



# Planning & Zoning Board

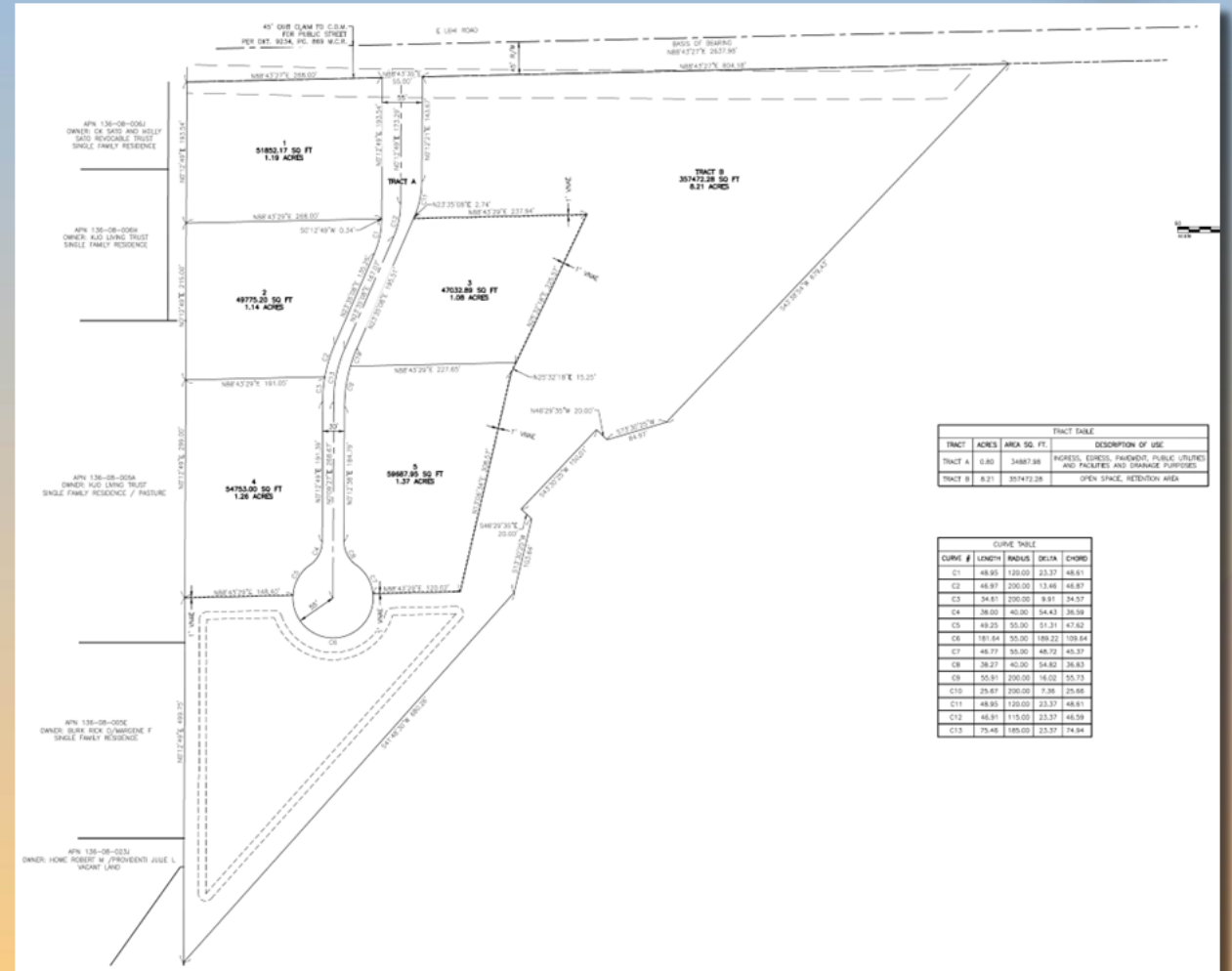


# ZON22-00835



# Request

- Rezone from RS-43 to RS-43-PAD
- Preliminary Plat
- To allow for a single residence subdivision





