



# City Council ZON25-00635

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Evan Balmer, Assistant Planning Director

May 18, 2026  
1



# Request

- Rezone from AG to RS-15-PAD
- To allow for a 47-lot single-family residential subdivision



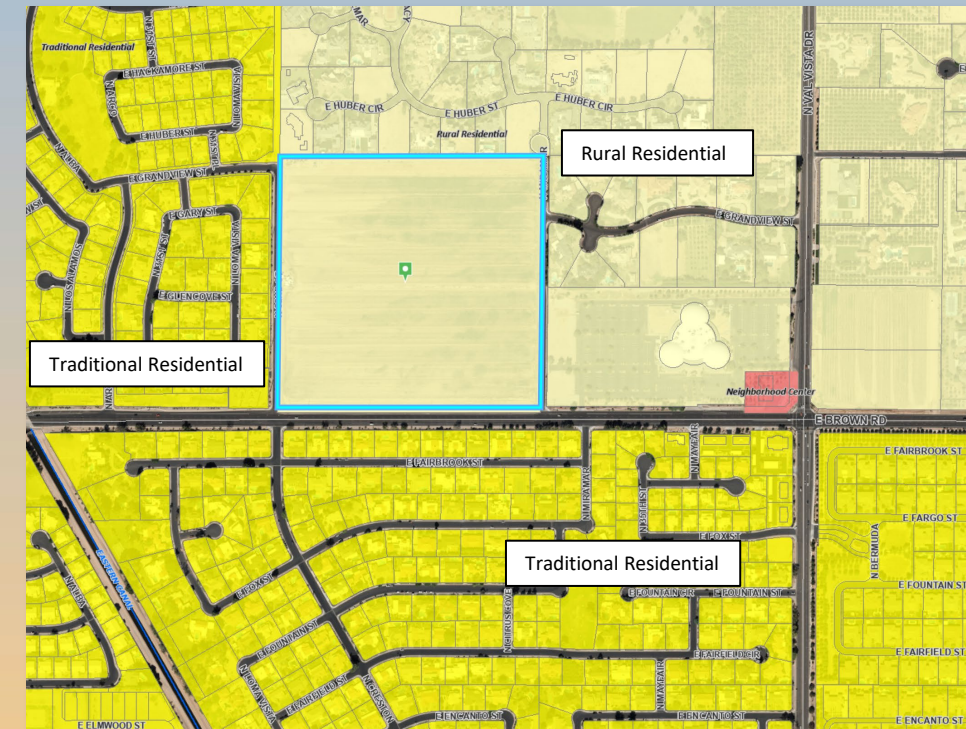




# General Plan

## Rural Residential - Sustain

- Single-Family Residential is a Principal land use
- Characterized by large lot, single-family residential developments and agricultural uses
- Supported Zoning Districts – AG, RS-90, RS-43, RS-35, LR, and PS

