



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-035 (PLN2014-00052)
LOCATION/ADDRESS: 1008, 1058, 1060 and 1102 W. McLellan Road. East of the southeast corner of the 202 Red Mountain Freeway and Alma School Road.
GENERAL VICINITY: Located east of Alma School Road and north of McLellan Road.
REQUEST: Rezone from Maricopa County RU-43 to City of Mesa RS-43.
PURPOSE: This request will establish a City of Mesa zoning on property currently undergoing the annexation process
COUNCIL DISTRICT: District 1
OWNER: Ray & Ada Ison, Denvon & Mona Rogers and Mortgages LTD 401K Plan/G A Libling-Mark Winkleman
APPLICANT: Dennis Newcombe, Beus Gilbert PLLC
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NUMBER(S): 135-07-003M, 135-07-014A, 135-07-016C, 135-07-016D, 135-07-022 and 135-07-024
PARCEL SIZE: 13± acres
EXISTING ZONING: Maricopa County RU-43
GENERAL PLAN DESIGNATION: Medium Density Residential 4-6 du/acre
CURRENT LAND USE: Mostly vacant with three houses adjacent to McLellan Road. Two houses are occupied and one is abandoned.

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

HISTORY/RELATED CASES

April 21, 2014: City Council meeting release of blank petitions for annexation cases A14-03, total of 6.9 acres, and A14-04, total of 5.8 acres.
May 5, 2014: City Council introduction of ordinance for annexation case A14-04.
May 19, 2014: On City Council agenda for adoption of ordinance for annexation of case A14-04.

SITE CONTEXT

NORTH: Existing 202 Red Mountain Freeway
EAST: Existing single residences – zoned RS-9 (Colony by the Greens)
SOUTH: (across McLellan Road) Existing single residences – zoned RS-6 (Fairway Gardens)
WEST: Existing single residence - zoned Maricopa County RU-43

PROJECT DESCRIPTION/REQUEST

This request is to establish a City zoning district upon land that was annexed or is in the process of being annexed (A14-03 and A14-04). This zoning case will be placed on a City Council agenda concurrent with the consideration of the second annexation. Currently, the County district RU-43 exists on the property. Comparable City zoning is RS-43. The proposed annexation area is primarily vacant with two occupied houses, one abandoned home and one razed house concrete pad. The overall 13± acres are intended to be redeveloped with a residential use.

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable to but not more intense than what exists in the county. The RS-43 designation is the most comparable zoning category within the City to the RU-43 from the County. This zoning category is not in conformance with the current General Plan land use designation, but is the zoning district that meets the state statute requirement. Subsequent rezoning will be required to be consistent with the general plan.

CONDITIONS OF APPROVAL:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations.