



Planning and Zoning Board

Case Information

CASE NUMBER: Z16-032
LOCATION/ADDRESS: Located east of Ellsworth Rd on the south side of Brown Rd.
GENERAL VICINITY: 9700 block of East Brown Road (south side) and 1100 block of North 98th Street (west side).
REQUEST: Rezone from Maricopa County RU-43 to City of Mesa RS-43
PURPOSE: This request will establish City of Mesa zoning on recently annexed property
COUNCIL DISTRICT: District 5
OWNER: Cole Builders, Inc.
APPLICANT: City of Mesa
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NUMBERS: 220-20-002Q & 220-20-002R
PARCEL SIZE: 2.03 ± acres
EXISTING ZONING: Maricopa County RU-43
GENERAL PLAN CHARACTER: Neighborhoods
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Brown Rd.) Single-residence subdivision – zoned City of Mesa RS-9-PAD
EAST: (Across 98th St.) Vacant – zoned Maricopa County RU-43
SOUTH: Vacant – zoned Maricopa County RU-43
WEST: Single-residence – zoned Maricopa County RU-43

STAFF RECOMMENDATION:
P&Z BOARD RECOMMENDATION:
PROP-207 WAIVER:

☒ Approval with conditions. ☐ Denial
☐ Approval with conditions. ☐ Denial
☒ Signed ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

The proposed annexation area consists of two one-acre lots that front on Brown Road. The purpose of the annexation is to allow the property owner to receive City of Mesa utility service. The zoning request is to establish a City zoning district upon these recently-annexed lots. The Maricopa County zoning for the property is RU-43. The proposed comparable City zoning is RS-43, for low density residential.

CONFORMANCE WITH THE GENERAL PLAN

This request conforms to the adopted Mesa 2040 General Plan as it relates to the annexation of land into the City. Ch. 16 of the Plan provides guidelines for the inclusion of additional property within the City's corporate limits, and states that "annexation decisions can be an effective growth management tool." The proposed zoning classification conforms to the General Plan Character Area designation of "Neighborhoods". Within the Sub-Type of "Large-Lot/Rural" this land falls within the "Desert Uplands" area which has specific development guidelines for development.

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable but not more intense than the zoning that exists in the County. The RS-43 designation is the most comparable zoning category within the City to the County's RU-43 district. This zoning category is in conformance with the current General Plan Character Area. In addition to complying with State statute, the proposed zoning designation is in conformance with current city land use policy for the area.

The stated intent is to develop each of the two lots with a single residence, in conformance with Mesa's Zoning Ordinance.

CONDITIONS OF APPROVAL:

1. Compliance with the Zoning Ordinance and all applicable City development codes
2. Compliance with all residential permitting requirements. .