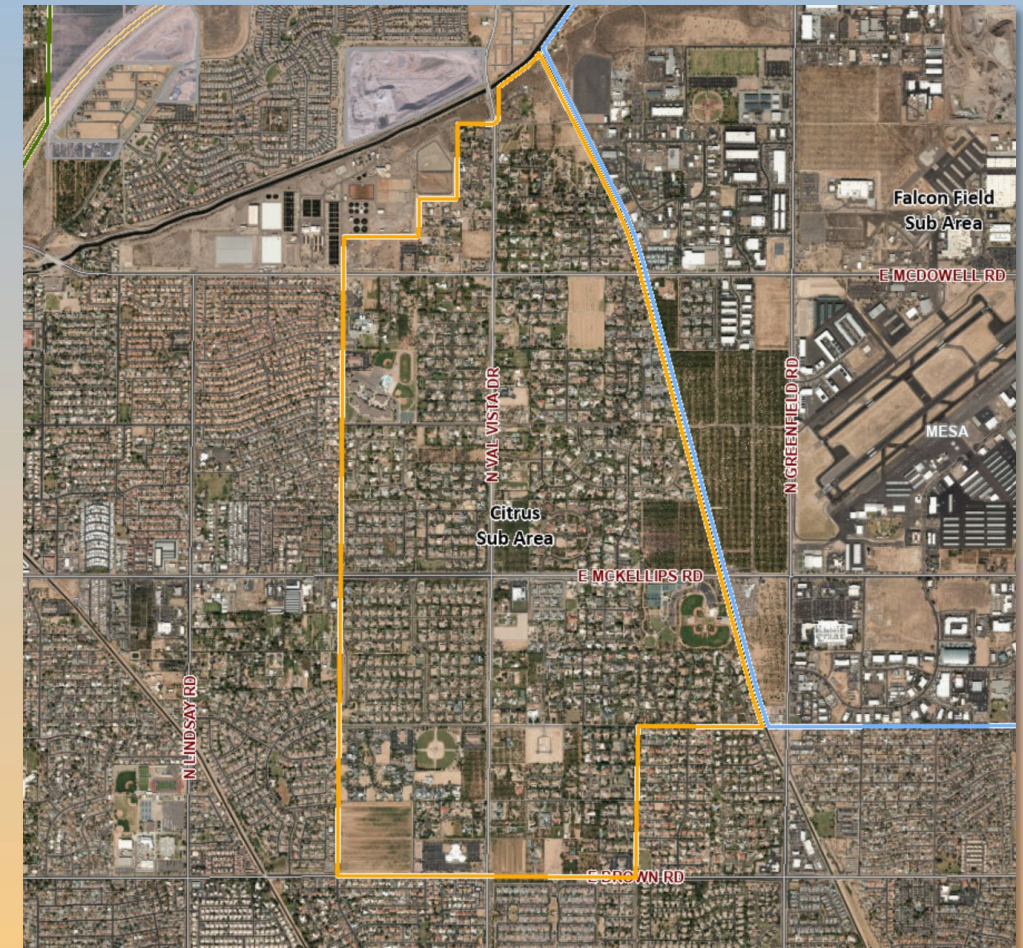




# Sub-Area

## Citrus Sub-Area Plan

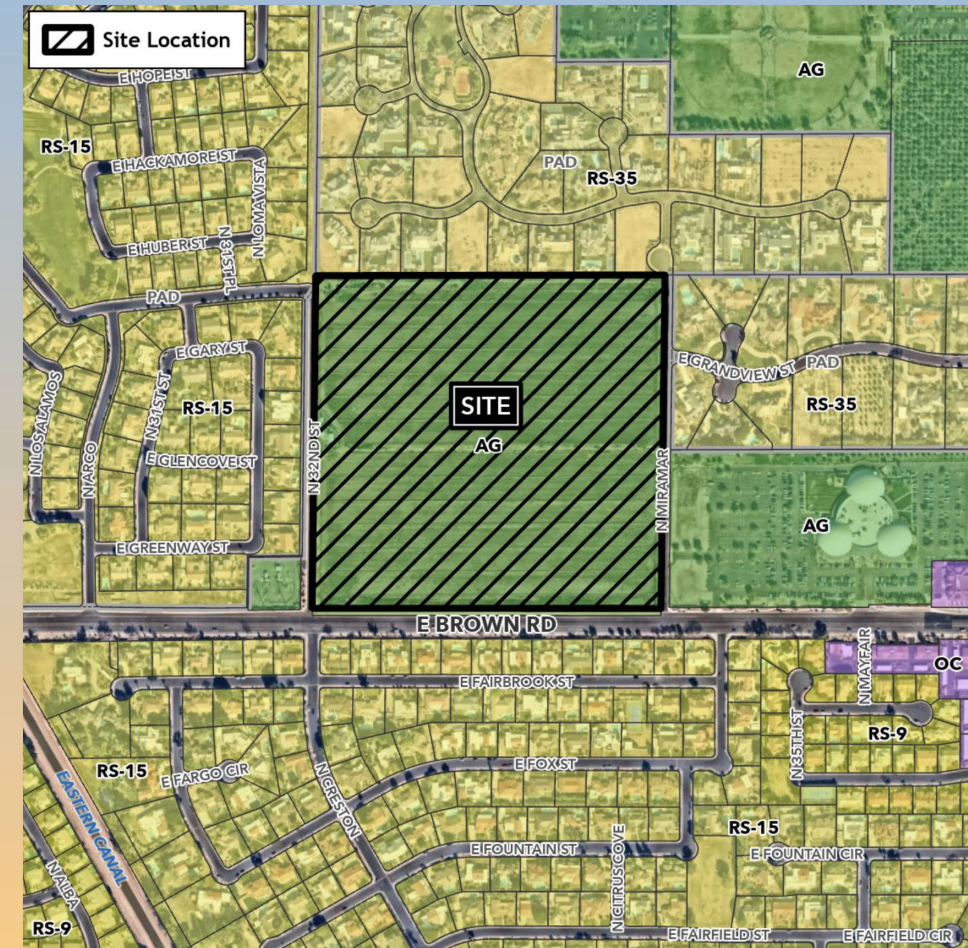
- Adopted as a resolution by City Council in 2003
- Intent for the area is to continue development as single residence districts zoned RS-35
- Low-density, large-lot housing
- Condition 1 is related to compliance with the RS-35 density, 1.24 du/ac





