



# PLANNING & ZONING BOARD

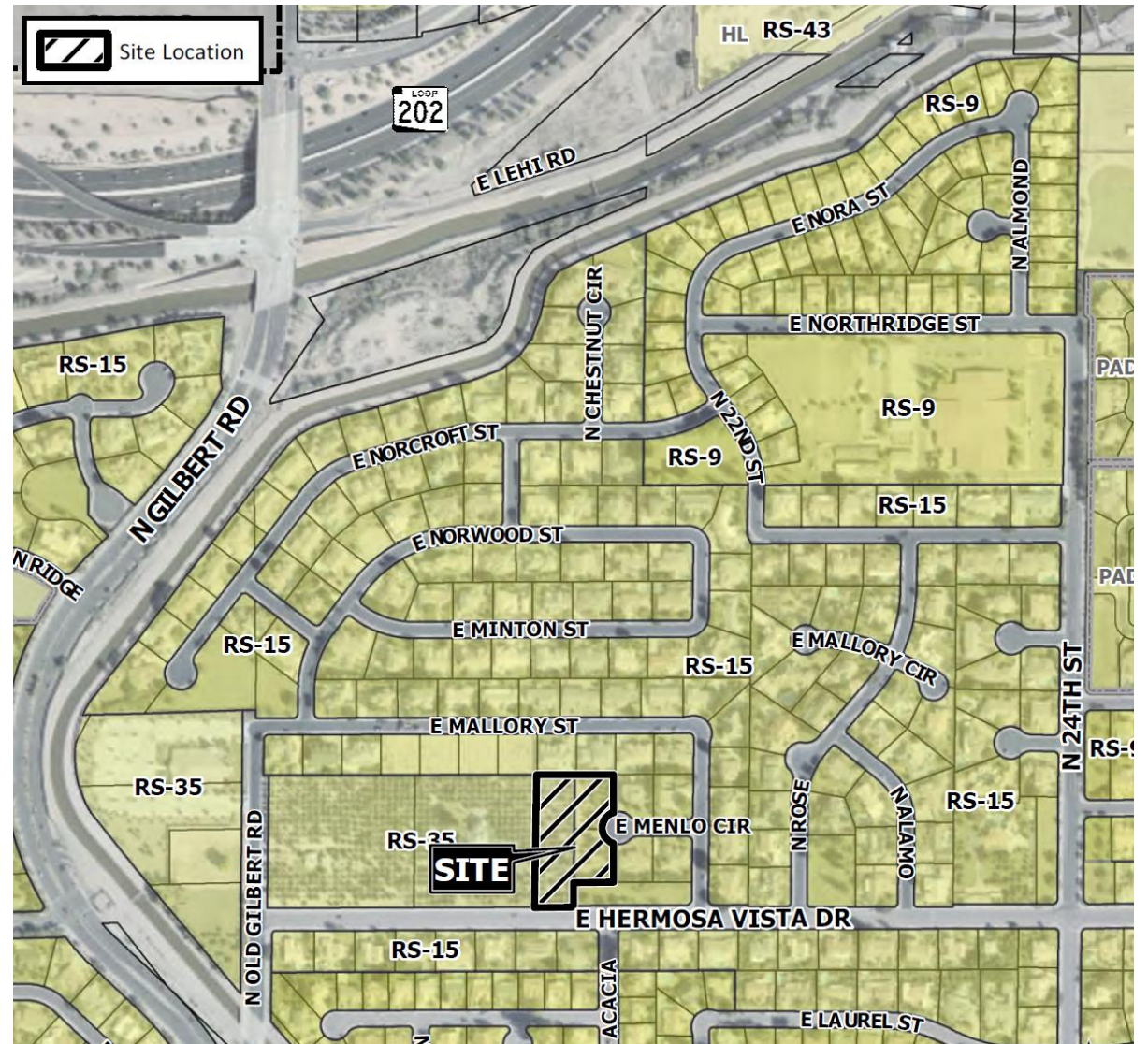
February 24, 2021



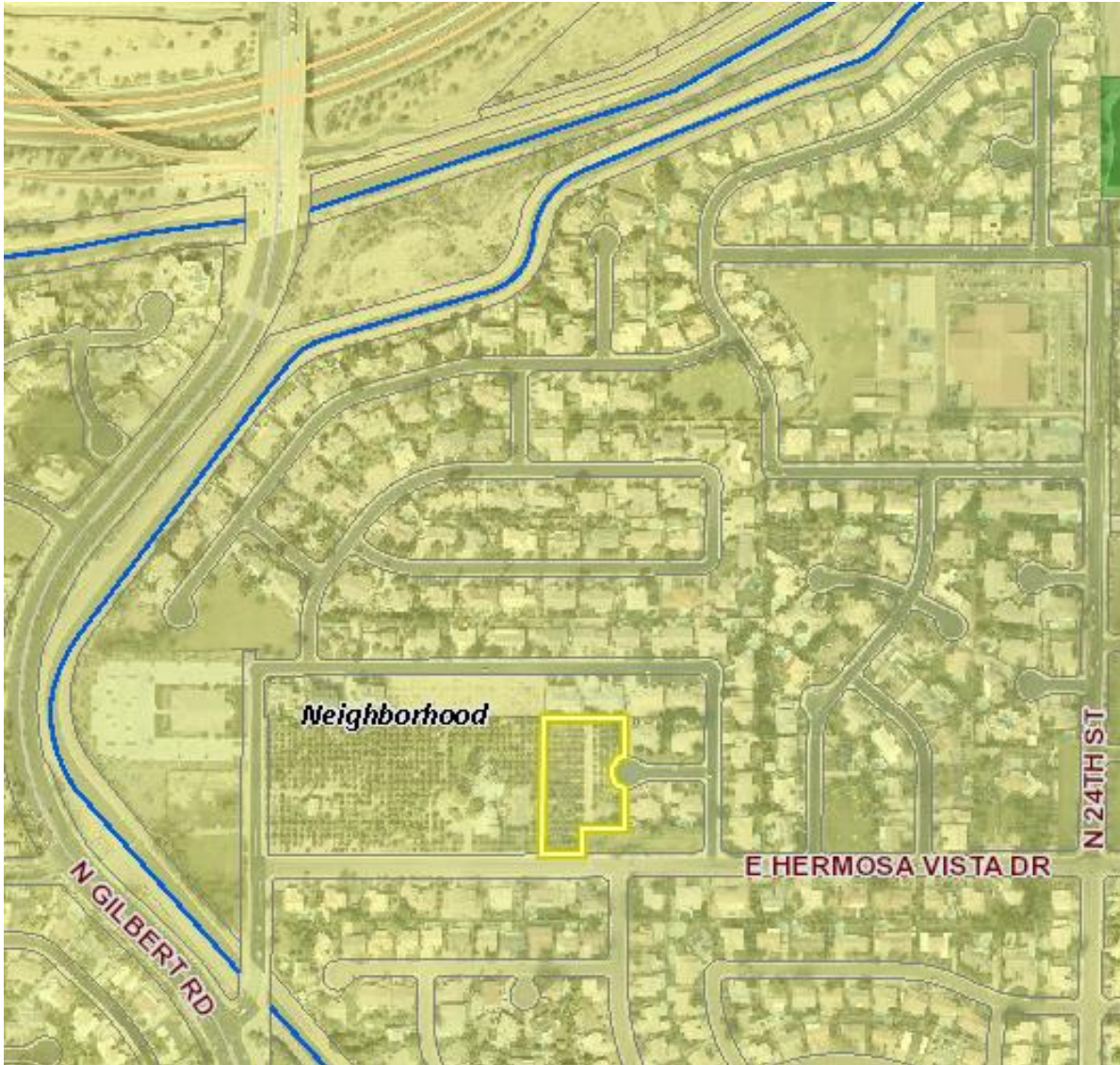
**ZON20-00841**

# Location

- South of the 202 Red Mountain Freeway
- East of Gilbert Road
- North side of Hermosa Vista Drive







## General Plan

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### Neighborhood Suburban

- Safe places to live
- Primarily single residence
- Supportive uses include schools, parks, etc.

