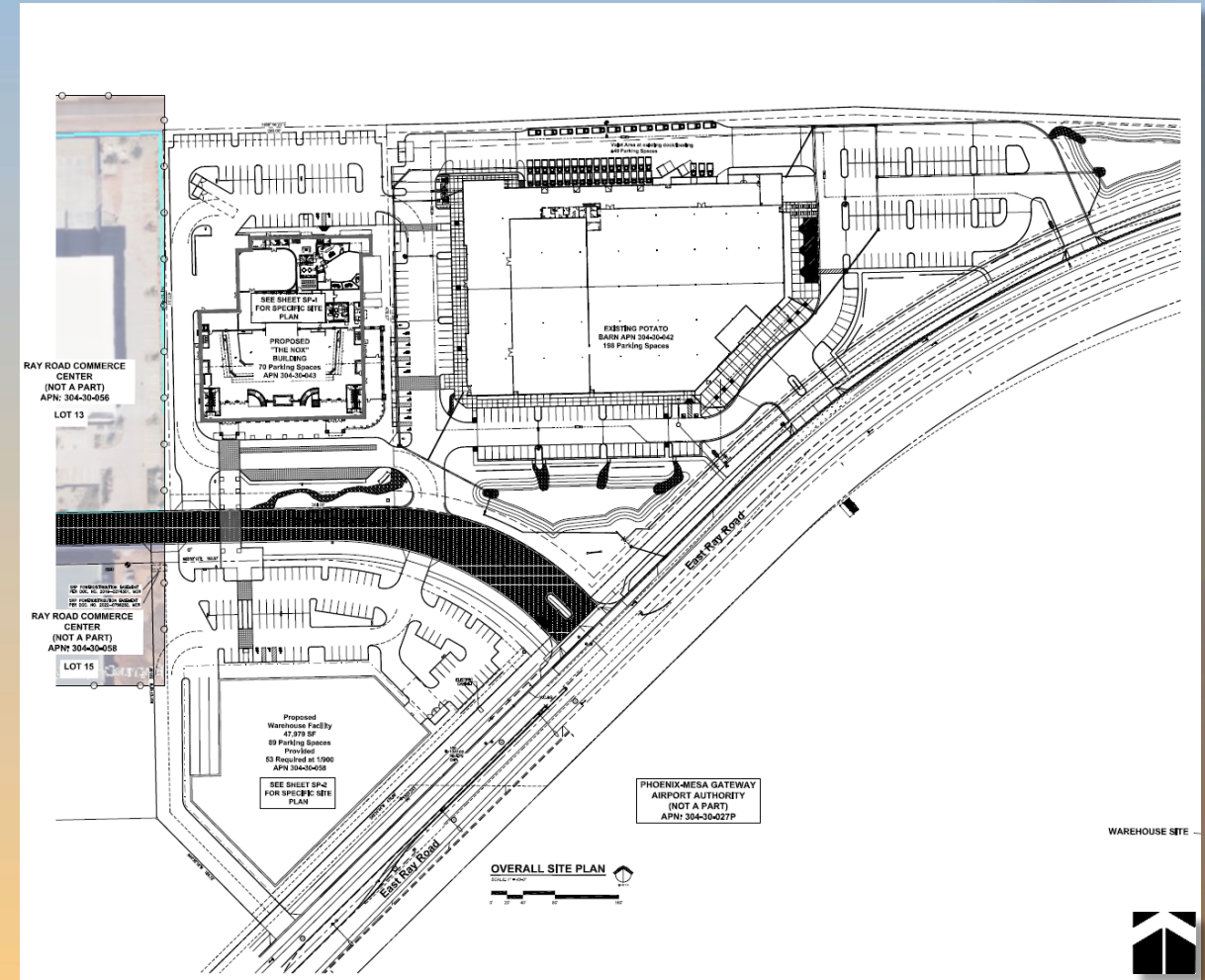


Looking northwest from Ray Road



Site Plan













- Large Scale Commercial Recreation
- Vehicular access to the site is provided from a Shared access from Seaver Avenue
- 406 parking spaces provided via shared parking agreement





Landscape Plan

PLANT LEGEND

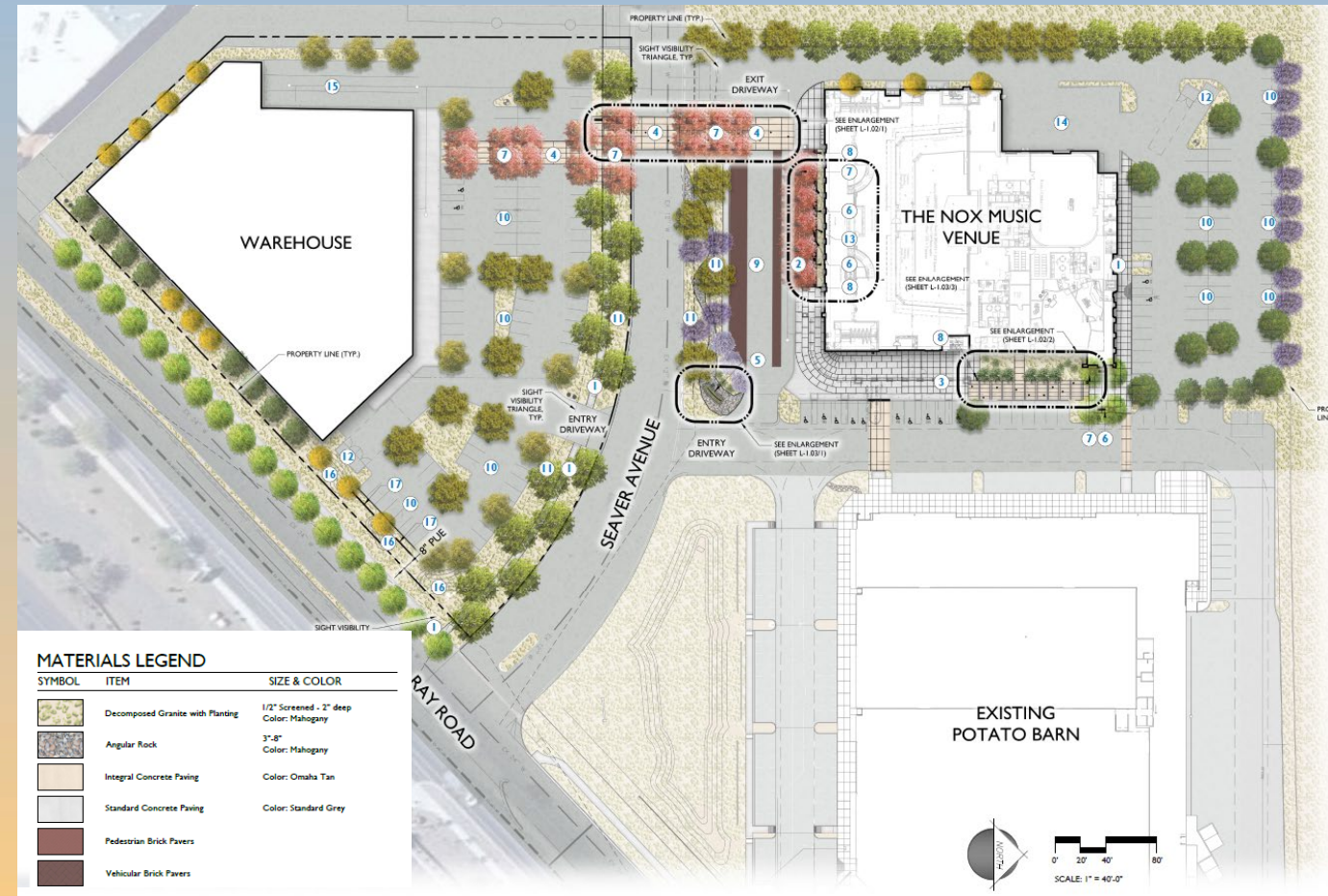
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Bauhinia lunaroides</i>	Anacacho Orchid Tree	24" Box
	<i>Bauhinia purpurea</i>	Purple Orchid Tree	24" Box
	<i>Caesalpinia catalpa 'Smoothie'</i>	Thornless Catalpa	24" Box
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Olea europaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	36" Box
	<i>Phoenix roebelenii</i>	Pygmy Palm	24" Box
	<i>Quercus virginiana</i>	Cathedral Live Oak	36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
	<i>Vitex agnus-castus</i>	Chaste Tree	24" Box

SHRUBS/ACCENTS

COMMON NAME	SIZE
<i>Agave geminiflora</i>	5 Gal
<i>Aloe barbadensis</i>	5 Gal
<i>Bouteloua gracilis</i>	5 Gal
<i>Bougainvillea speciosa</i>	5 Gal
<i>Caesalpinia pulcherrima</i>	5 Gal
<i>Eremophila maculata 'Valentine'</i>	5 Gal
<i>Gossypium hirsutum</i>	5 Gal
<i>Hesperaloe parviflora 'Brakefinger'</i>	5 Gal
<i>Justicia spicigera</i>	5 Gal
<i>Leucophyllum longistylis 'Rio Bravo'</i>	5 Gal
<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 Gal
<i>Pedilanthus macrocarpus</i>	5 Gal
<i>Plumbago auriculata</i>	5 Gal
<i>Ruellia brittoniana</i>	5 Gal
<i>Tacoma x 'Sparky'</i>	5 Gal

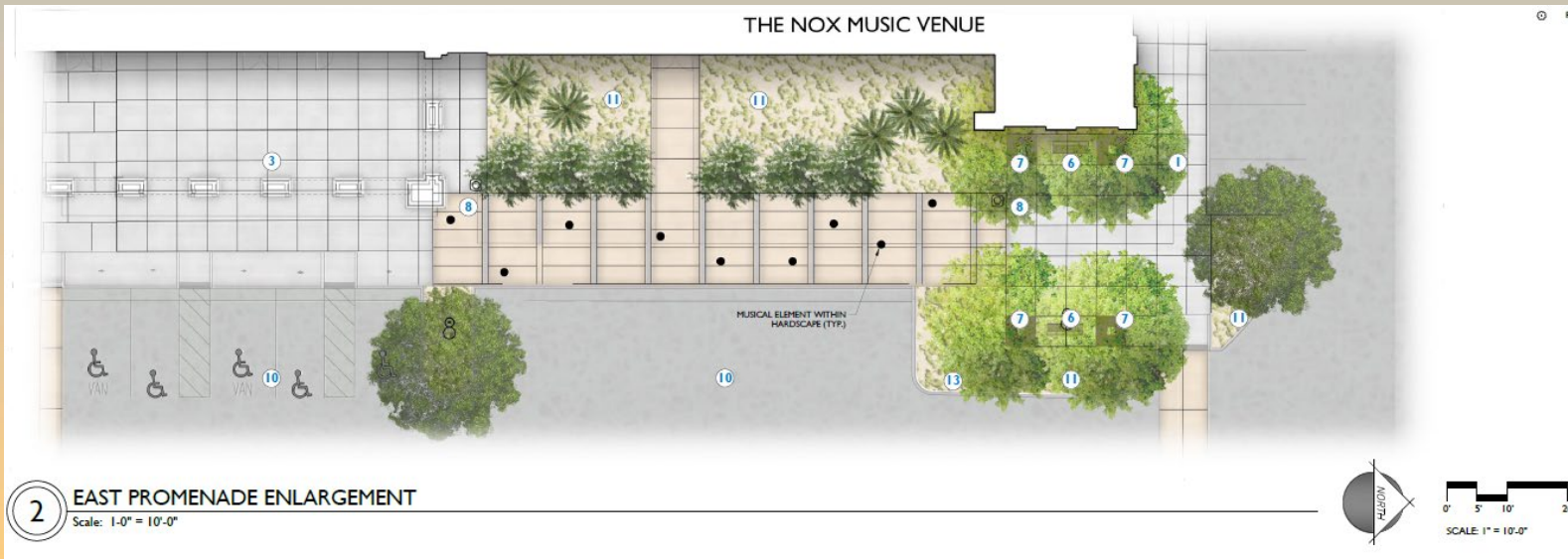
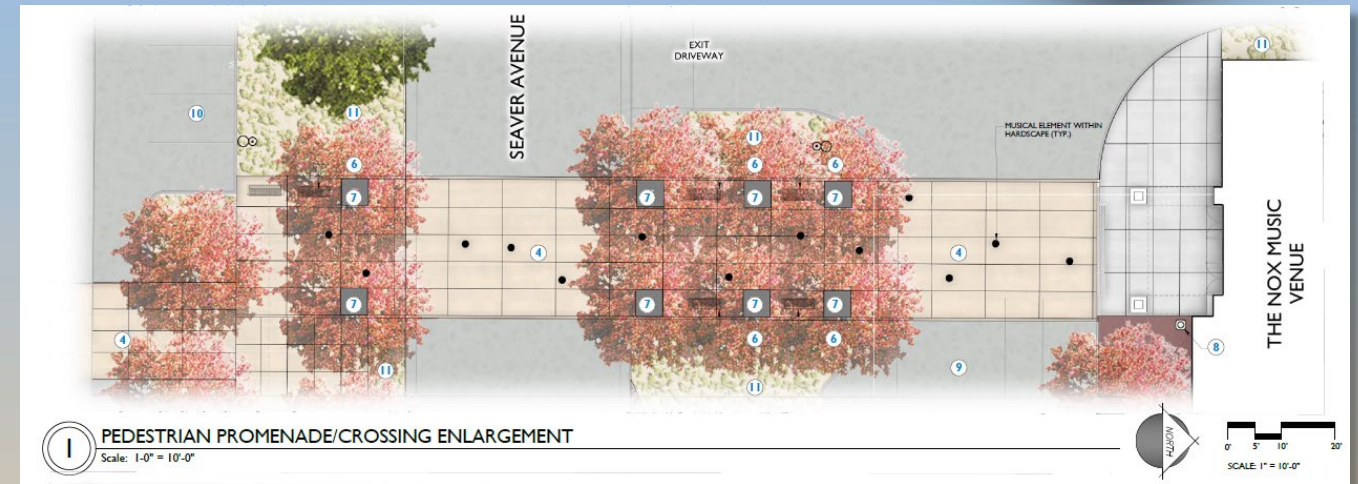
GROUNDCOVERS