# Zoning

- Agricultural (AG)
- Proposed: Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD)





# Site Photos



Looking northeast from the corner of Brown Rd and 32<sup>nd</sup> St



# Proposed Lot Layout

- 47 lots proposed
- Typical lots – 22,500 sq. ft.
- Northern lots – 25,000 sq. ft. ( \* )
- Proposed Density – 1.27 du/ac
- Full access off Brown Rd and secondary egress-only on 32<sup>nd</sup> St





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Coverage</u> –	40%	50%
<u>Maximum Height</u> – MZO Table 11-5-3.A.1 (added by P&Z Board)	30 feet	Restrict lots 40-47 to be single story for the primary unit
<u>Fences and Freestanding Walls</u> – Within or along the required side or rear yards	6'	7'
<u>Fences and Freestanding Walls</u> – Maximum length of continuous, unbroken and uninterrupted fence or wall	Articulation shall be provided every 40' through the use of columns, landscaping pockets, and/or change to different materials	Articulation shall be provided every 40' through a variation in wall type, wall, height, and wall projections including trellises



# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Detached Accessory Buildings or Structures</u> – Structures over 15’ shall not be located within any rear setback</p>	<p>Rear Setback – 30’</p>	<p><b>Lots not adjacent to Brown Rd – 15’ rear setback</b></p> <p><b>Lots adjacent to Brown Rd – 30’ rear setback</b></p>
<p><u>Minimum Dimension for Residential Enclosed Garages</u> – Double-car garage</p>	<p>At least 20’ wide and 22’ long</p>	<p><b>At least 20’ wide and 21’ long</b></p>