# Location

- South of East Lehi Road
- Southeast of East Lehi Road and North Stapley Drive

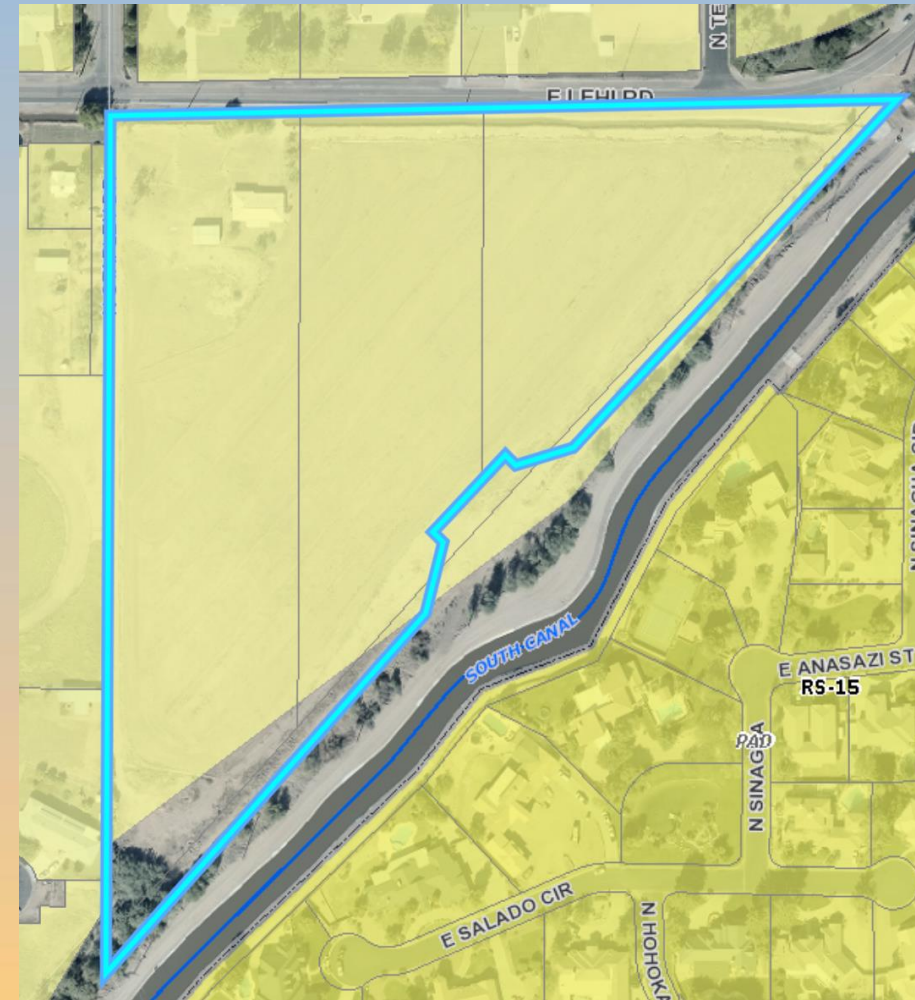




# General Plan

## Neighborhood

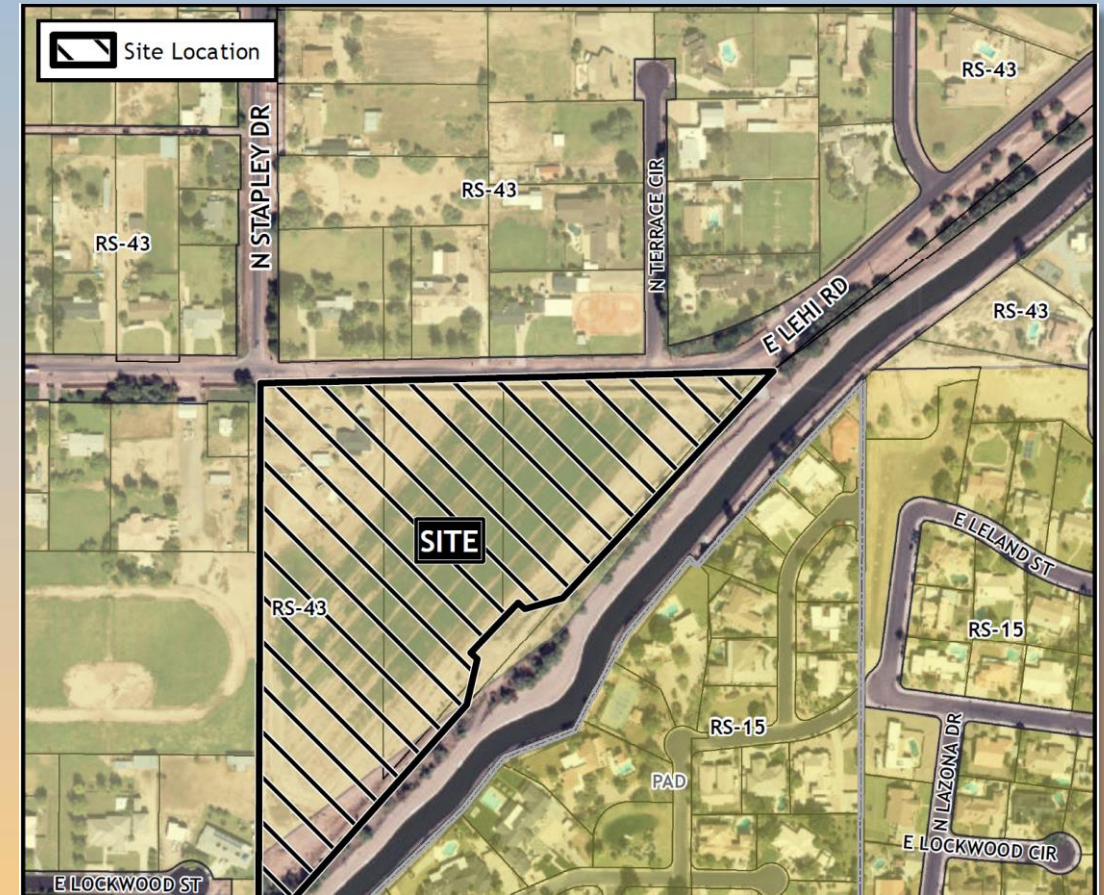
- Safe places for people to live and feel secure
- Enjoy surrounding community and associated non-residential uses