COMMON NAME	SIZE
<i>Lantana montevidensis</i>	1 Gal
<i>Lantana x 'New Gold'</i>	1 Gal
<i>Sphagnum sp.</i>	1 Gal
<i>Ruellia brittoniana 'Katie'</i>	1 Gal
<i>Portulaca oleraceae</i>	5 Gal



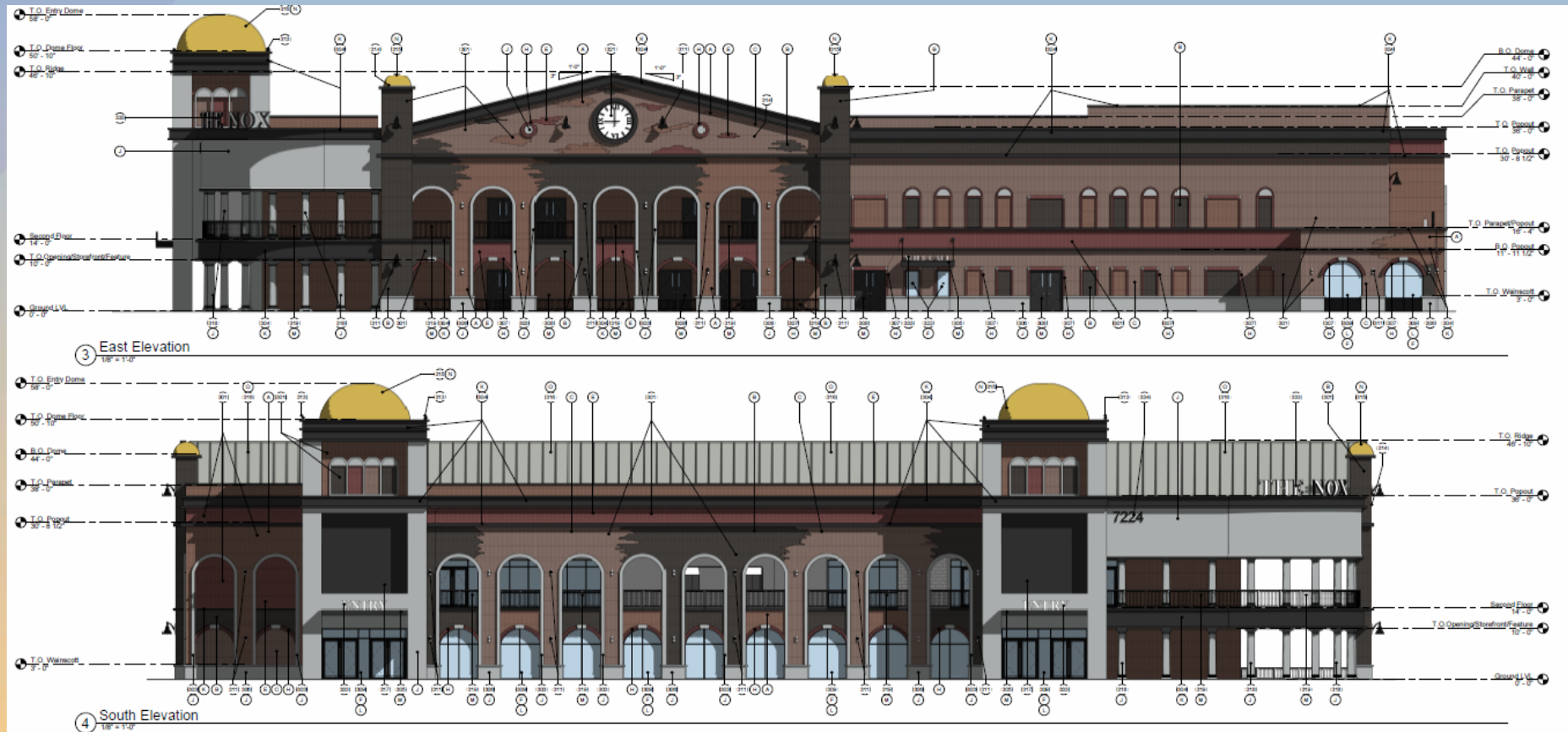


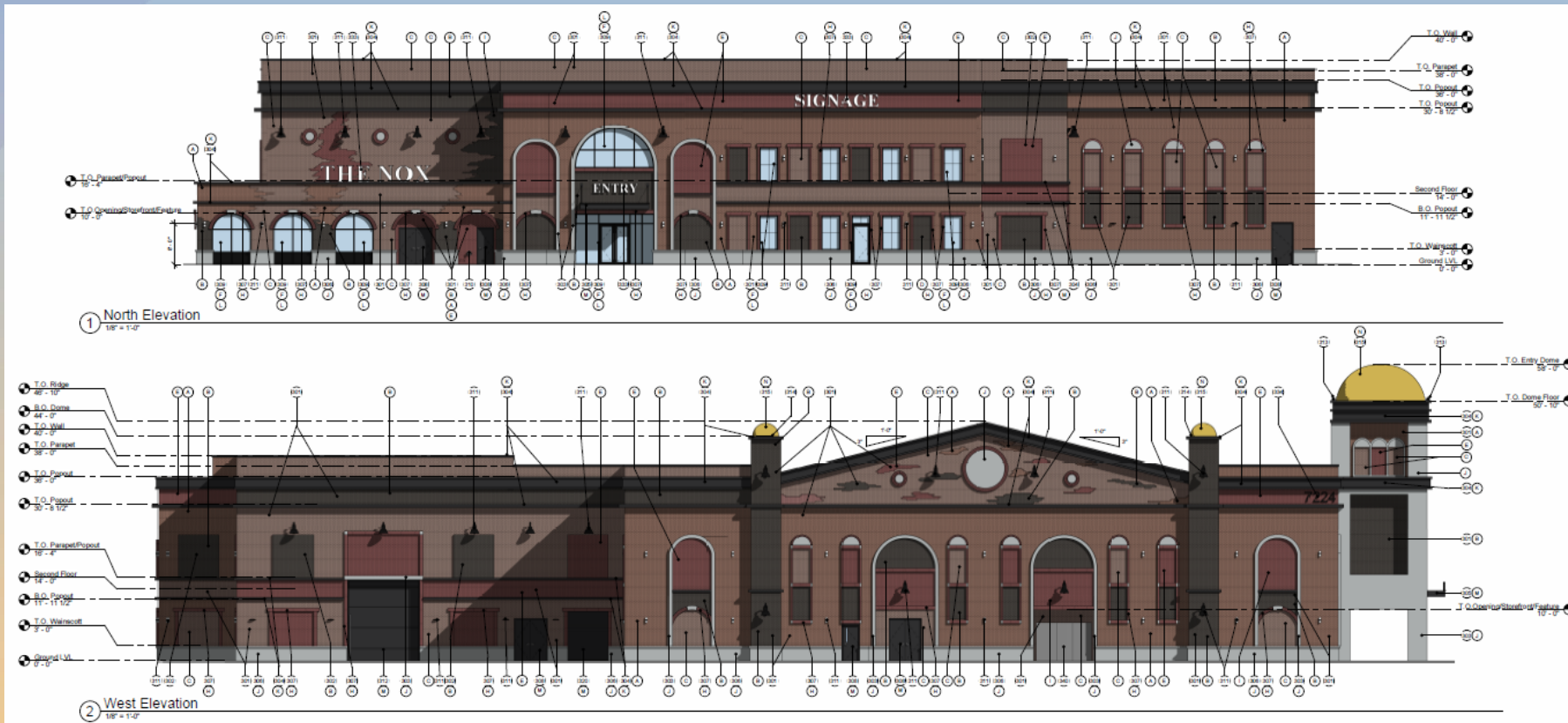
Landscape Plan





Building Elevations







Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and



#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit (Section 11-32-6.A and Section 11-70-5.E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON22-01264

Power Retail Development



Request

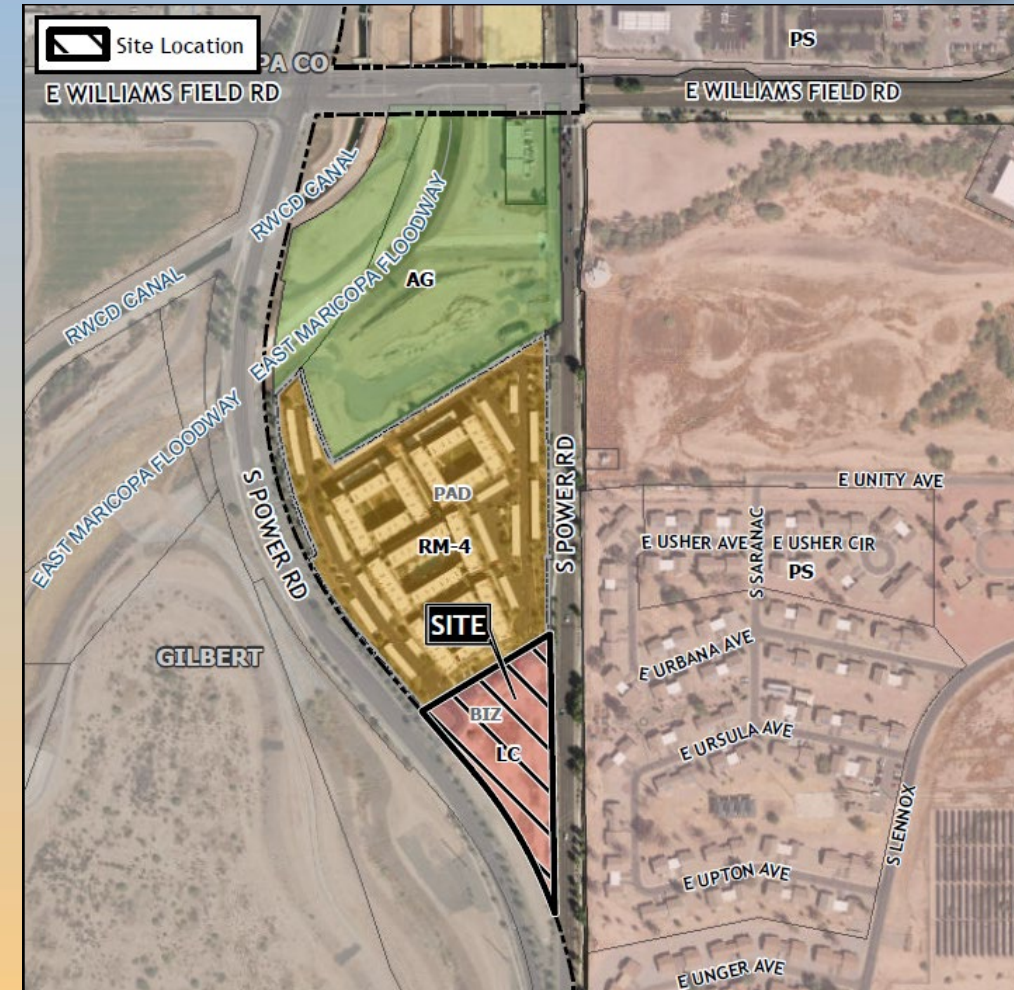
- Rezone from LC-BIZ to LC with a new BIZ Overlay (LC-BIZ)
- Major Site Plan Modification
- To allow for a multi-tenant commercial building with a drive-thru facility





Location

- Approximately 1,200 feet south of the southwest corner of South Power Road and East Williams Field Road
- Between the northbound and southbound lanes of Power Road





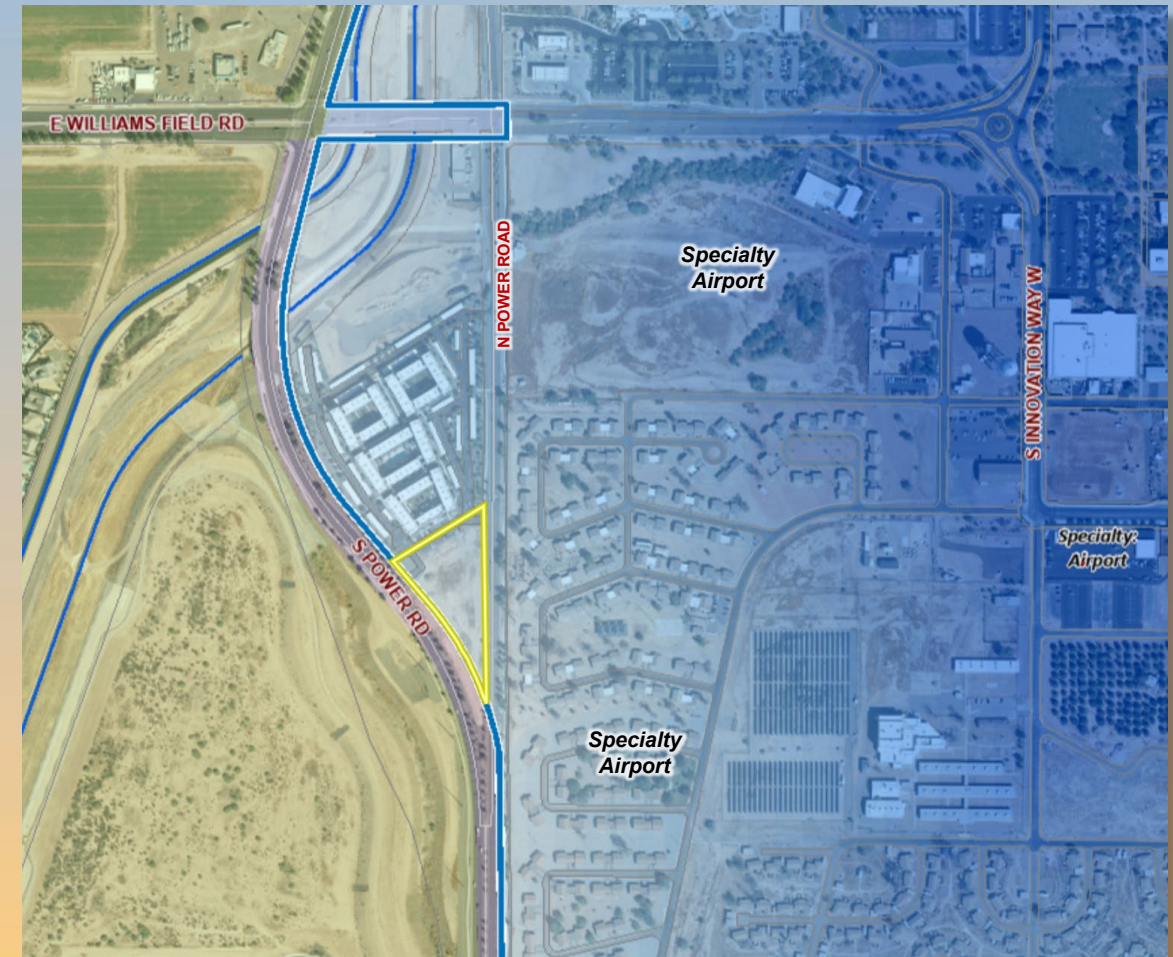
General Plan

Specialty with an Airport sub-type

- Large areas devoted to an educational campus, airport or medical facility; such as the ASU Polytechnic Campus and Phoenix-Mesa Gateway Airport
- Allows commercial uses to support the Specialty character area.

