



City Council ZON23-00369

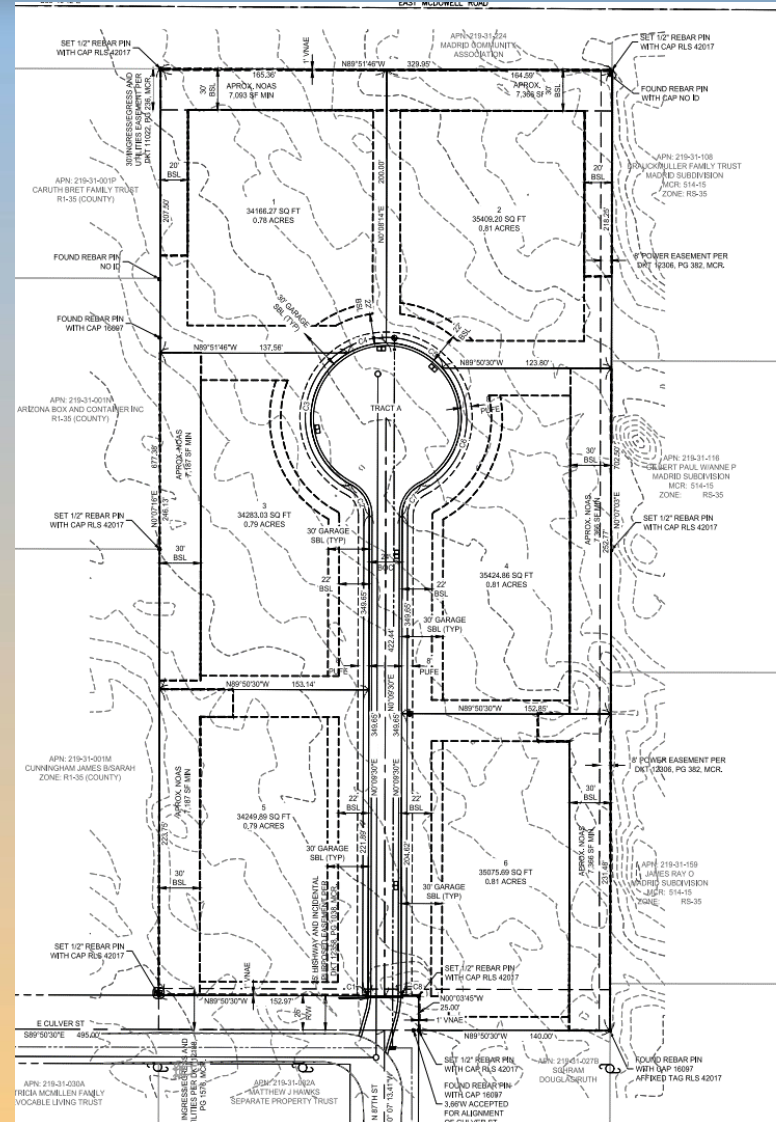
Mary Kopaskie-Brown, Planning Director

September 9, 2024
1



Request

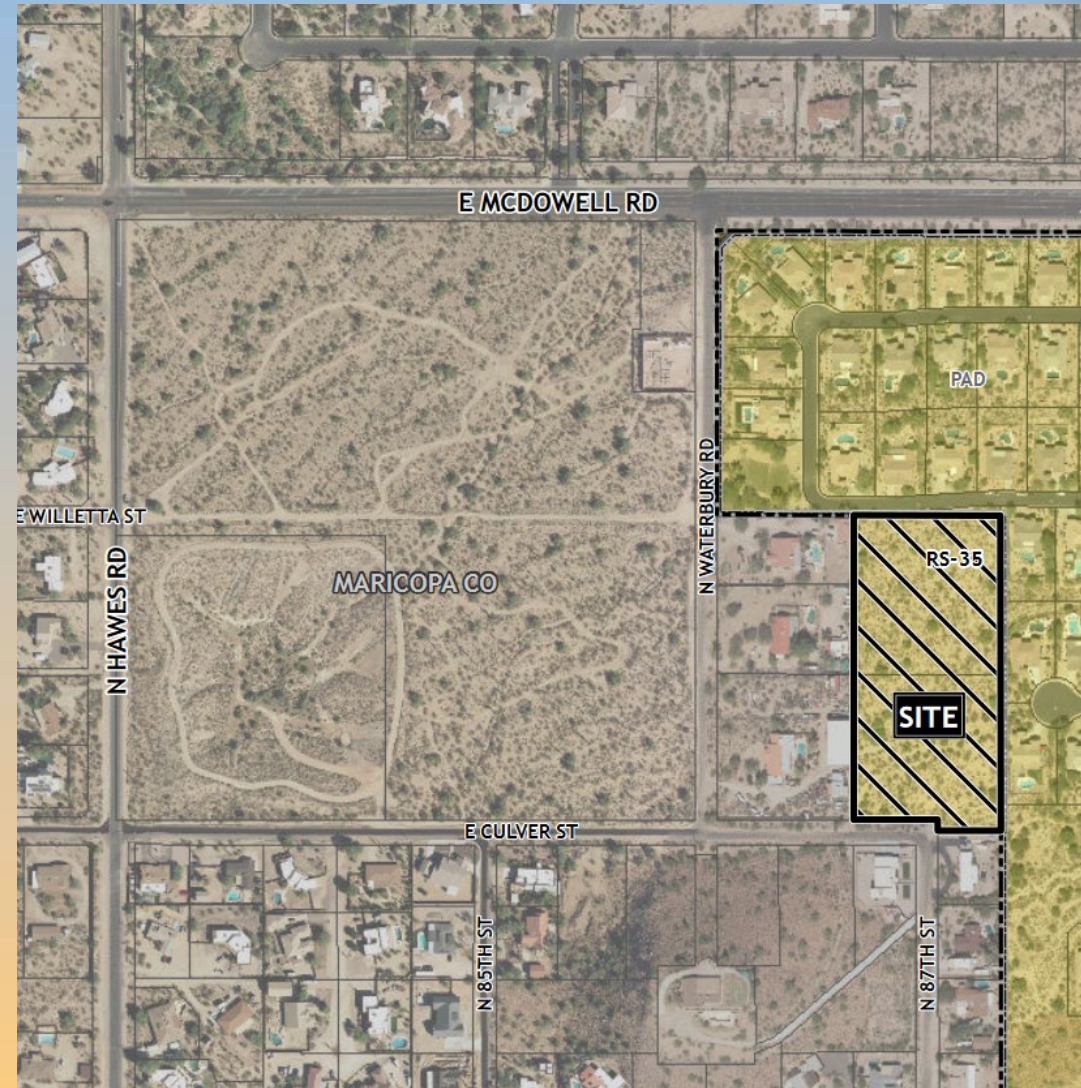
- Rezone from RS-35 to RS-35-PAD
- Preliminary Plat for a six-lot single residence subdivision