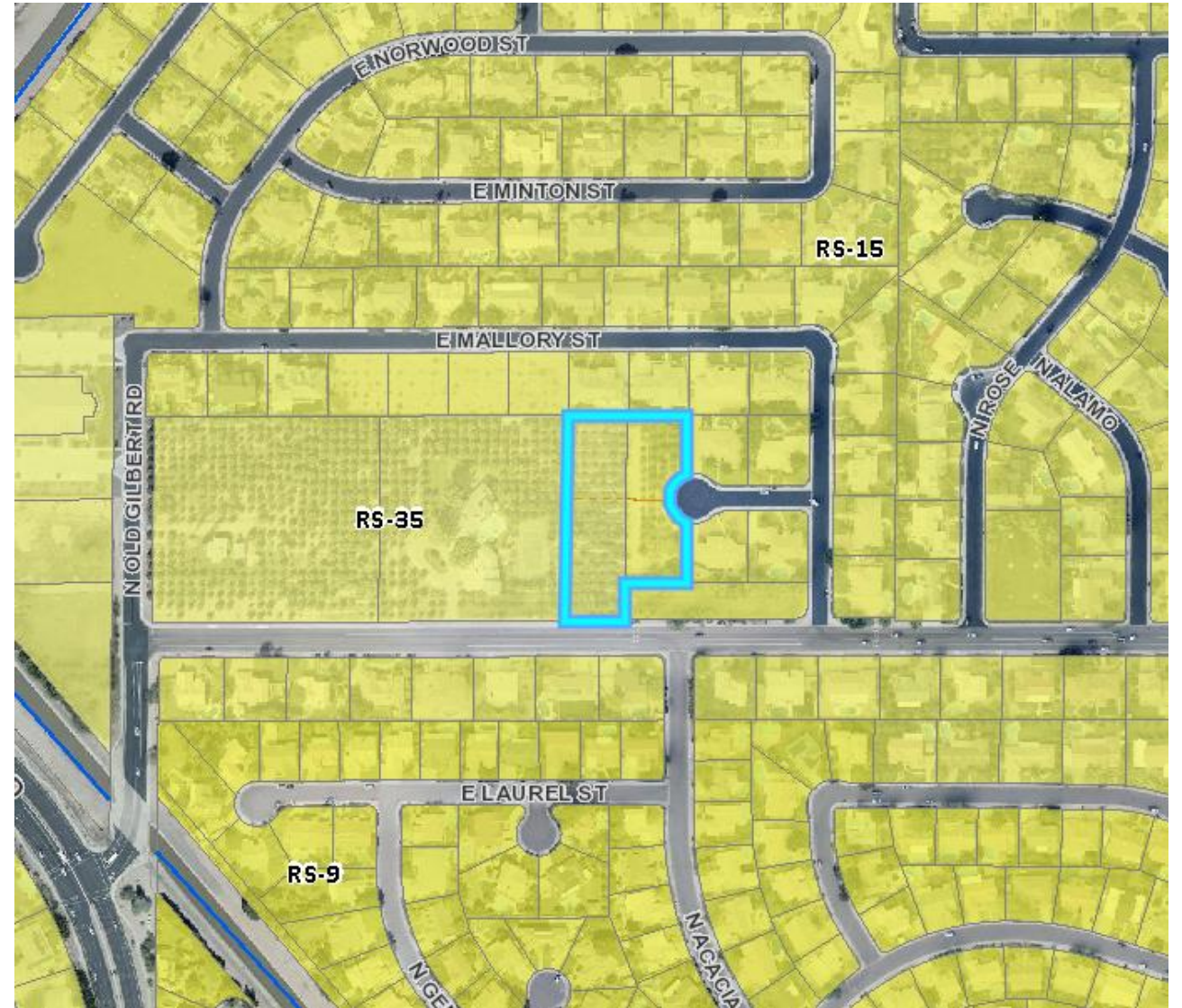


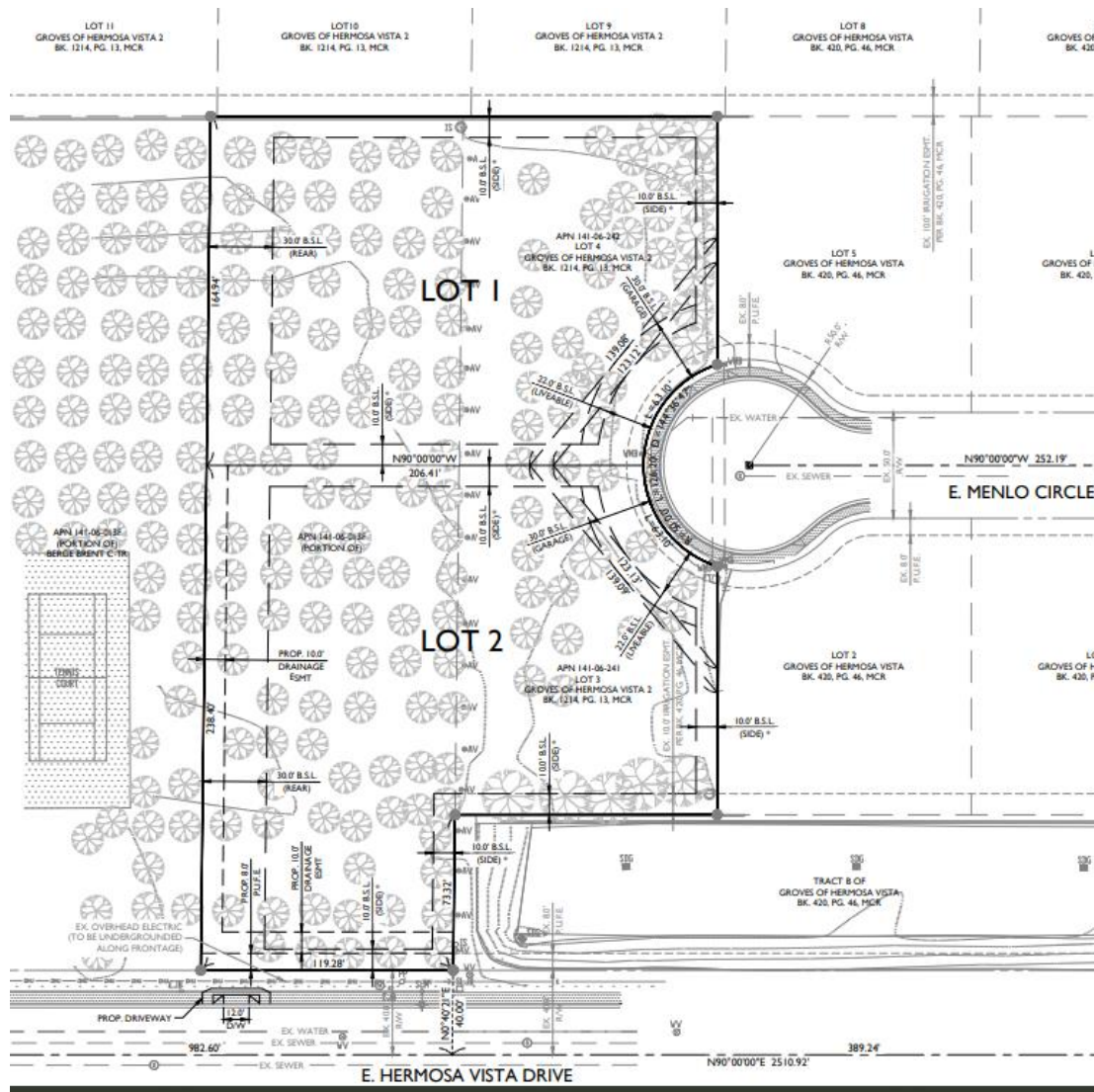
# Zoning

## Single Residential 15

(RS-15)

- Provide areas for detached single residence housing





# Request

- Rezone 1.1+ acres from RS-35 to RS-15
- Replat Lots 3-4 of The Groves at Hermosa Vista II to become the plat for Menlo Circle