Gateway Strategic Development Plan: Airport /Campus District

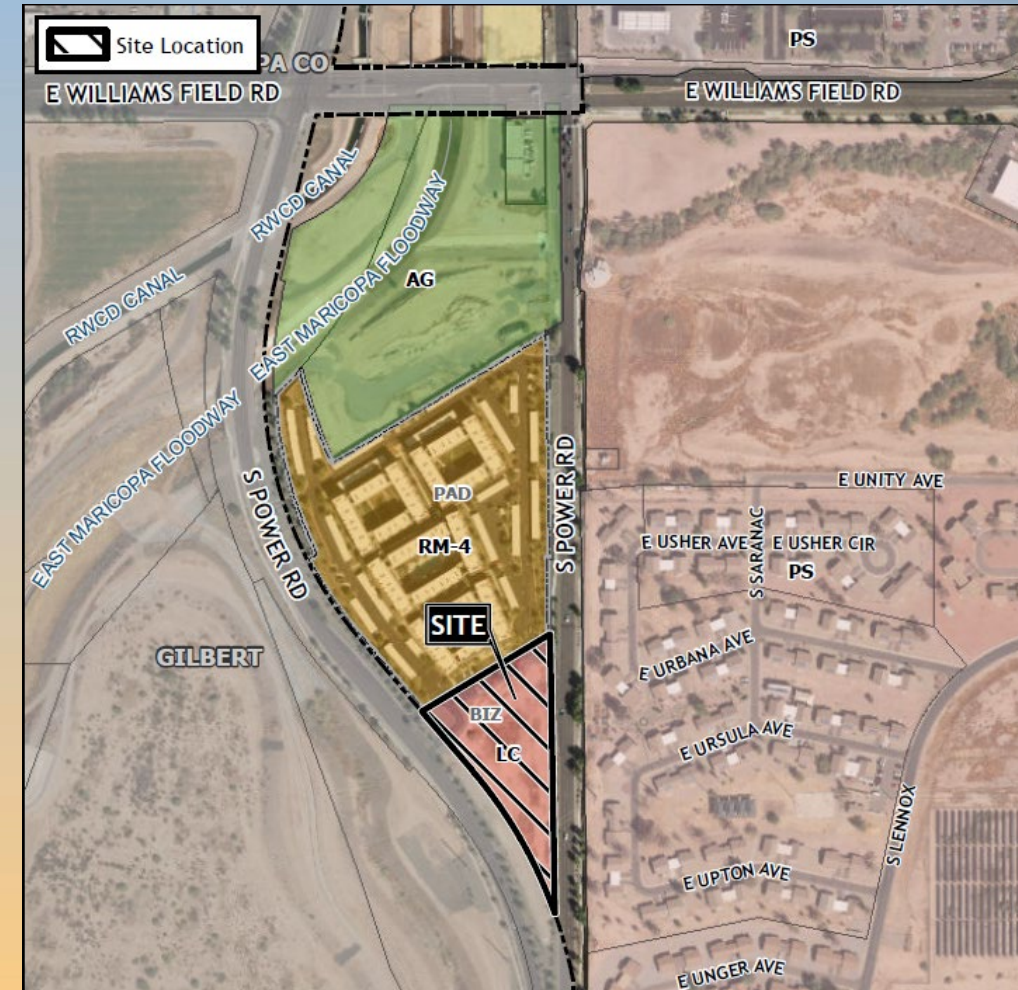
- Provide a variety of uses to support regional destinations within the area





Zoning

- Current Zoning:
LC-BIZ
- Proposed Zoning:
LC with a new Bonus
Intensity Zone Overlay
(LC-BIZ)





Site Photo



Looking east from southbound Power Road



Site Photo

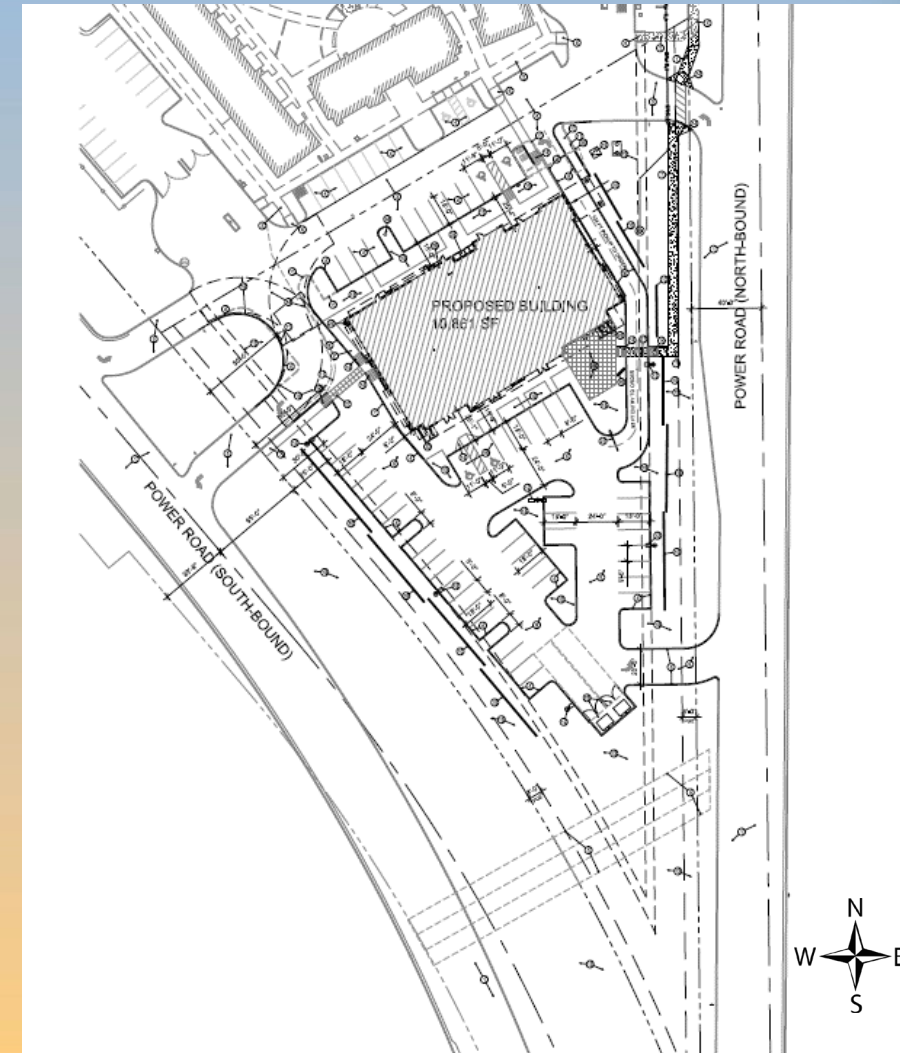


Looking northwest from northbound Power Road



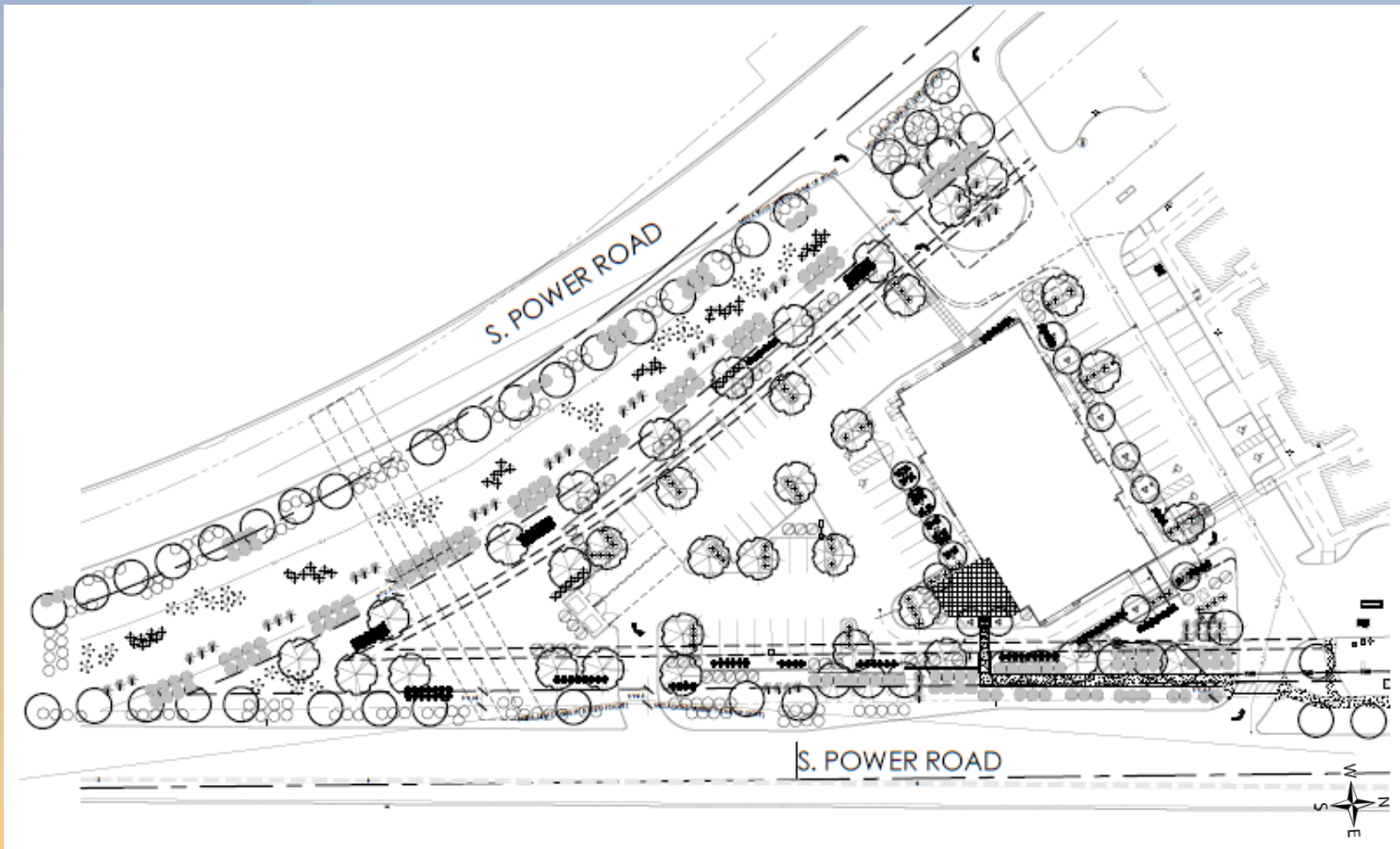
Site Plan

- 10,861 square foot, multi-tenant building
- Drive-thru lane on the east side of building
- Access from southbound and northbound Power Road
- 54 parking required; 61 parking spaces provided





Landscape Plan



LANDSCAPE LEGEND

	EXISTING TREE PROTECT FROM CONSTRUCTION		AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON (52)
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		MULLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (143)
	CERCIDILUM 'HYBRID' DESERT MUSEUM PALO VERDE 34" BOX (34)		BREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (80)
	DALBERGIA SISSOO SISSOO TREE 34" BOX (18)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (52)
	CAESALPINIA CACALACO CASCALOTE 34" BOX (14)		CAESALPINIA MEDICANA MEXICAN BIRD OF PARADISE 5 GALLON (37)
	BREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON (172)	1/2" SCREENED IRWING SLATE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	
	TECOMA STANS YELLOW BELLS 5 GALLON (87)		



Bonus Intensity Zone (BIZ) Overlay

Development Standard	MZO Required	BIZ Proposed
<u>Setback of Cross Drive Aisle –</u> MZO Section 11-32-4(A)	Drive aisles that cross main drive aisles connecting directly to a street shall be set back at least 50 feet from the property line abutting the street.	Drive aisles that cross main drive aisles connecting directly to a street shall be set back at least 30 feet from the property line abutting the street. (Existing at south and north bound Power Road)