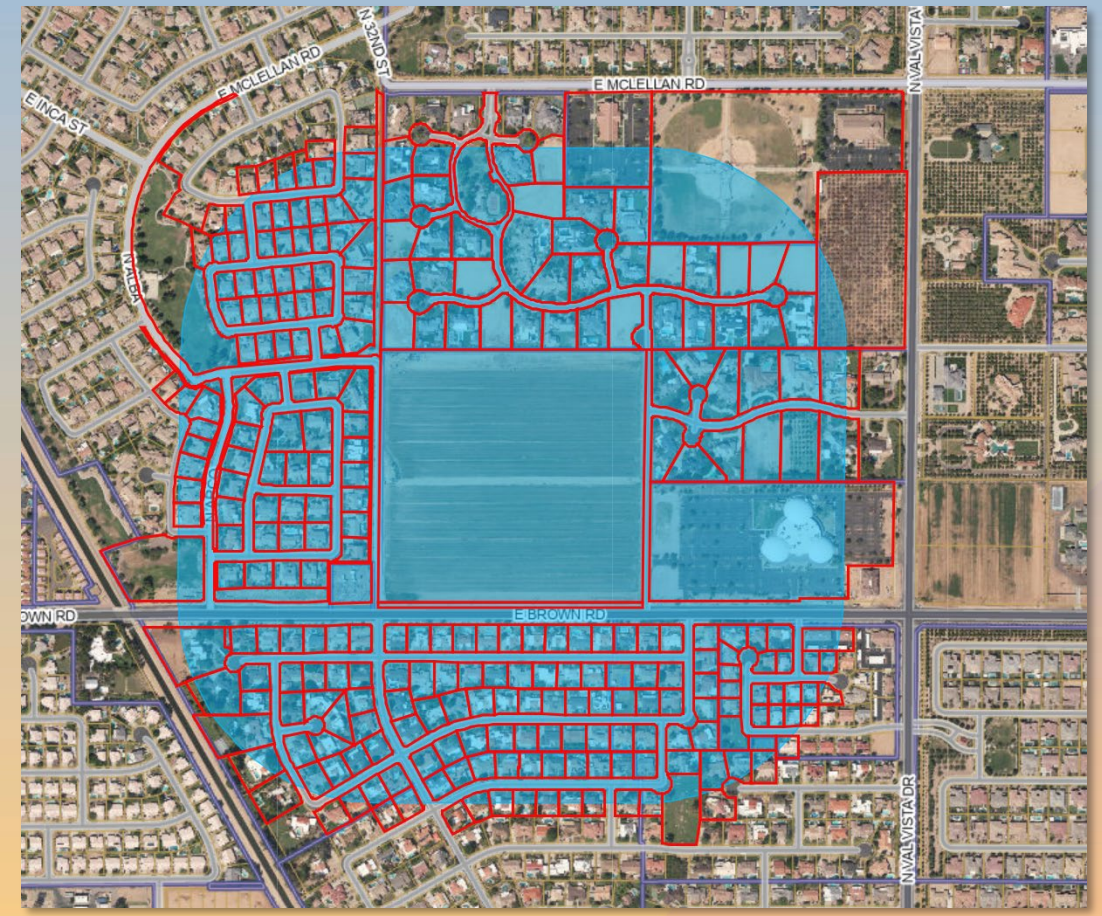
# Planned Area Development

- Exceeding RS-15 standards in minimum lot area, lot width, lot depth, lot depth abutting an arterial street, interior side yard setbacks, and street side yard setbacks
- Greater amounts of landscaping than specified by the Citrus Sub-Area
- A pedestrian trail connecting the entry to the amenity space and pocket park with enhance stamped crosswalks
- Enhanced entry with water feature monument and landscaping
- Providing trellises along street frontages in combination with enhanced perimeter walls



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-Person Neighborhood Meeting: October 16, 2025 – 6 residents attended
- 1 blue card in support, no correspondence received by staff