# Zoning

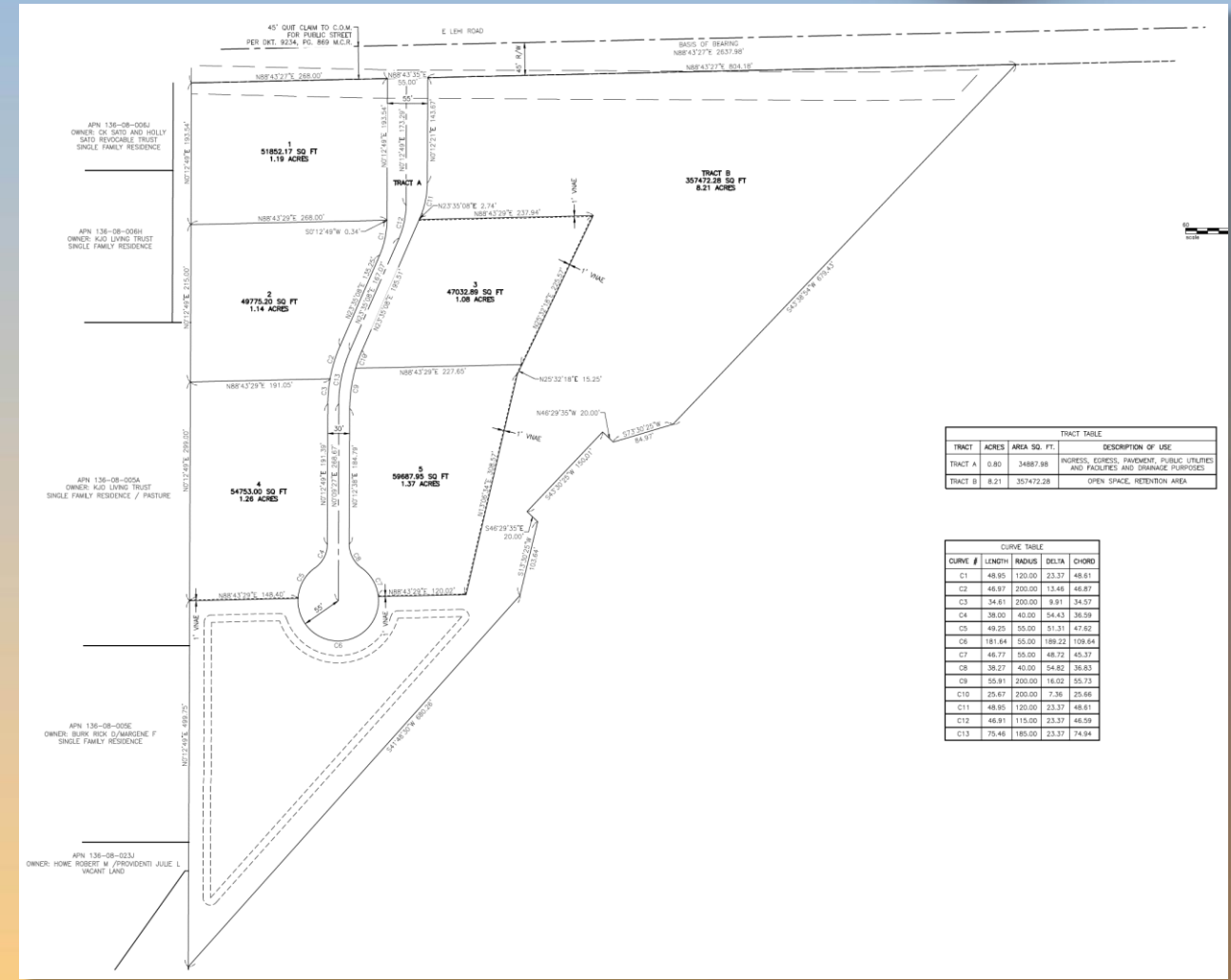
- Existing: Single Residence-43 (RS-43)
- Proposed: Single Residence-43 (RS-43-PAD)