Renderings





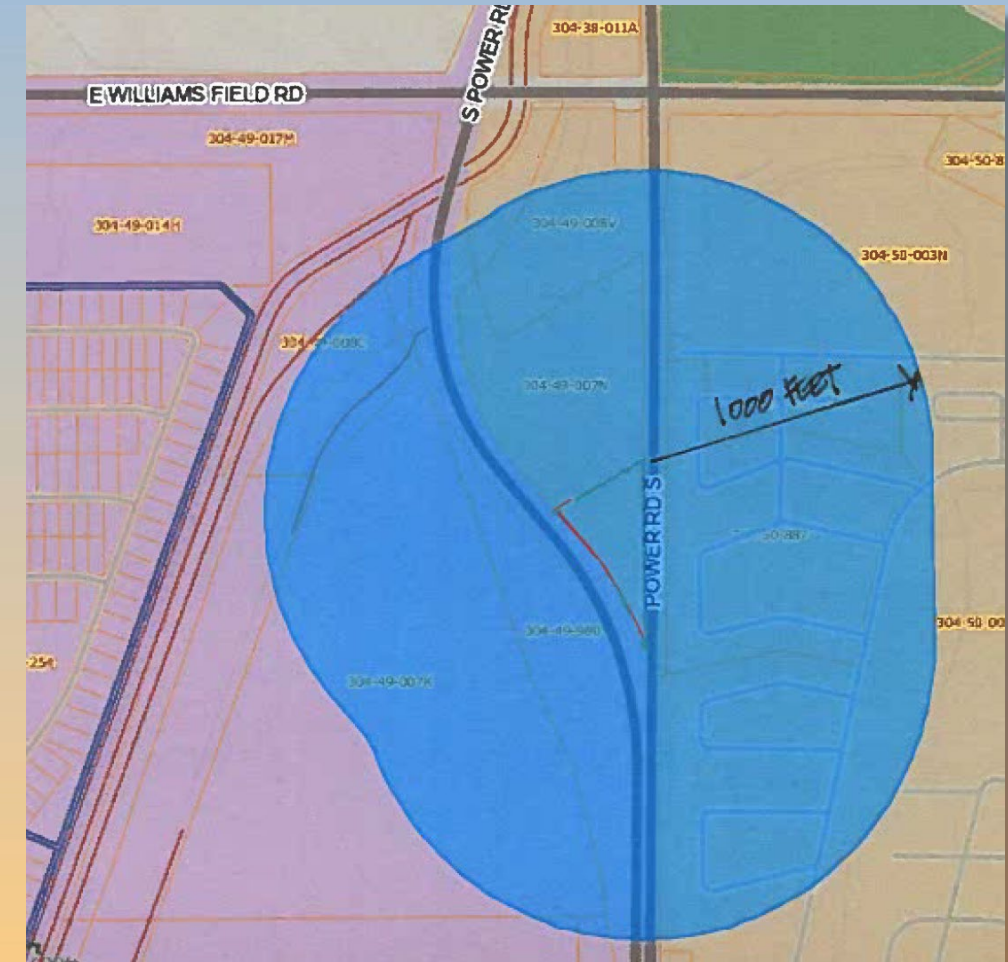
Renderings





Citizen Participation

- Notified property owners within 1000 feet
- No HOAs or registered neighborhoods in the area
- Staff has not received any comments at this time





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BLZ overlay

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON23-00691

Medina Station



Request

- Rezone from AG to LC-PAD
- Council Use Permit
- Site Plan Review
- To allow for a mixed-use development





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway

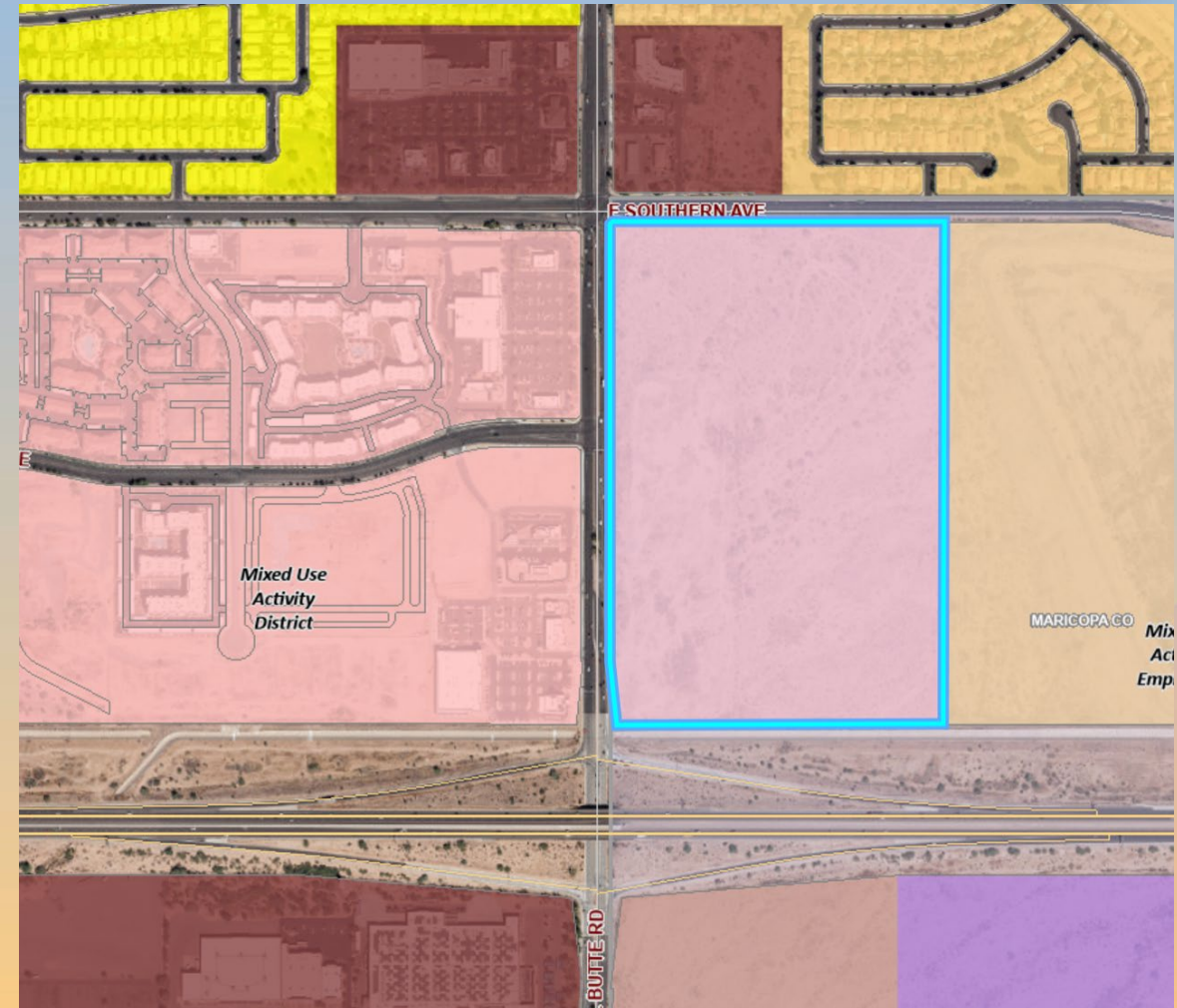




General Plan

Mixed Use Activity District – Regional-Scale sub-type

- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





Zoning

- Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Retail, restaurants, drive-thru facilities permitted
- Multiple Residence permitted with CUP
- PAD to allow modifications to development standards

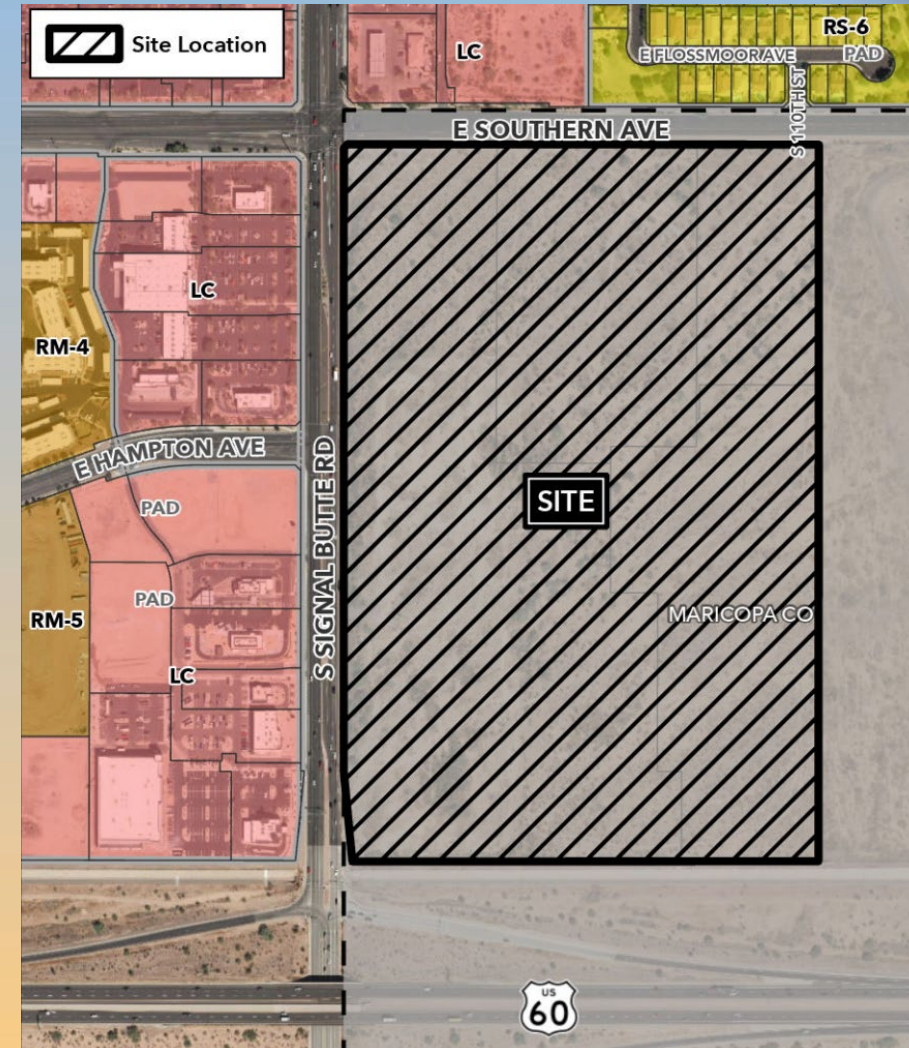




Zoning

Multiple residence uses permitted in LC district if:

- $\geq 60\%$ GFA reserved for commercial uses,
 - $\geq 65\%$ of ground floor reserved for commercial use, and
 - ≤ 25 du/ac
-
- CUP required to modify these criteria





Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts per MZO Section 11-31-31(F)

- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and
- ✓ The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and



Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts per MZO Section 11-31-31(F)

- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and
- ✓ The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed use project.



Approval Criteria

Review Criteria for a Council Use Permit per MZO Section 11-70-6(D)

