



City Council

ZON25-00265

Mary Kopaskie-Brown, Planning Director

August 18, 2025
1



Request

- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage





- Located north of Broadway Road
- West side of 90th Street

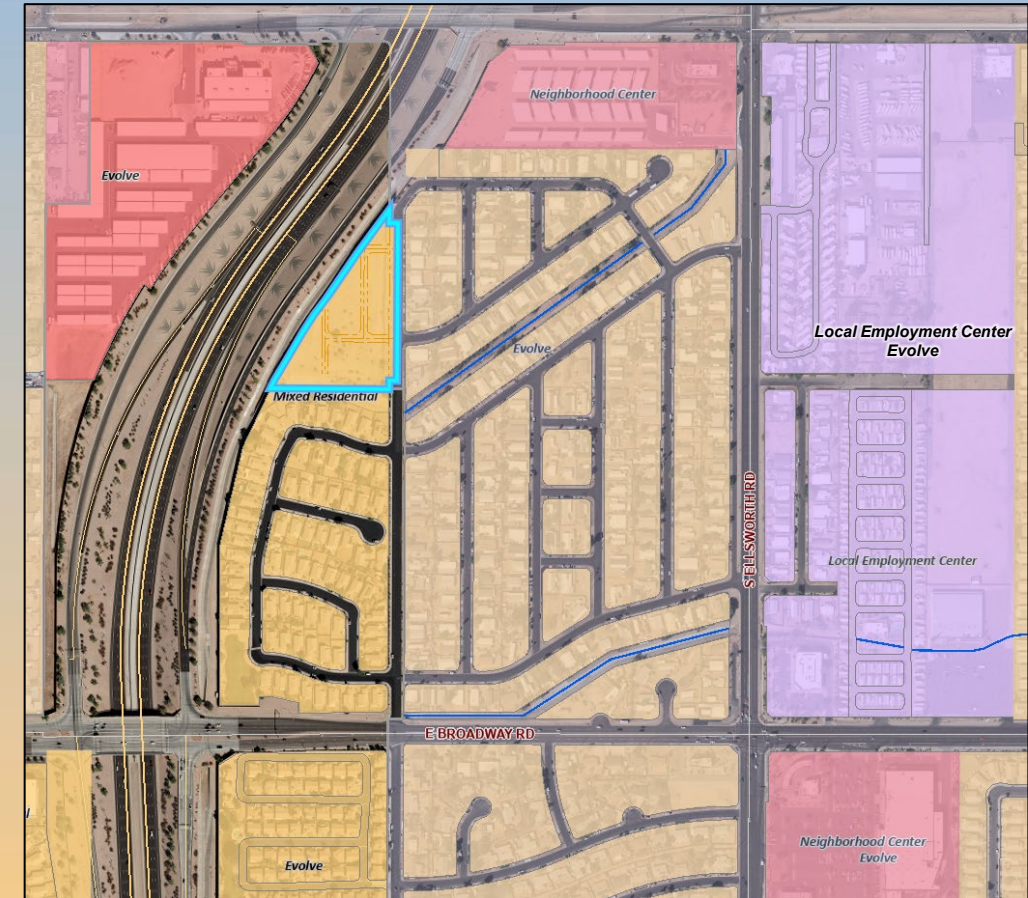




General Plan

Mixed Residential- Evolve

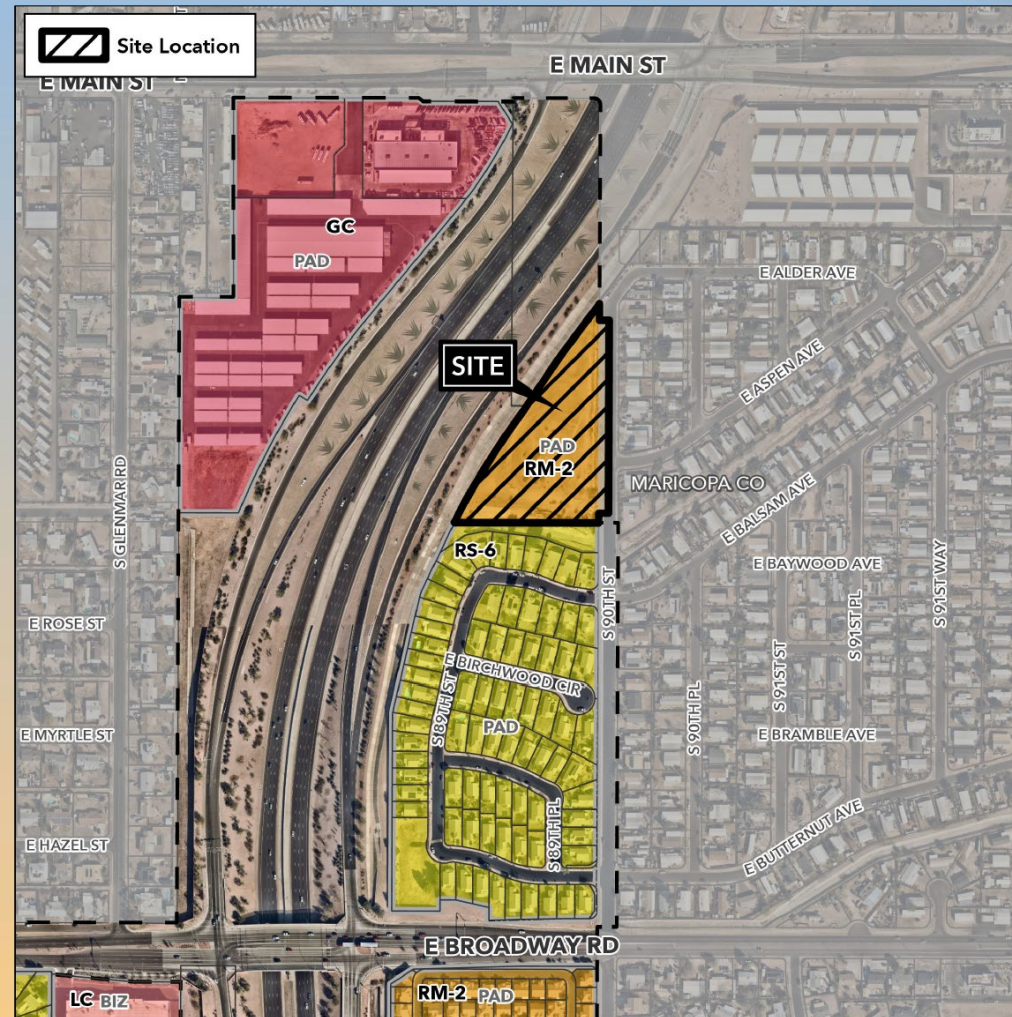
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning