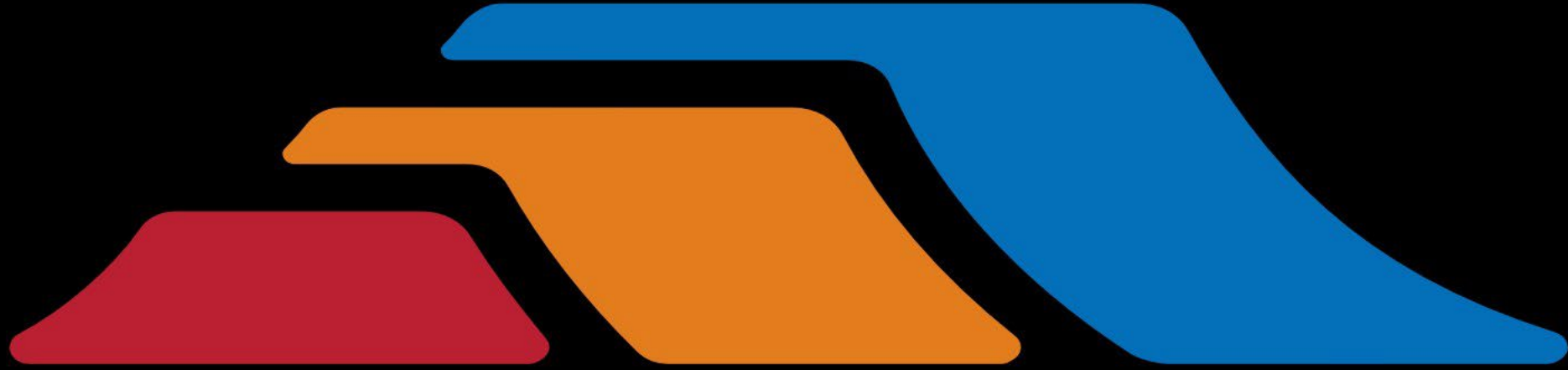


# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 22 for a Planned Area Development Overlay  
***Staff recommends Approval with Conditions***

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


- ***Modification of the PAD table to restrict primary structures on lots 40 through 47 to a single story in height. Staff has added this as a condition of approval to their recommendation.***
- ***Removal of the Staff recommended Condition of Approval No.1 – a maximum density of 1.24 dwelling units per acre - per the Citrus Subarea Plan - resulting in a 46-lot single residence development***



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# Preliminary Plat

- 47 lots proposed
- Typical lots – 22,500 sq. ft.
- Northern lots – 25,000 sq. ft. (  )
- Proposed Density – 1.27 du/ac
- Full access off Brown Rd and secondary egress-only on 32<sup>nd</sup> St