# Site Plan

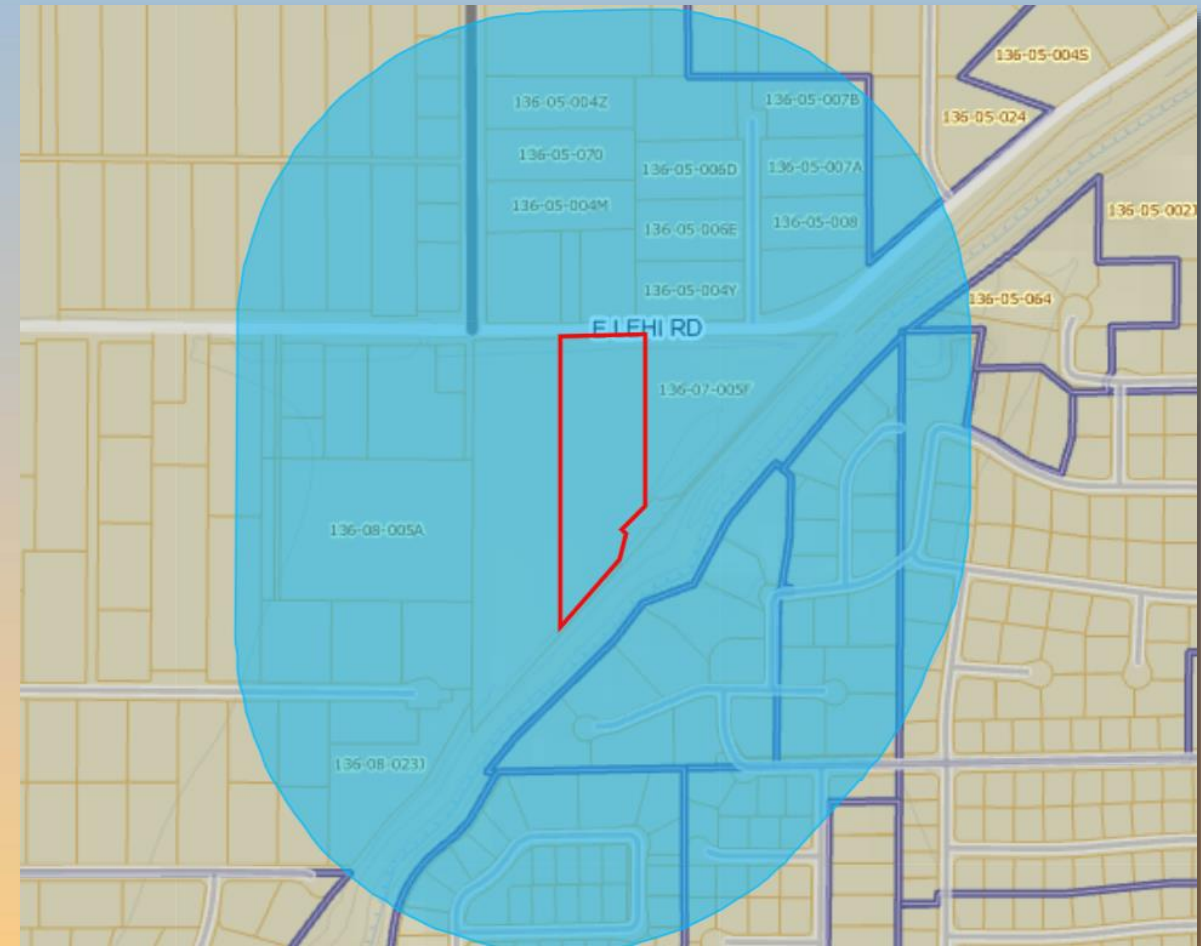
- Existing residence and farmland
- 5 single-residence lots
- Access from Lehi Road via a new private road





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff received one comment in support from a neighbor







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria of Section 11-22 for PAD
- ✓ Criteria of Section 9-6 for Preliminary Plat

*Staff recommend Approval with Conditions*



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