- Current: RM-2-PAD
- Proposed: RM-2-PAD





Site Photo

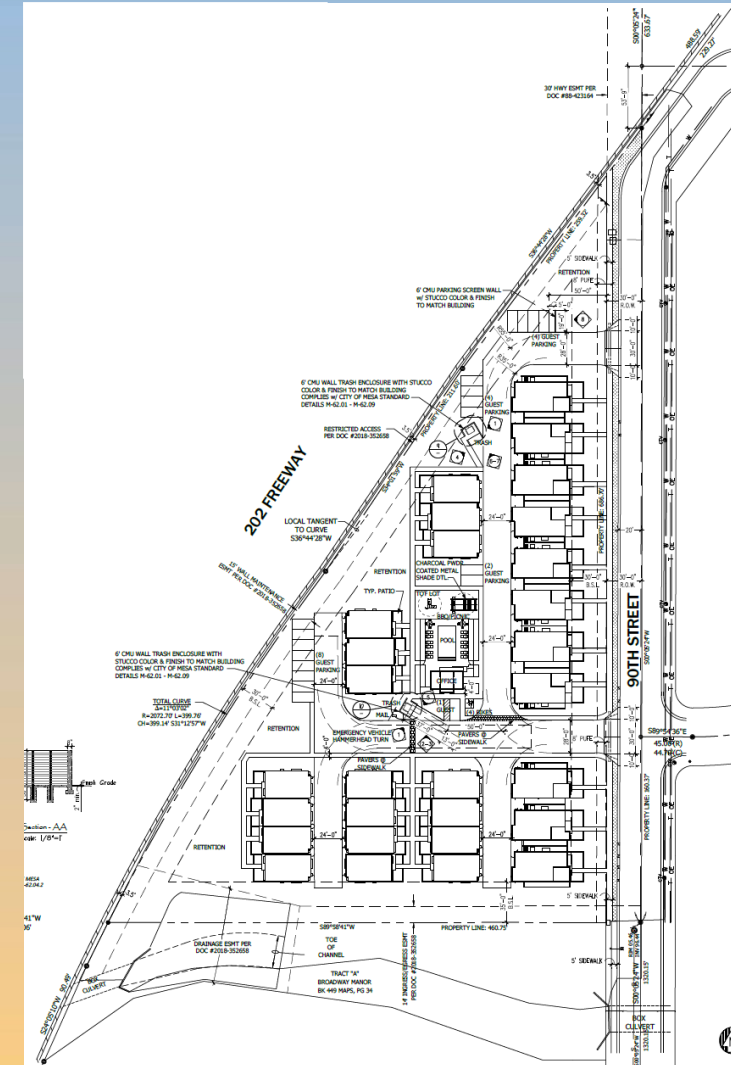


Looking west from 90th Street



Site Plan

- No changes proposed from the Site Plan approved with Case No. ZON23-00140







Planned Area Development– Existing

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet



Planned Area Development – New

Development Standard