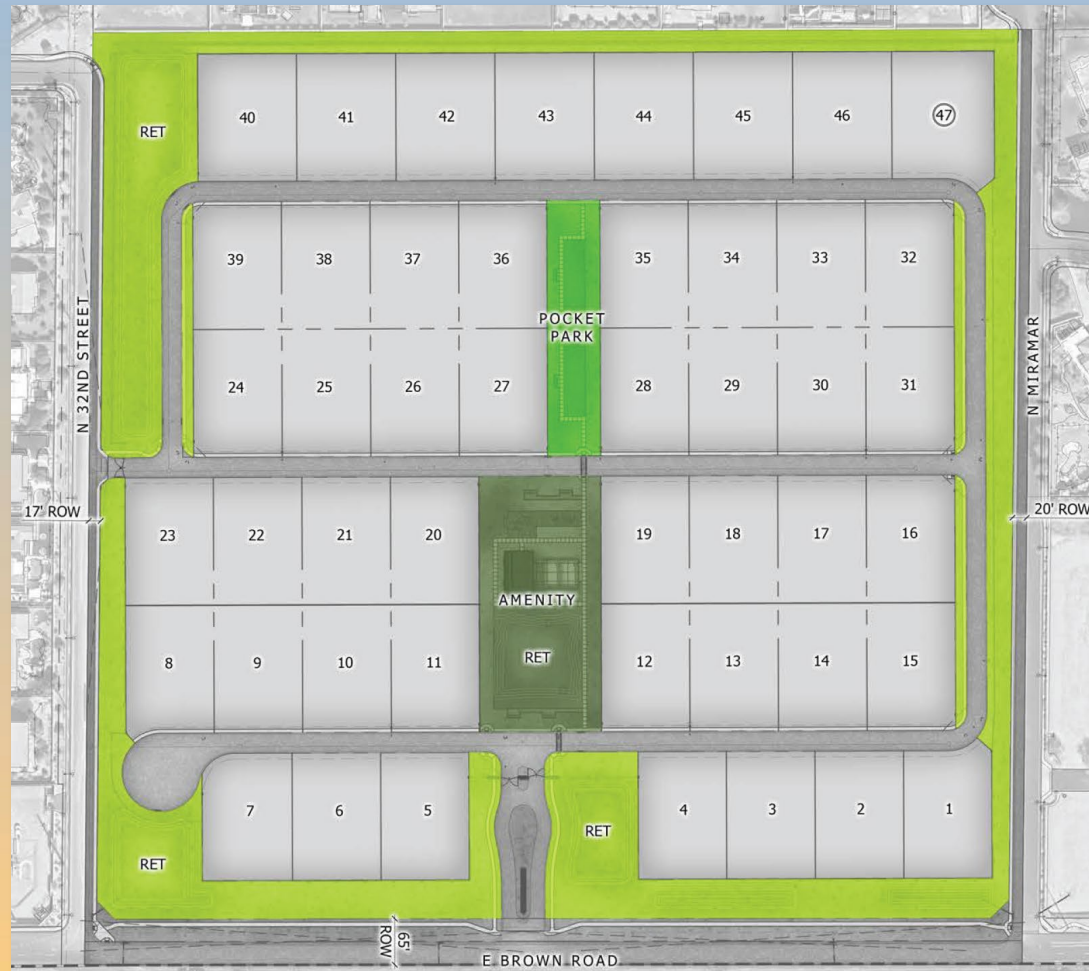
# Landscaping & Amenities

- Two rows of Red Pistache and two rows of citrus trees are provided along Brown Rd and rows of trees along 32<sup>nd</sup> and Miramar
- 1.42 ac amenity space, 0.61 ac pocket park, and 6.46 ac open space provided
- Each individual lot will have additional landscaping per the Citrus Sub-Area Plan