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Site Photos

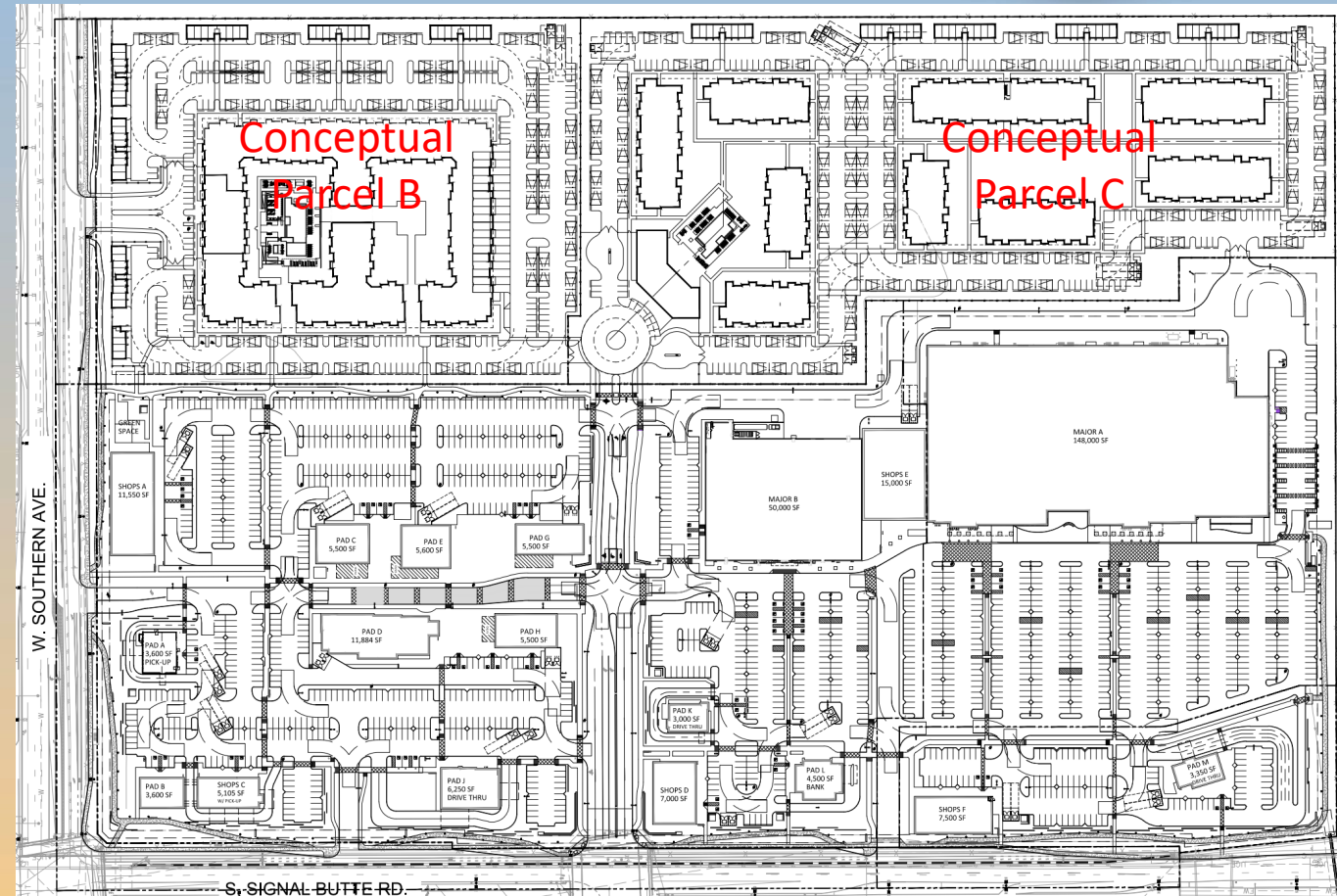


Looking west towards the site



Site Plan

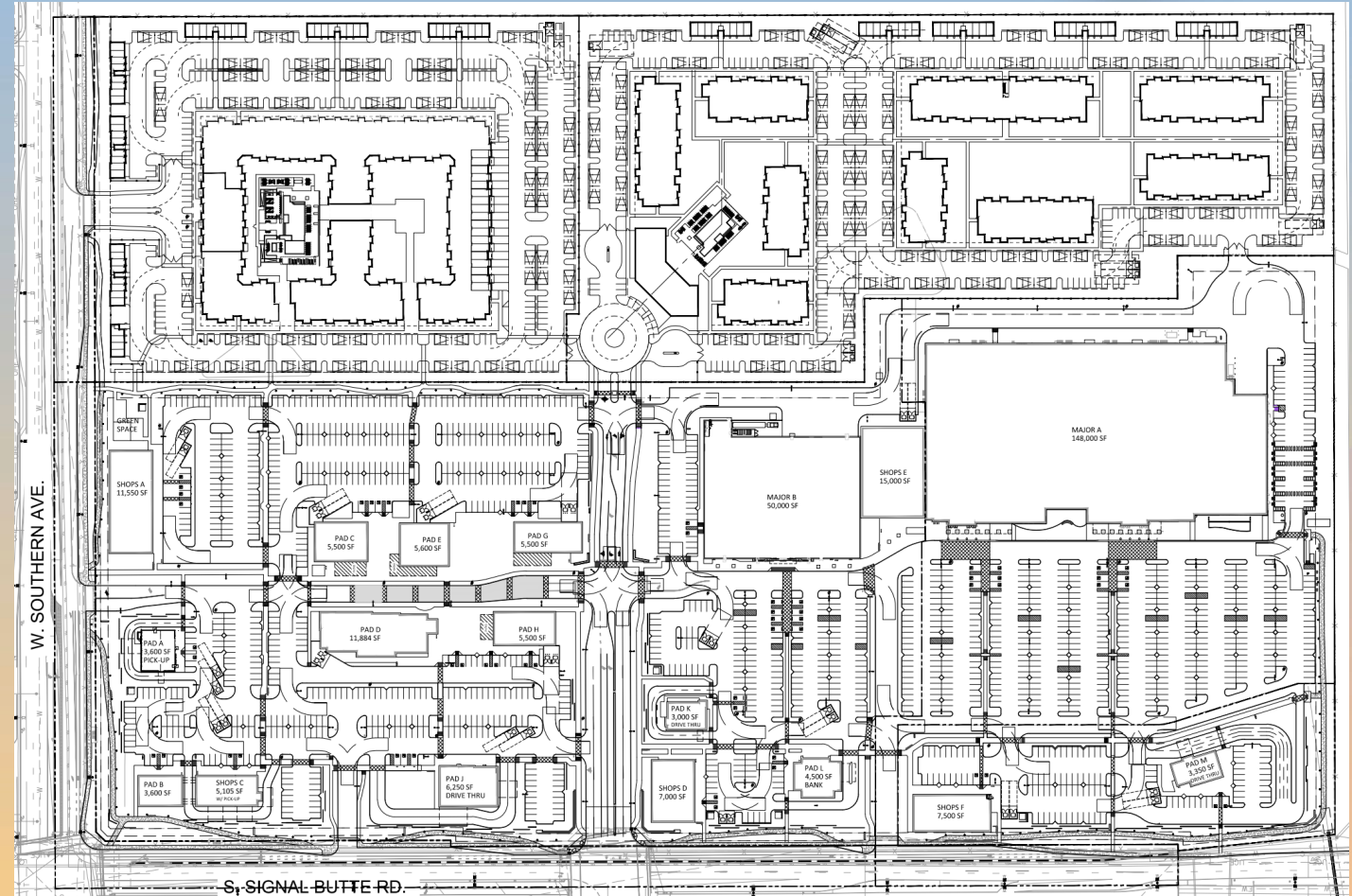
- Final site plan for commercial
- Conceptual for multiple residence
- 305,335 total square feet
- 1,332 parking spaces required; 1,472 spaces provided





Site Plan

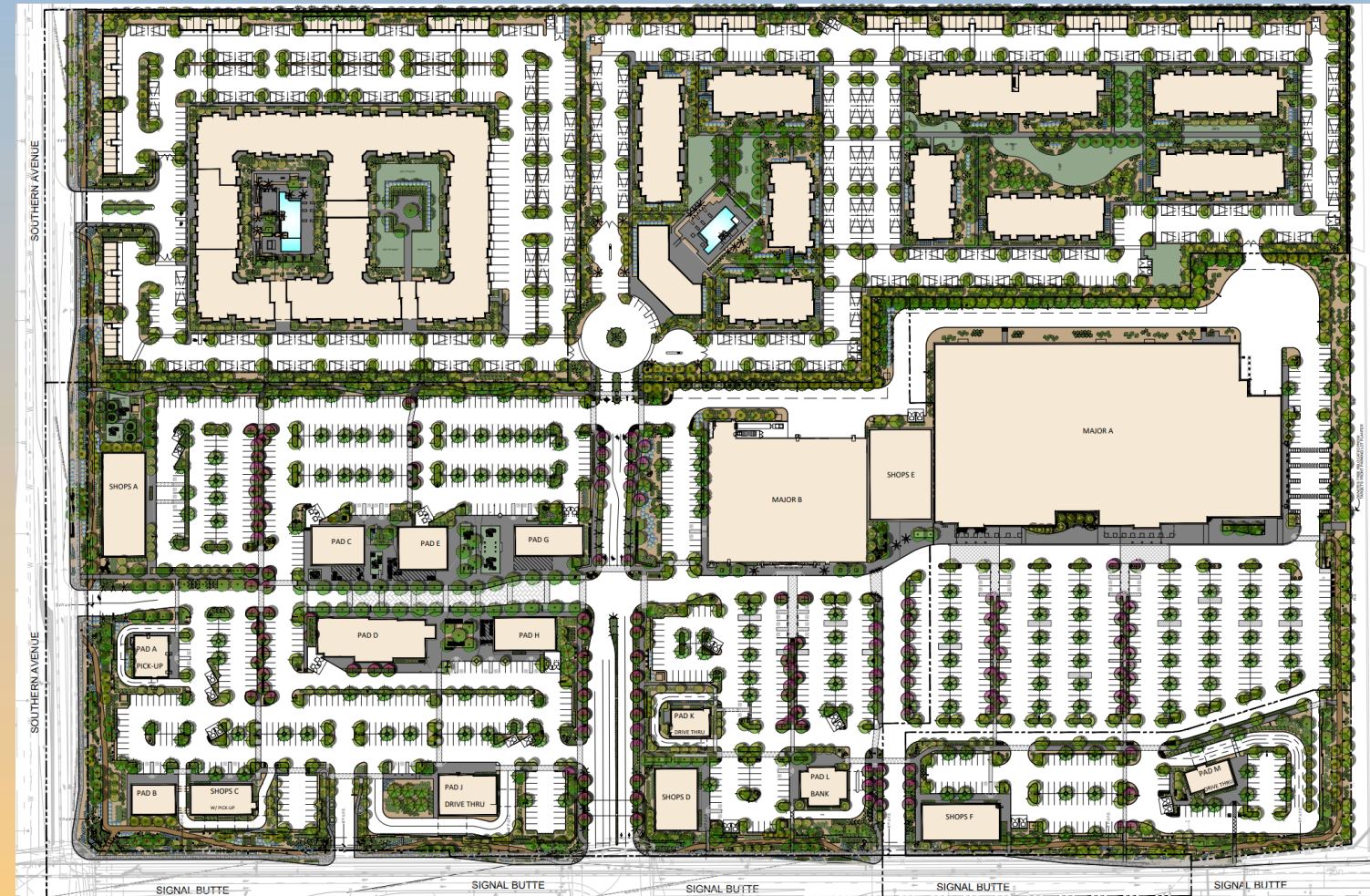
- 2 Major Retail (200K SF)
- 3 Drive-Thrus (12,570 SF)
- 4 Shops (41,050 SF)
- 2 Commercial Pads (9,500 SF)
- 1 Pick-Up Window Pad (3,600 SF)
- 1 Shop with Drive-Thru (5,000 SF)
- 5 Restaurants (33,615 SF)





Landscape Plan

LANDSCAPE LEGEND	
TREES	
	PROSOPIS HYBRID 'PHOENIX'
	PHOENIX THORNLESS MESQUITE
	24" BOX
	PISTACIA X
	RED PUSH PISTACHE
	36" BOX
	PROSOPIS 'PHOENIX'
	PHOENIX THORNLESS MESQUITE
	36" BOX
	QUERCUS VIRGINIANA LIVE OAK
	36" BOX (MATCHING HI-CANOPY)
	QUERCUS VIRGINIANA LIVE OAK
	24" BOX (MATCHING HI-CANOPY)
	PHOENIX DACTYLIFERA DATE PALM (MATCHING)
	20' T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.
	ACACIA ANEURA MULGA (SRP/APS APPROVED)
	24" BOX (MATCHING)
	CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE
	24" BOX (MATCHING)
	FRAXINUS VELUTINA 'FAN-TEX'
	FAN-TEX ASH
	24" BOX (MATCHING)





PAD Overlay

- Modifications to Development Standards include:
 - Building and Landscape setbacks
 - Building Separation
 - Foundation Base
 - Required Parking
 - Private Open Space
- Commensurate quality and justification for the requested deviations will be through the superior site design including the Restaurant Galley, outdoor open space amenities and Design Guidelines



Design Guidelines

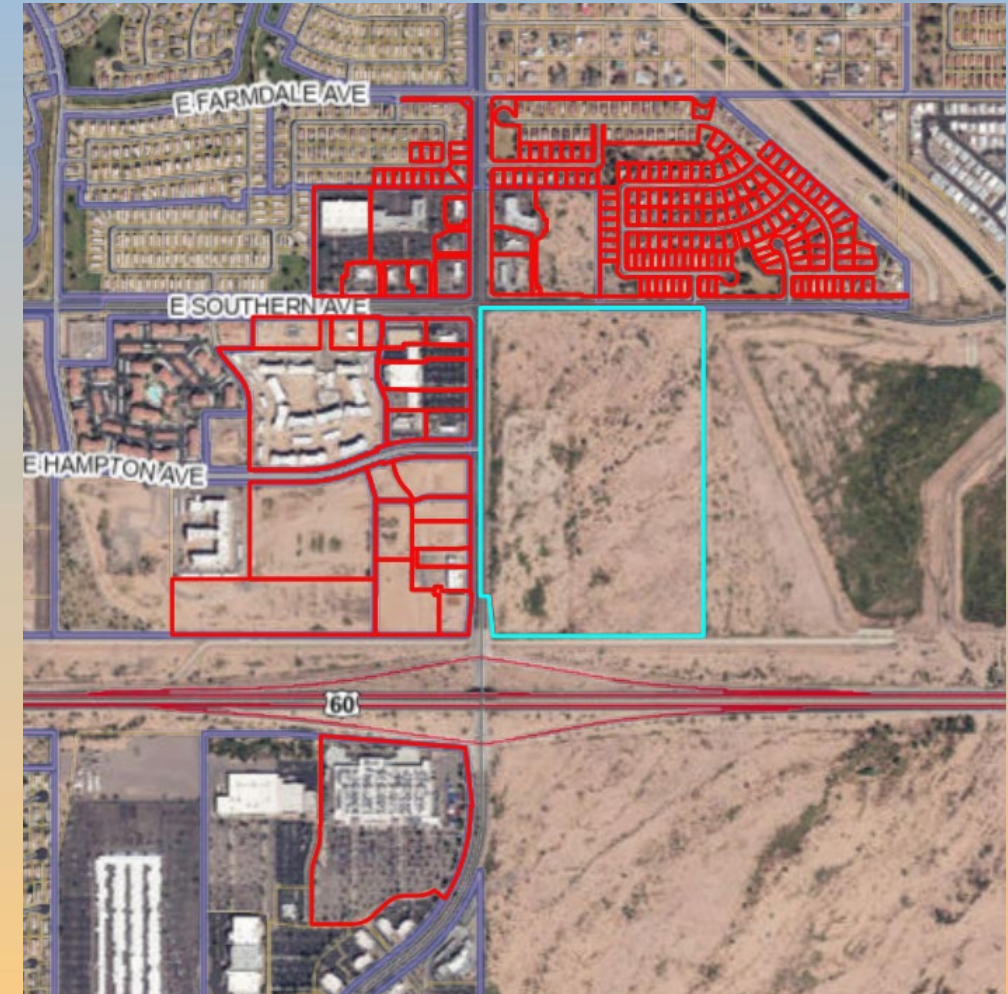
- **Building Style**
 - Desert Modern
- **Pedestrian Circulation**
 - Primary and secondary connections, materials, landscaping, width
 - Perimeter walking path
- **Colors and Materials**
 - Primary, secondary & accents
 - Material minimums per building type
- **Architectural Features**
 - Minimum requirements per building type
 - Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, glazing, public art
- **Public Art**
 - Required for Restaurant Galley
- **Landscape Design**
 - Palette, hardscaping, outdoor amenity areas
- **Wall Design & Plan**
 - Consistent perimeter wall designs