# Purpose

- Create two larger lots



# Site Photos



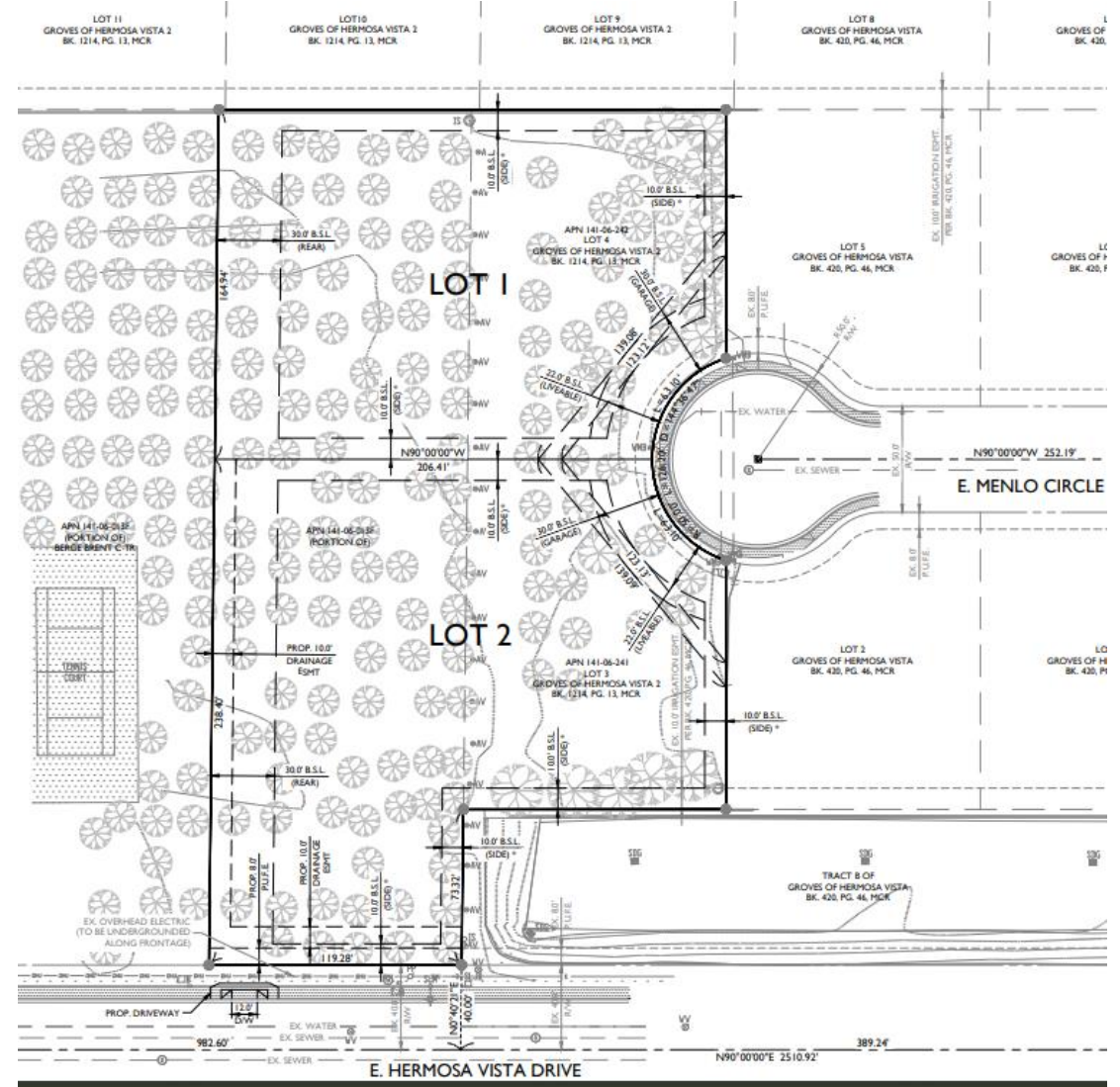
Looking northwest towards the site  
from Hermosa Vista Drive



