



Planning and Zoning Board

Case Information

CASE NUMBER: **Z14-034** PLN2014-00186
LOCATION/ADDRESS: 10160 East Brown Road
GENERAL VICINITY: Located east of Crismon Road on the north side of Brown Road
REQUEST: Rezone from Maricopa County R1-35 to City of Mesa RS-35
PURPOSE: This request will establish a City of Mesa zoning on recently annexed property
COUNCIL DISTRICT: District 5
OWNER: M. Laurin Hendrix
APPLICANT: Lindsay Schube, Withey Morris
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBER(S): 220-05-003E
PARCEL SIZE: 20± acres
EXISTING ZONING: Maricopa County R1-35
GENERAL PLAN DESIGNATION: Low Density Residential 0-1 dwelling units/acre (LDR 0-1)
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: Signal Butte floodway, then single-residence – zoned Maricopa County R1-35
EAST: Single-residence – zoned Maricopa County R1-35
SOUTH: Single-residence – zoned Maricopa County R1-35
WEST: (across Crismon Road) single-residence – zoned RS-15 PAD

STAFF RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

This request is to establish a City zoning district upon land which is pending annexation. Currently, the County district Rural 35 exists on the property. Comparable city zoning is Residential Single Residence - 35 (RS-35). The site is currently an undeveloped piece of property within Maricopa County.

This case is associated with other cases also on the February 20, 2013 agenda. The request is for a minor general plan amendment (Case number GPMinor14-11) from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2) and rezoning (Case number Z14-036) from RS-35 to RS-15-PAD.

CONFORMANCE WITH THE GENERAL PLAN

Existing General Plan Designation:

Low Density Residential 0-1 du/ac:

Identifies locations where large-lot single family detached residential is desirable. The target density for these areas is .6 du/ac. Appropriate locations offer local road vehicular access, connections to potable water and sanitary sewer, and proximity to public safety services.

When the amenity is located on land that would otherwise be suitable for housing, the dwelling units may be transferred elsewhere within the parcel as long as the overall density for the parcel is not exceeded. Portions of a parcel, which are not "buildable" (i.e. located within a floodway), or located on excessive slopes above 15% or power line easement) are not eligible for transfer of dwelling units to another part of the parcel or development. The use of building envelopes is required for the residential development of the Desert Uplands areas of Mesa. Non-residential uses, including golf courses and resorts, may be allowed where deemed appropriate by the City.

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-35 designation is the most comparable zoning category within the City to the Rural 35 from the County. This zoning category is in conformance with the current General Plan land use designation. The associated General Plan amendment (GP14-11) and rezoning case (Z14-36) are scheduled to be heard by the City Council subsequent to the decision of this case.

CONCLUSION:

Staff recommends approval of this comparable zoning case subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.