Minimum Dimensions for Residential
Enclosed Garages – MZO Section 11-
32-4(F)(2)

-Double Car Garage

MZO Required

20 Feet wide and 22 Feet Long

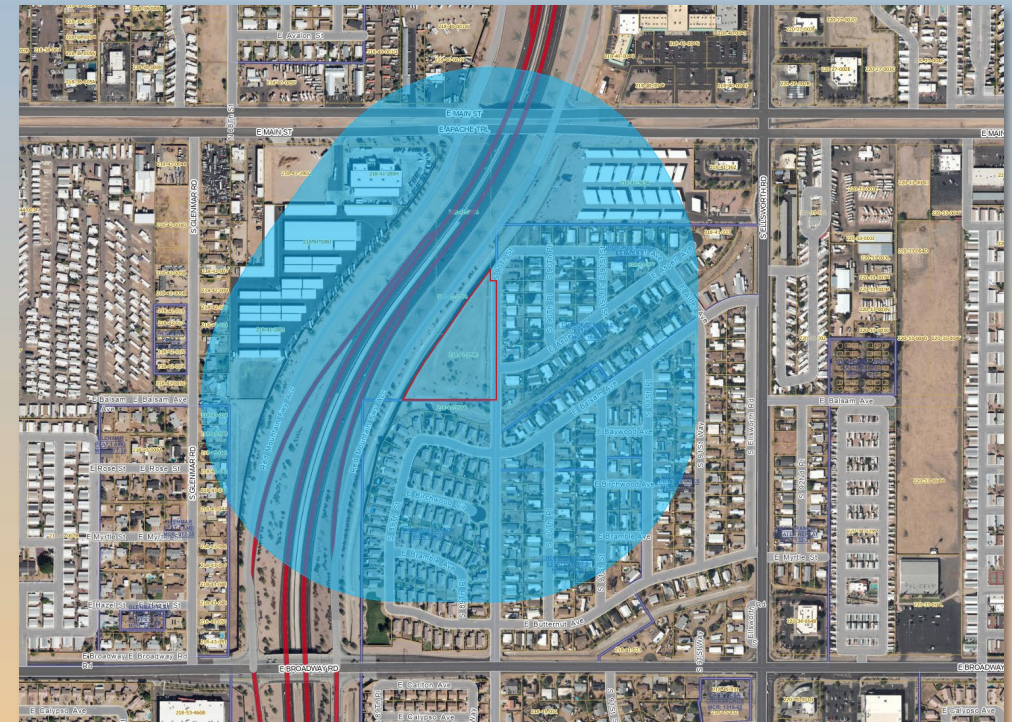
PAD Proposed

19 feet 11 inches wide by 20 feet Long



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





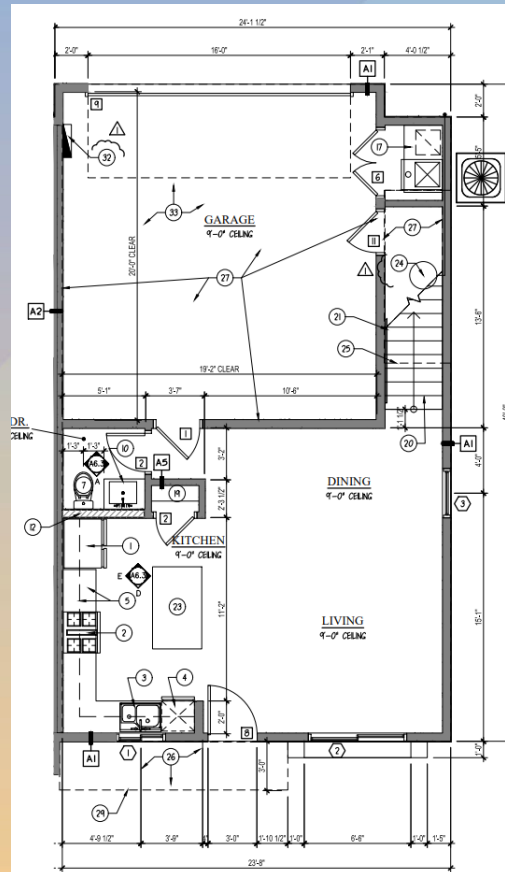
Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