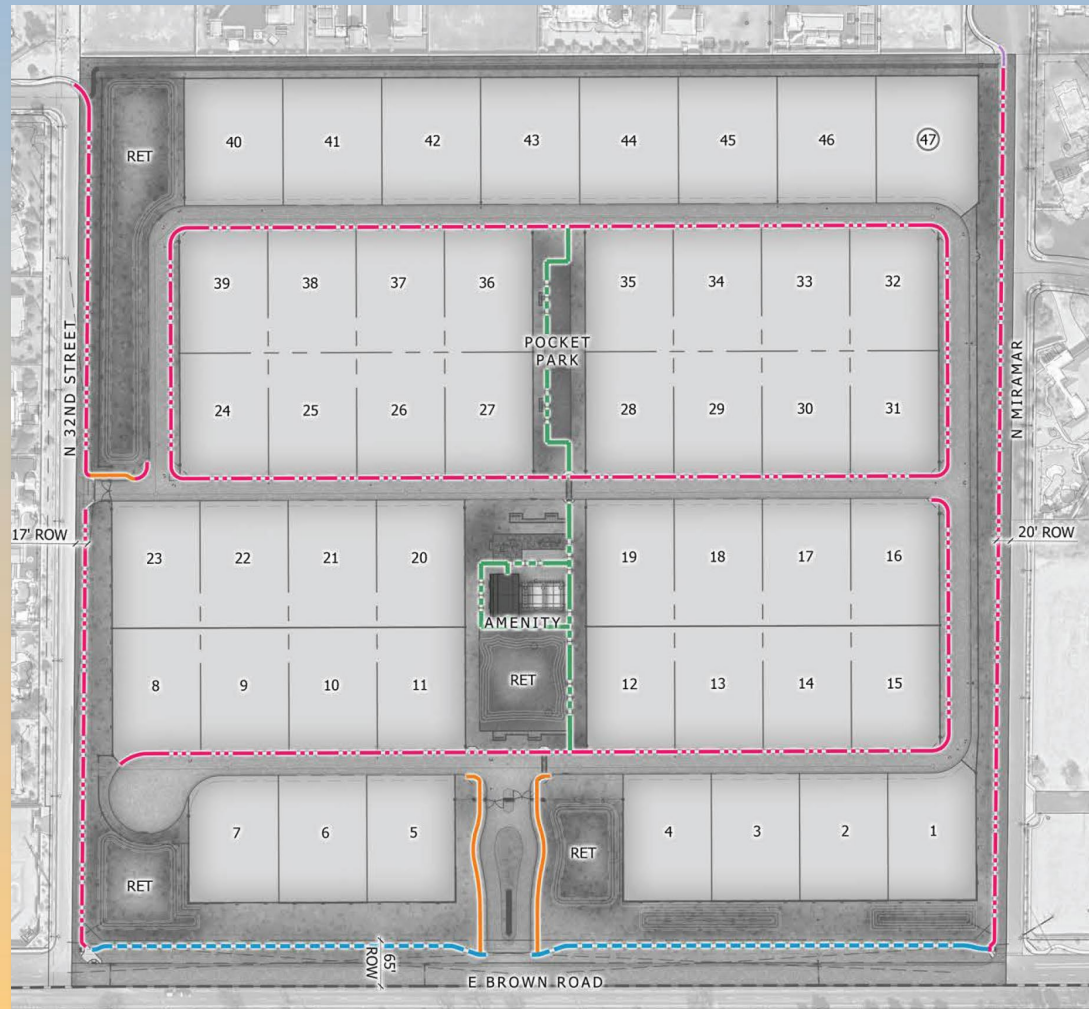
# Open Space Plan



OPEN SPACE DATA		
GROSS AREA	40.01 AC	
NET AREA	37.26 AC	
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
<b>TOTAL OPEN SPACE</b>	<b>8.49 AC</b>	<b>22.8%</b>