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 2 neighborhood meetings
- Common concerns
 - Traffic
 - Oversupply of drive-thrus and multiple residence





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapters 31 & 70 for Council Use Permit
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON24-00405

Skilled Nursing Facility



Request

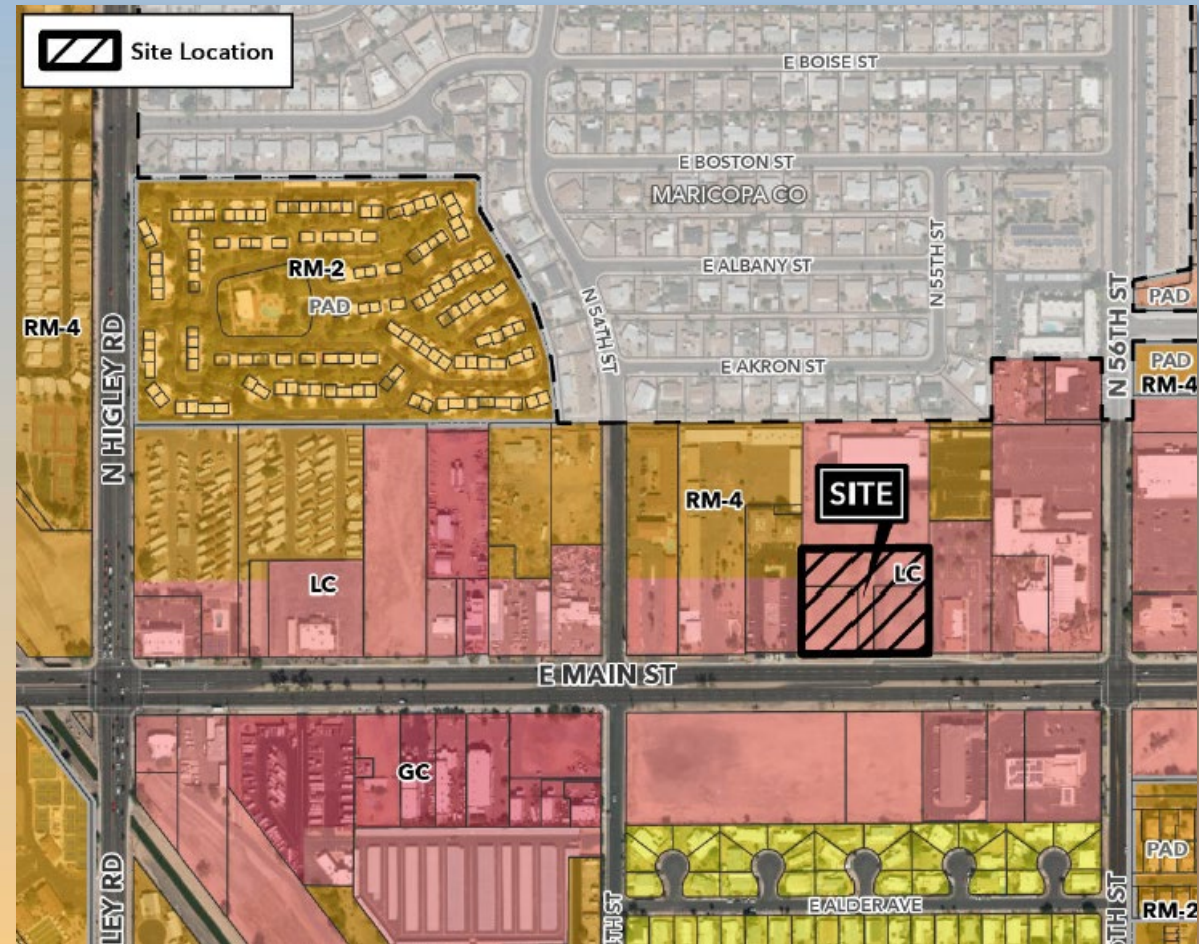
- Major Site Plan Modification
- Special Use Permit
- Amending Conditions of Approval
- To allow for a skilled nursing facility





Location

- East of Higley Road
- North side of Main Street





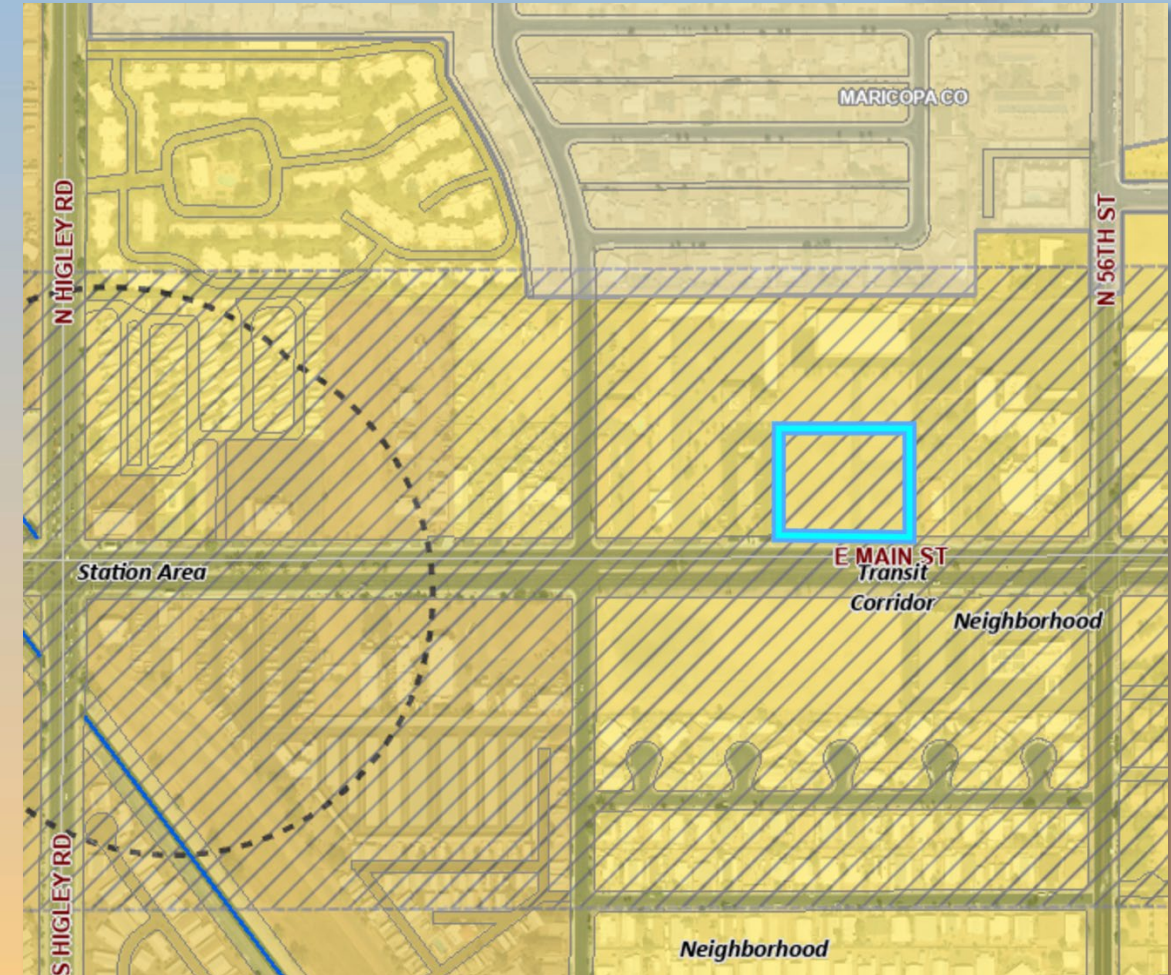
General Plan

Neighborhood, Suburban:

- Safe places for people to live, feel secure and enjoy their community
- Skilled Nursing Facility is a residential use type

Transit, Corridor:

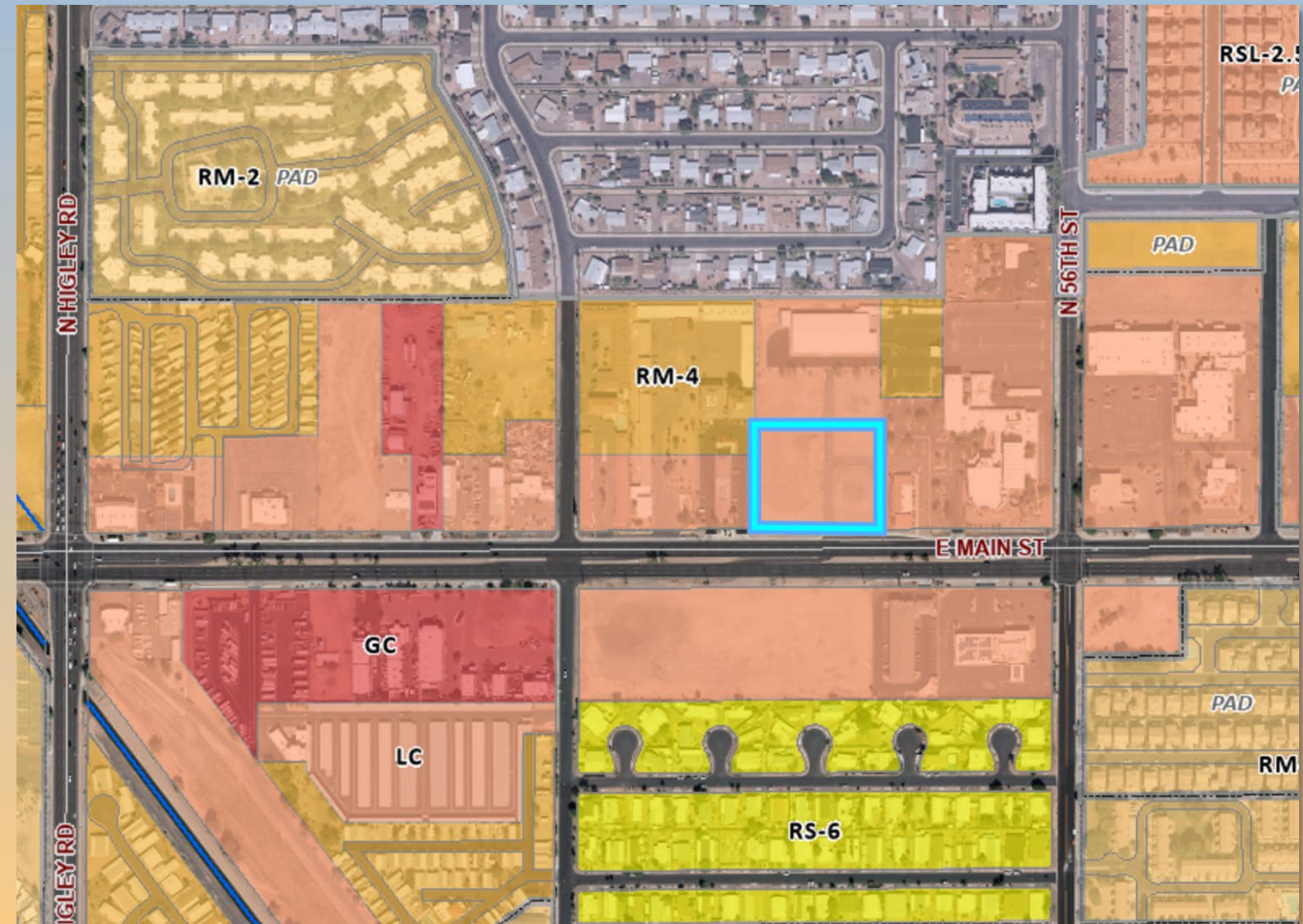
- Urban pattern with buildings brought close to the front property lines and parking behind or beside buildings





Zoning

- Limited Commercial (LC)
- Skilled Nursing Facility is a permitted use in the LC District if not within the Airport Overflight Areas 1 or 2





