



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 12, 2019

CASE No.: **ZON19-00193**

PROJECT NAME: **Ludwig Rezone**

Owner's Name:	Jesus Ludwig/Reina Salustia Roman
Applicant's Name:	Andrea Forman, Forman Architects
Location of Request:	Within the 400 block of North Matlock Street (east side). Located north of University Drive and east of Stapley Drive.
Parcel No(s):	137-05-034B
Request:	Rezone from Multiple Residence (RM-4) to Single Residence (RS-6). This request will allow for the development of single residences.
Existing Zoning District:	Multiple Residence (RM-4)
Council District:	4
Site Size:	0.38± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
Hearing Date(s):	June 12, 2019 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	APPROVAL with 1 Conditions
Planning and Zoning Board Recommendation: Approval with conditions	
Proposition 207 Waiver Signed: Yes	

HISTORY

On **December 21, 1948**, the property was annexed into the City of Mesa (Ord.#228). No significant activity has occurred on the property since 1982.

PROJECT DESCRIPTION

Background:

The subject rezoning request is to allow for future development of single residence dwelling units on the property. The site is currently vacant. The applicant has submitted a land split application with the City to create two lots which will allow a single residence on each lot.

General Plan Character Area Designation and Goals:

The property is located in the Neighborhood character area designation of the General Plan. Per Chapter 7 of the General Plan, the primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request is also consistent with the General Plan character designation of Neighborhood.

Zoning District Designations:

The subject property is currently zoned Multiple Residence (RM-4). Per Section 11-5-2 of the City of Mesa Zoning Ordinance (MZO), the proposed use of the property for a single residence is permitted in the proposed single residence (RS-6) zoning district.

Site Plan and General Site Development Standards:

The subject rezoning request does not include approval of a site plan. Site Plan Review by the Planning and Zoning Board is not required for individual, detached single residence development.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest RS-6 Single Residence	North RM-3 Multiple Residence	Northeast RM-3 Multiple Residence
West RM-4 Commercial	Subject Property RM-4 Vacant	East LC Commercial
Southwest RM-4 Commercial	South RM-4 Commercial	Southeast LC Commercial

Compatibility with Surrounding Land Uses:

The property to the north and northwest of the site is zoned Multiple Residence 3 (RM-3) and RS-6 with residential uses. The properties to the west and south are developed as offices and zoned RM-4. The property to the east is zoned limited commercial (LC) and is currently used as medical offices. The proposed development will not be out of character with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a citizen participation process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. The applicant also held a neighborhood meeting on May 1, 2019. According to the applicant, no citizens attended the meeting. As of writing this report, neither the applicant or staff has received comments/concerns from those notified or surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the June 12, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session on June 12, 2019.

Staff Recommendations:

The subject request is consistent with the General Plan and is compatible with the surrounding land uses: therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with all City development codes and regulations.