# Circulation Plan



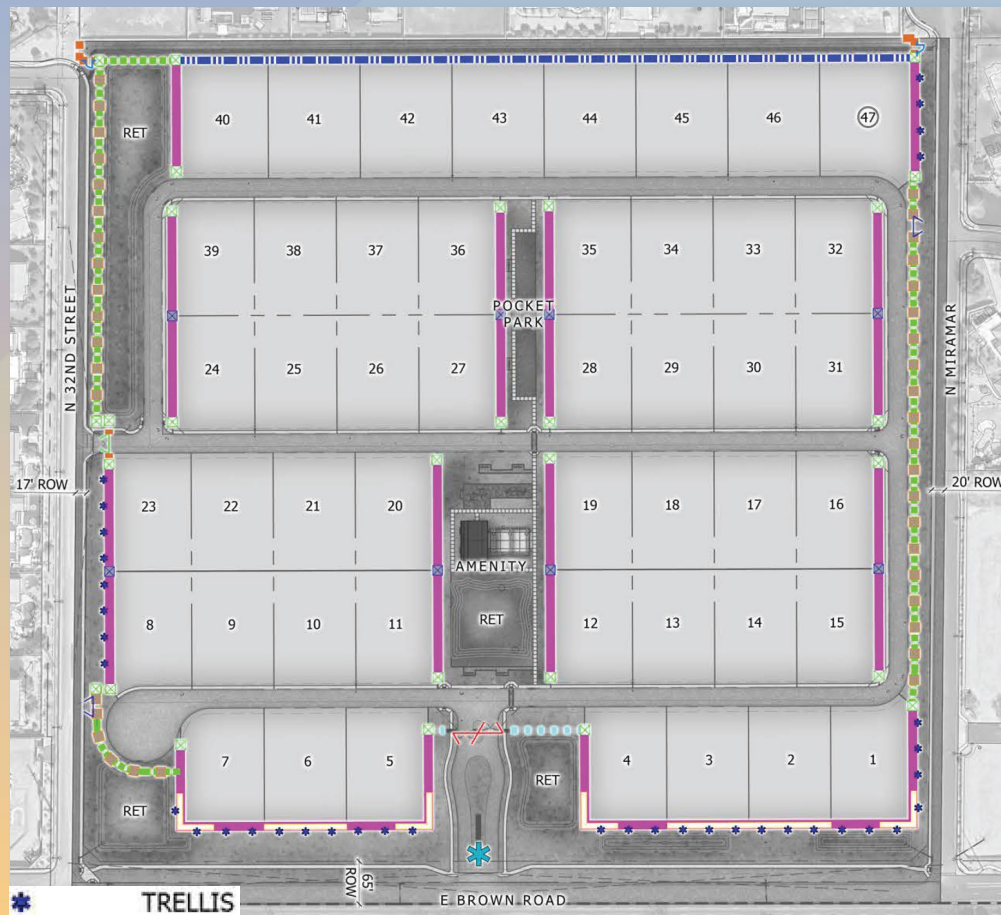
**LEGEND**

- - - 6'-0" DETACHED SIDEWALK
- - - 6'-0" CONCRETE TRAIL
- - - 5'-0" ATTACHED SIDEWALK
- - - 5'-0" DETACHED SIDEWALK
- - - 4'-0" ATTACHED SIDEWALK





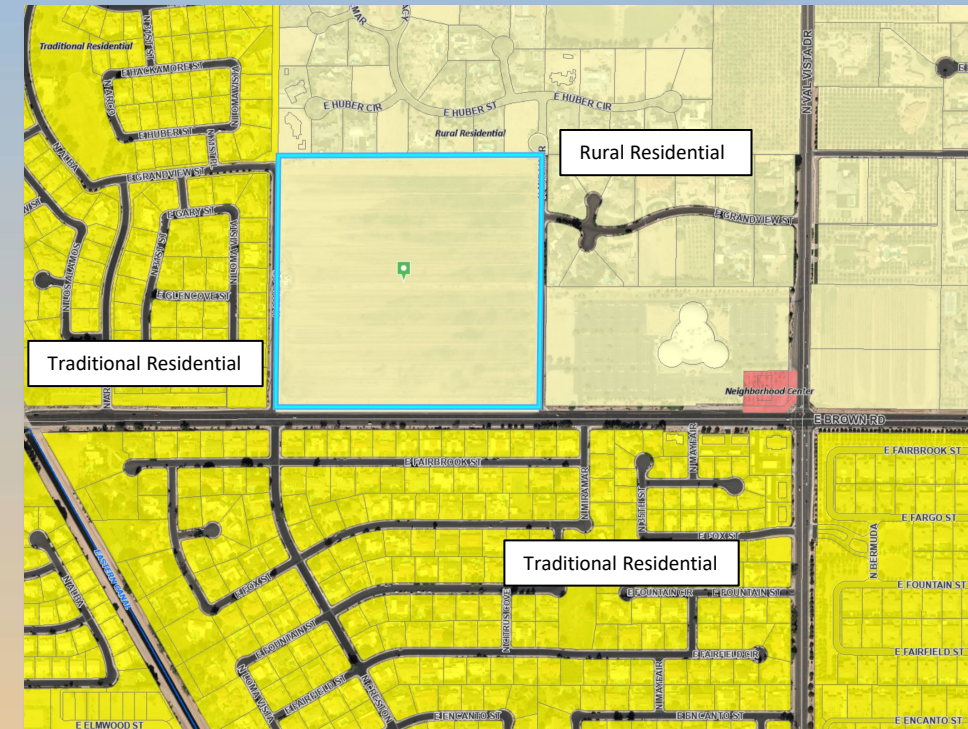
# Wall Plan



GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBMISSION PLAN OR SITE PLAN SUBMITTAL.



	Rural Residential	Traditional Residential
Zoning Districts	AG, RS-90, 43, 35, LR, PS	RS-43, 35, 15, 9, 7, 6, RSL-4.5, RM-2, OC, NC, LR, PS
Single-Family Density	1.3 du/ac	7.26 du/ac
Land Use	Large lot, single family residential and agricultural uses	Single-family homes on medium or large lots





	RS-15	Ascension	RS-35
Min Lot Area	15,000 SF	22,500 SF	35,000 SF
Min Lot Width	110'	125'	130'
Min Lot Depth	120'	180'	150'
Min Lot Depth Abutting Arterial St	150'	180'	150'
Interior Side Min Setback	7'	10'	10'
Street Side Setback	10'	15'	10'
Max Density in PAD	2.9	1.27	1.24