Site Photo

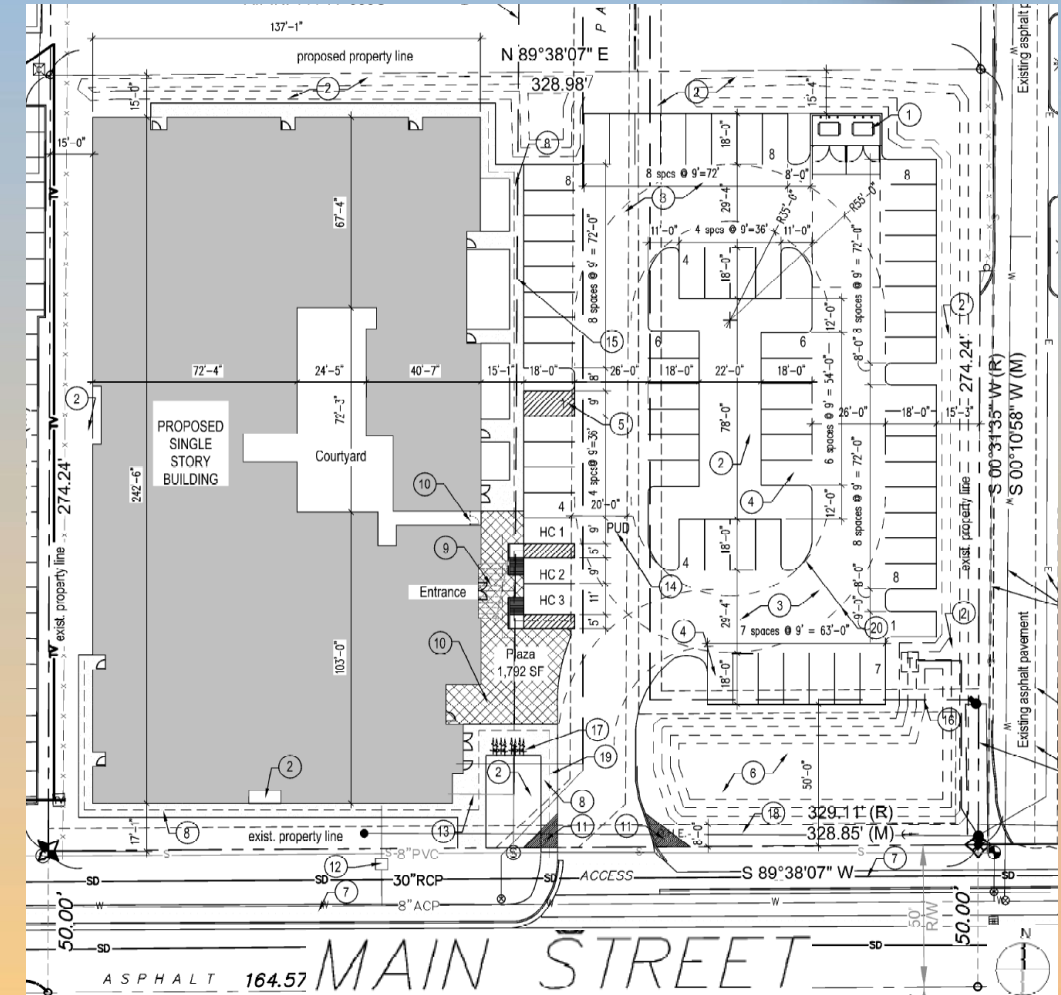


Looking north from Main Street



Site Plan

- New 29,995 sq ft building with courtyard
- Main entry on east side of building
- 84 total beds
- Parking on east half of site, with 68 parking stalls





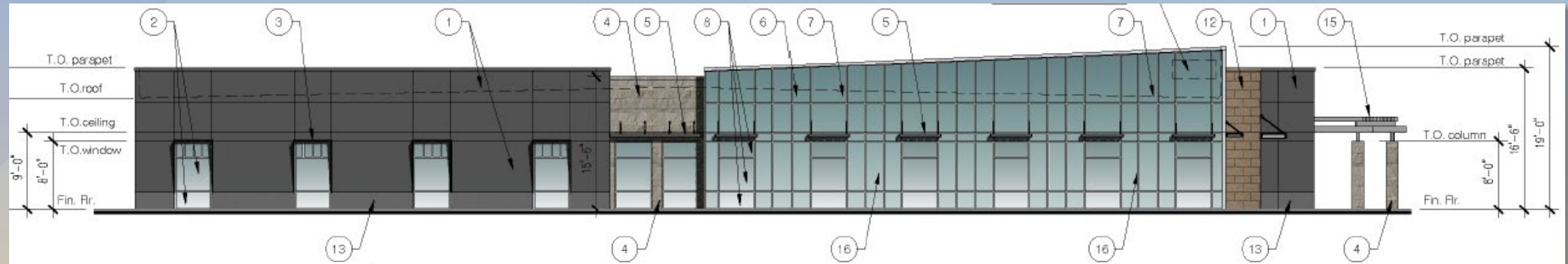
Landscape Plan

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA TREE
	CAESALPINIA CACALACO 'SMOOTHIE' - THORNLESS CASCALOTE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' - THORNLESS MESQUITE
SHRUBS	
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	RUELLIA PENINSULARIS - DESERT RUELLIA
	SIMMONDSIA CHINENSIS - JOJOBA
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	MUHLENBERGIA RIGENS - DEER GRASS
GROUND COVERS	
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1" SCREENED, 2" MIN. DEPTH. COLOR 'PAINTED DESERT' BY ROCK PROS USA.

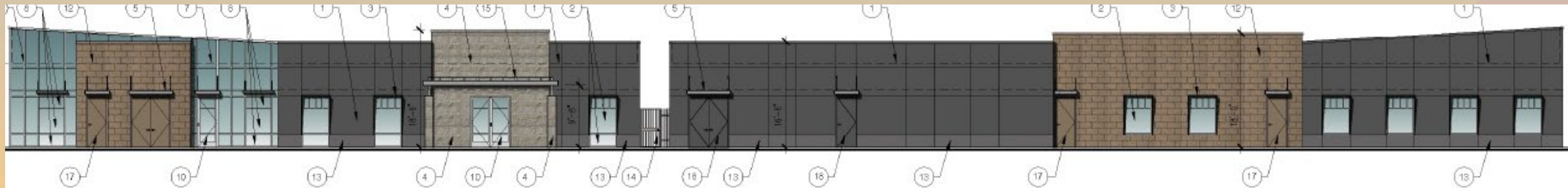




Building Elevations



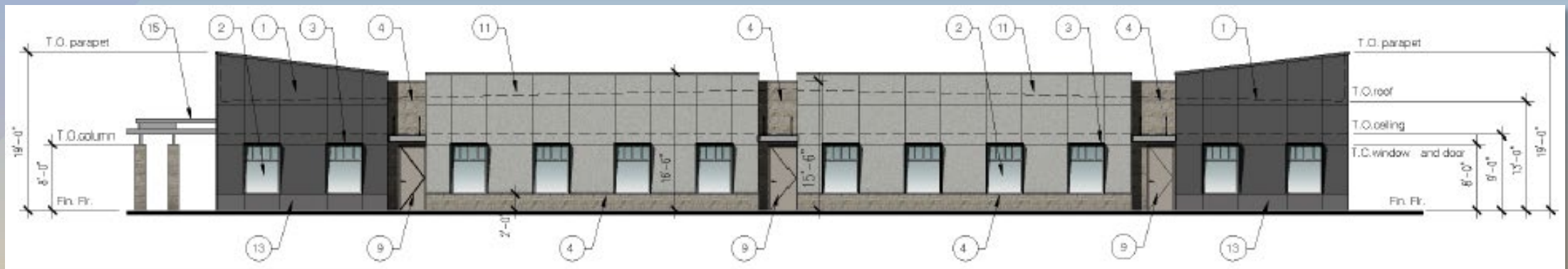
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



Building Elevations



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



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.



Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and



#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit (Section 11-32-6.A and Section 11-70-5.E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON24-00731

88 Southern Townhomes



Request

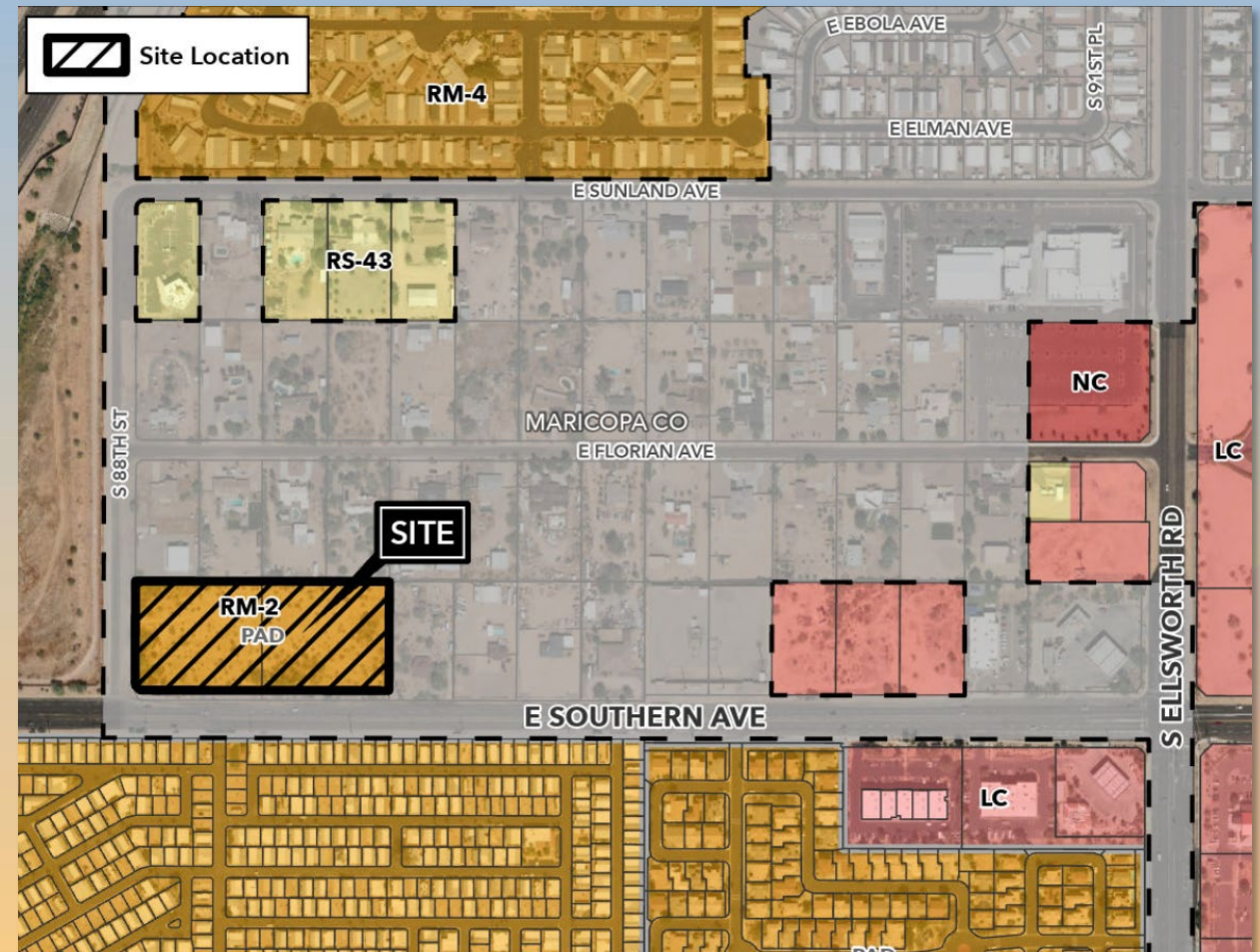


- Rezone from RM-2-PAD to RM-2 with a new PAD overlay
- Major Site Plan Modification
- Pre-Plat
- To allow for a single residence development



Location

- East of the 202 Freeway
- West of Ellsworth Road
- North side of Southern Ave

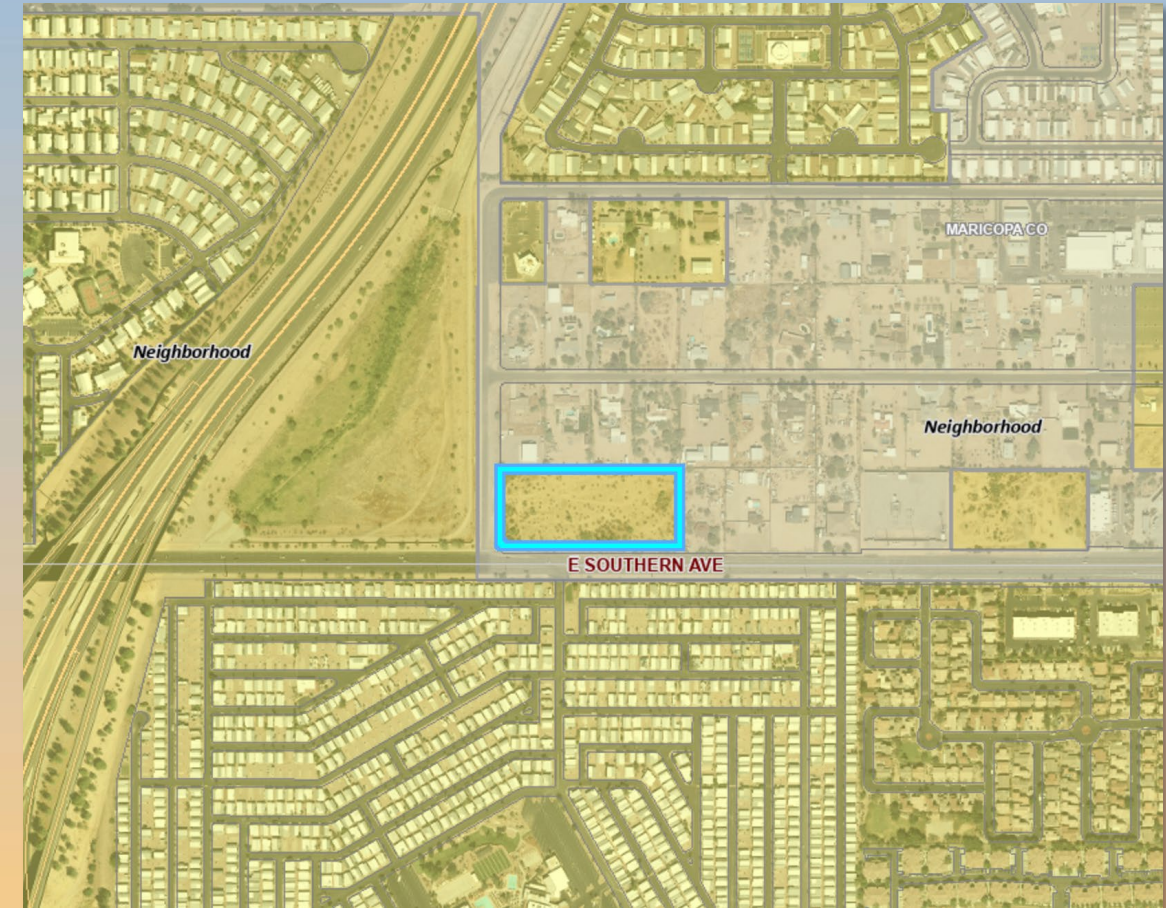




General Plan

Neighborhood, Suburban:

- Safe places for people to live, feel secure and enjoy their community
- Single residences are a primary land use and RM-2 is a primary zoning district





Zoning

- Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD)
- Attached single residence is a permitted use in the RM-2 District





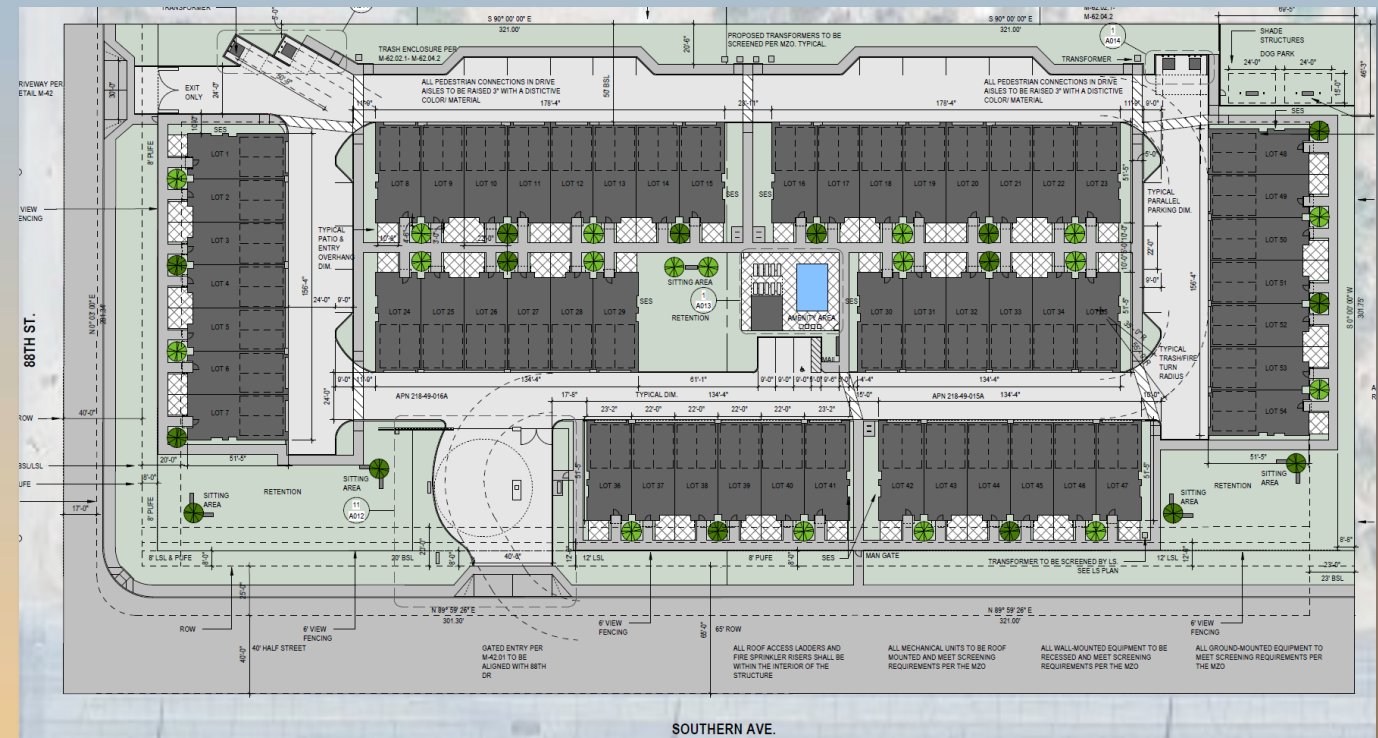
Site Photo



Looking north from Southern Avenue



- 54 townhomes grouped into 8 buildings
- Swimming pool, shade structures and seating areas, dog park
- Gated access from Southern Ave, with exit onto 88th St
- 18 guest parking spaces





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-5</i> -Single Residence Attached	36 feet	22 feet
<u>Minimum Lot Depth</u> – <i>MZO Table 11-5-5</i> -Single Residence Attached	94 feet	61 feet
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – <i>MZO Table 11-5-5</i>	2,904 square feet	1,352 square feet
<u>Max. Lot Coverage (% of lot)</u> – <i>MZO Table 11-5-5</i>	70%	95%
<u>Minimum Yards</u> – <i>MZO Table 11-5-5</i> -Rear: 1 or 2 units on lot	15 feet	0 feet
<u>Max. Building Coverage (% of lot)</u> – <i>MZO Table 11-5-5</i>	45%	87%



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Standards for Required Open Space –
MZO Section 11-5-5(A)(3)(e)(ii)
 -Private open space, covered

Open space shall be at least 50% covered (60 square feet) and shall have at least one (1) exterior side that is open and unobstructed between three (3) and eight (8) feet above its floor level

Unit A: Open space shall be at least 39% covered (47 square feet), and shall have at least one (1) exterior side that is open and unobstructed between three feet six inches (3'-6") and eight (8) feet above its floor level.

Unit B: Open space shall be at least 35% covered (42 square feet), and shall have at least one (1) exterior side that is open and unobstructed between three feet six inches (3'-6") and eight (8) feet above its floor level.

Access, Circulation and Parking – MZO Section
11-5-5(B)(4)(f)(ii)
 -Attached Garages

Garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story facade

Garage doors located below upper-story living space shall be recessed at least 2 feet 1 inch from the upper story facade

Materials –
MZO Section 11-5-5(B)(5)(b)

Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls

Buildings must contain 4 primary materials, 1 covering at least 25% of the exterior walls and 2 others collectively covering at least 22% of the exterior walls on the side elevations and 25% of the exterior walls on the front and rear elevations



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls – MZO Section 11-30-4(A)(1)</u> -Maximum Height in RM District: Front Yards	4.5 feet tall if the topmost 1.5 feet is visually transparent and not opaque	6 feet tall (along south and west property lines)
<u>Required Landscape Yards – MZO Section 11-33-3(B)(1)(a)(i)</u> -Non-Single residence adjacent to single residence uses or districts less than 5 acres	20-feet	5 feet (between the solid waste enclosures and the north property line) 8 feet (East property line)





SOUTHERN AVE.



Building Elevations



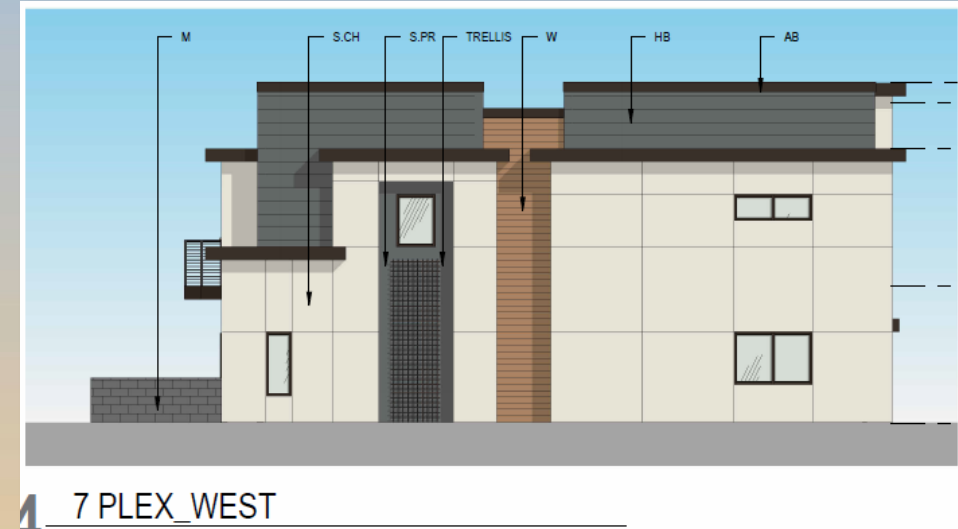
7 PLEX_NORTH



7 PLEX_SOUTH



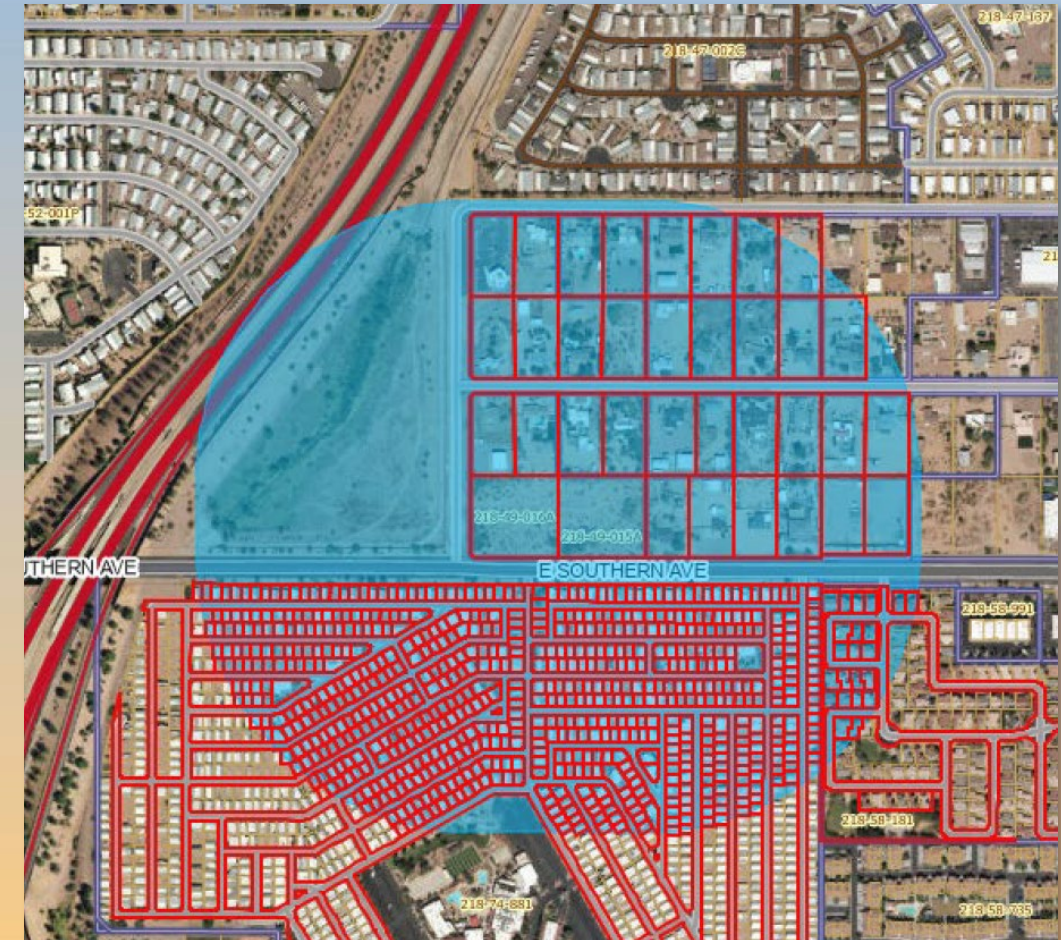
Building Elevations





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions



Planning & Zoning Board



Building Elevations



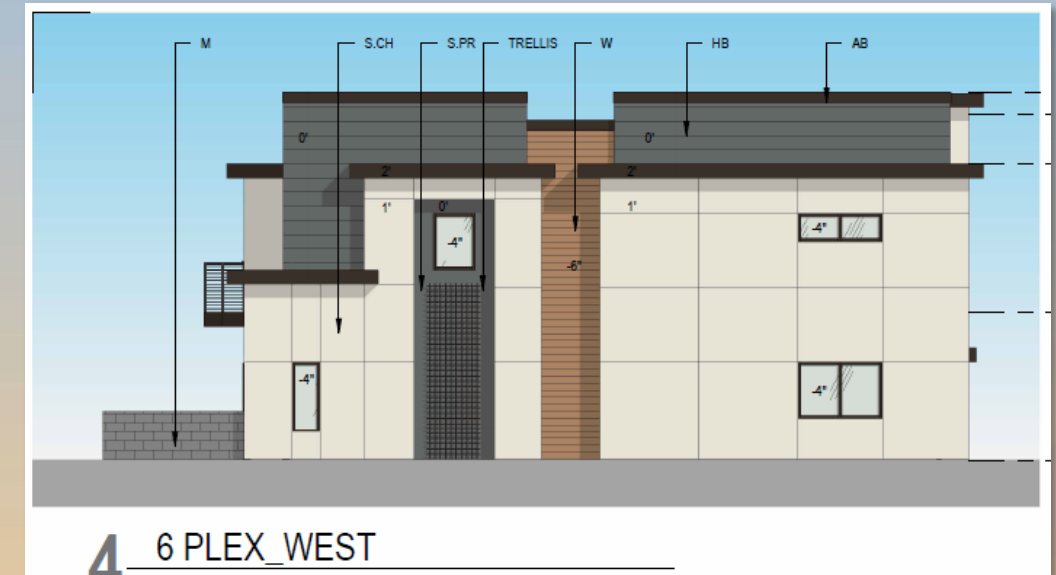
1 6 PLEX_NORTH



2 6 PLEX_SOUTH



Building Elevations





Building Elevations



1 8 PLEX_NORTH



2 8 PLEX_SOUTH



Building Elevations





Floor Plans