Looking west towards the site

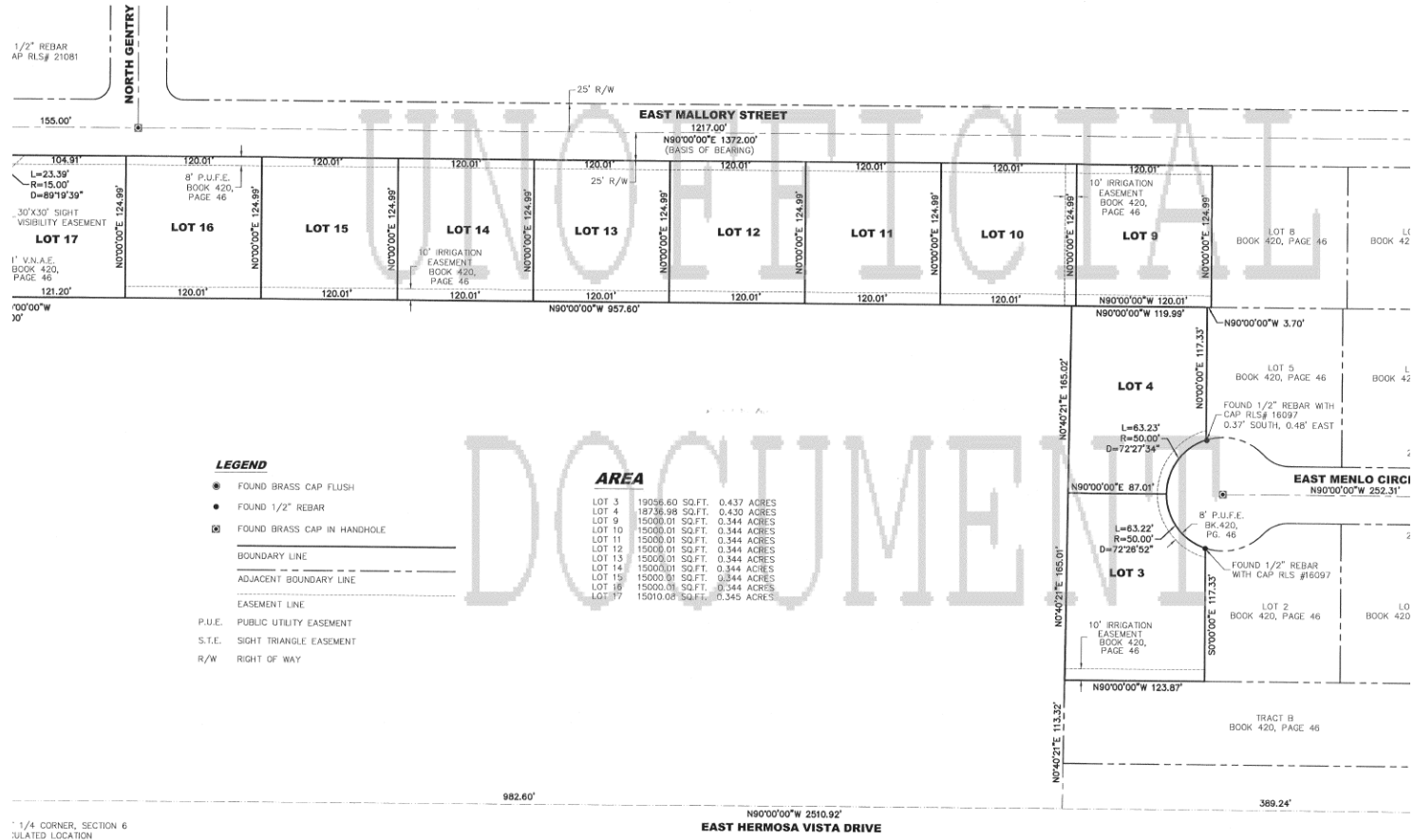
# Site Plan

- RS-15 zoning district
- Lots 3 & 4 expand to west and become Lots 1 & 2 of Menlo Circle





# Existing plat for The Groves of Hermosa Vista II



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets review criteria for a preliminary plat outlined in the Mesa Subdivision Regulations

## Staff Recommendation

Approval with Conditions



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