



Planning and Zoning Board

Case Information

CASE NUMBER: Z17-020
LOCATION/ADDRESS: The 2400 to 2800 block of East Thomas Road (north side).
GENERAL VICINITY: Located north of Thomas Road and west of the Lindsay Road alignment.
REQUEST: Rezone from Maricopa County RU-43 to City of Mesa RS-43.
PURPOSE: This request will establish City zoning on recently annexed property.
COUNCIL DISTRICT: District 1
OWNER: City of Mesa
APPLICANT: City of Mesa
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NUMBER(S): 141-02-002E
PARCEL SIZE: 13.3± acres
EXISTING ZONING: Maricopa County RU-43
GENERAL PLAN Character Area: Neighborhoods
CURRENT LAND USE: Citrus Grove

SITE CONTEXT

NORTH: Salt River Chanel – zoned Maricopa County RU-43
EAST: Loop 202 Right of Way – not zoned
SOUTH: Citrus Grove – zoned Maricopa County RU-43
WEST: Sand and rock mining – zoned Maricopa County RU-43

HISTORY/RELATED CASES

May 16, 2016: Annexed into the City of Mesa (Ord. #5328)

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

PROJECT DESCRIPTION/REQUEST

This request is to establish City zoning upon land which has been recently annexed (A16-001). Currently, the property is zoned RU-43 in Maricopa County. The comparable City zoning is RS-43 which allows for low density residential. Adjacent ADOT land (Loop 202 Right of Way) that was included in the annexation does not receive zoning.

CONFORMANCE WITH THE GENERAL PLAN

This request conforms to the adopted Mesa 2040 General Plan as it relates to the annexation of adjacent lands (P. 16-2 Annexation and Utility Service Guidelines). The land is currently a citrus grove. Any future development request will be based on a proposed site plan which will be evaluated for compliance with the General Plan and Zoning Ordinance.

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 prior to annexation. The City of Mesa's RS-43 zoning districts is comparable to the RU-43 zoning district in Maricopa County. In addition to complying with State statute, this zoning category will allow for future development of the property that is in conformance with the current General Plan Character designation for the area of Neighborhoods. Any future development of the property will require site plan review.

CONDITIONS OF APPROVAL:

1. Compliance with the General Plan, Zoning Ordinance and all applicable City development codes and regulations.
2. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, at the time of a land split, or at the time of the City's request for dedication, whichever comes first.