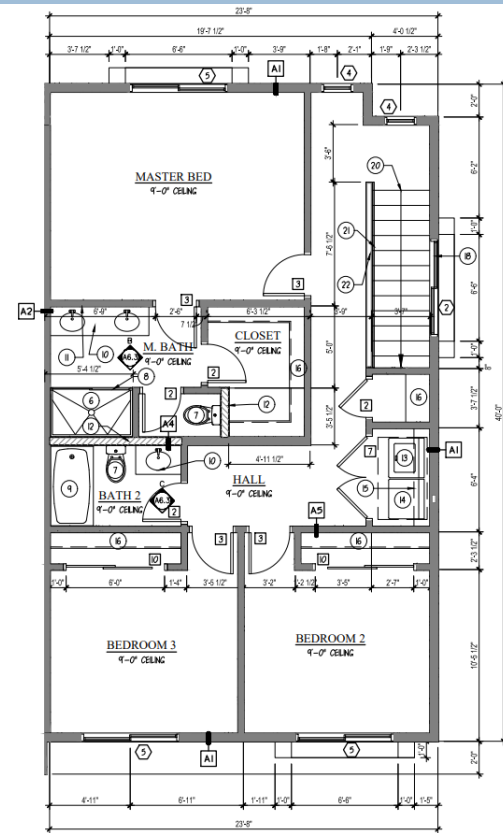
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



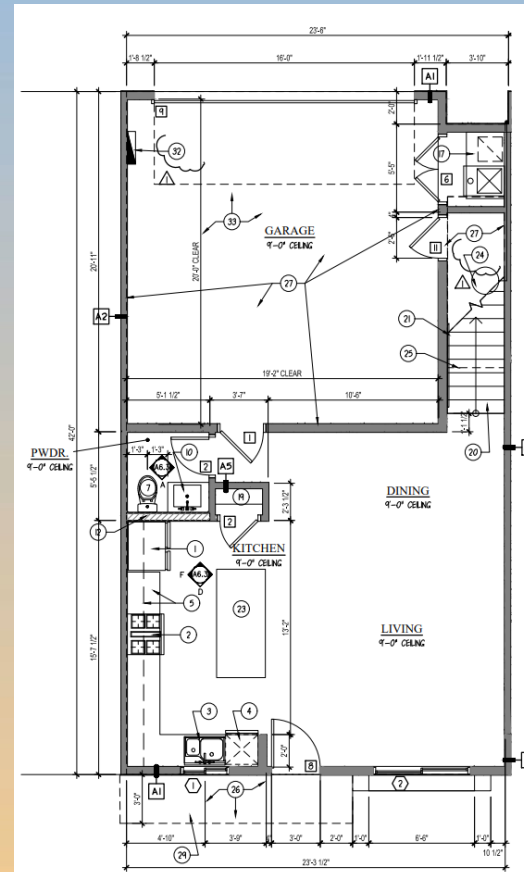
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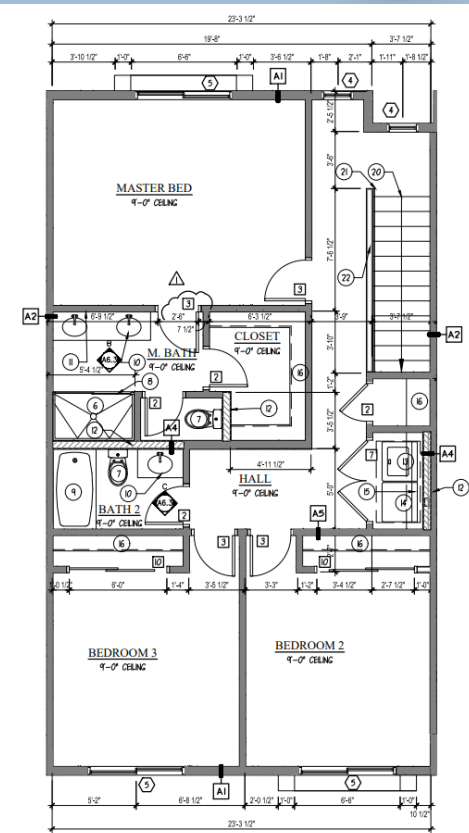
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2