Location

- North side of Culver Street
- South side of Nance Street
- South of McDowell Road





Site Photo



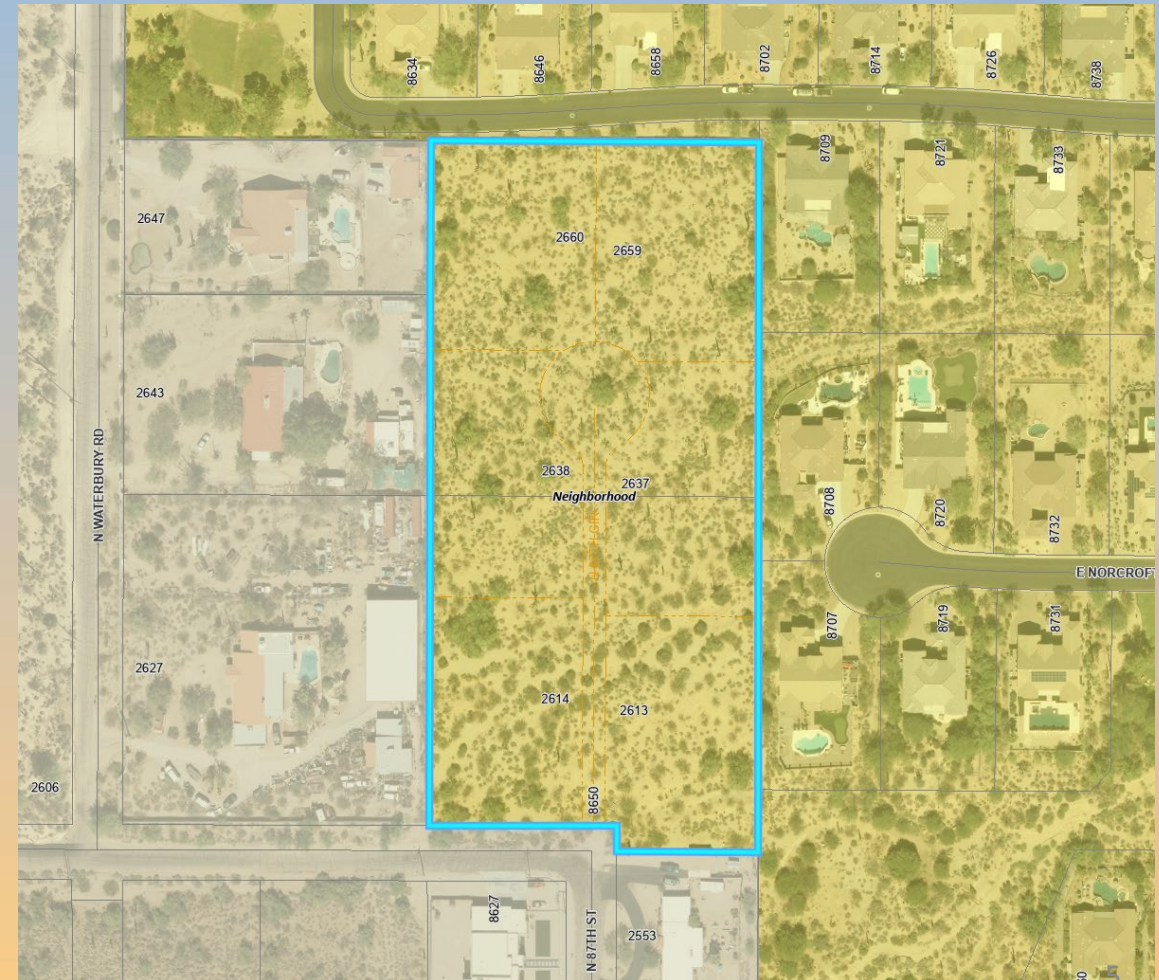
Looking north from Culver Street



General Plan

Neighborhood - Desert Uplands Sub-Type

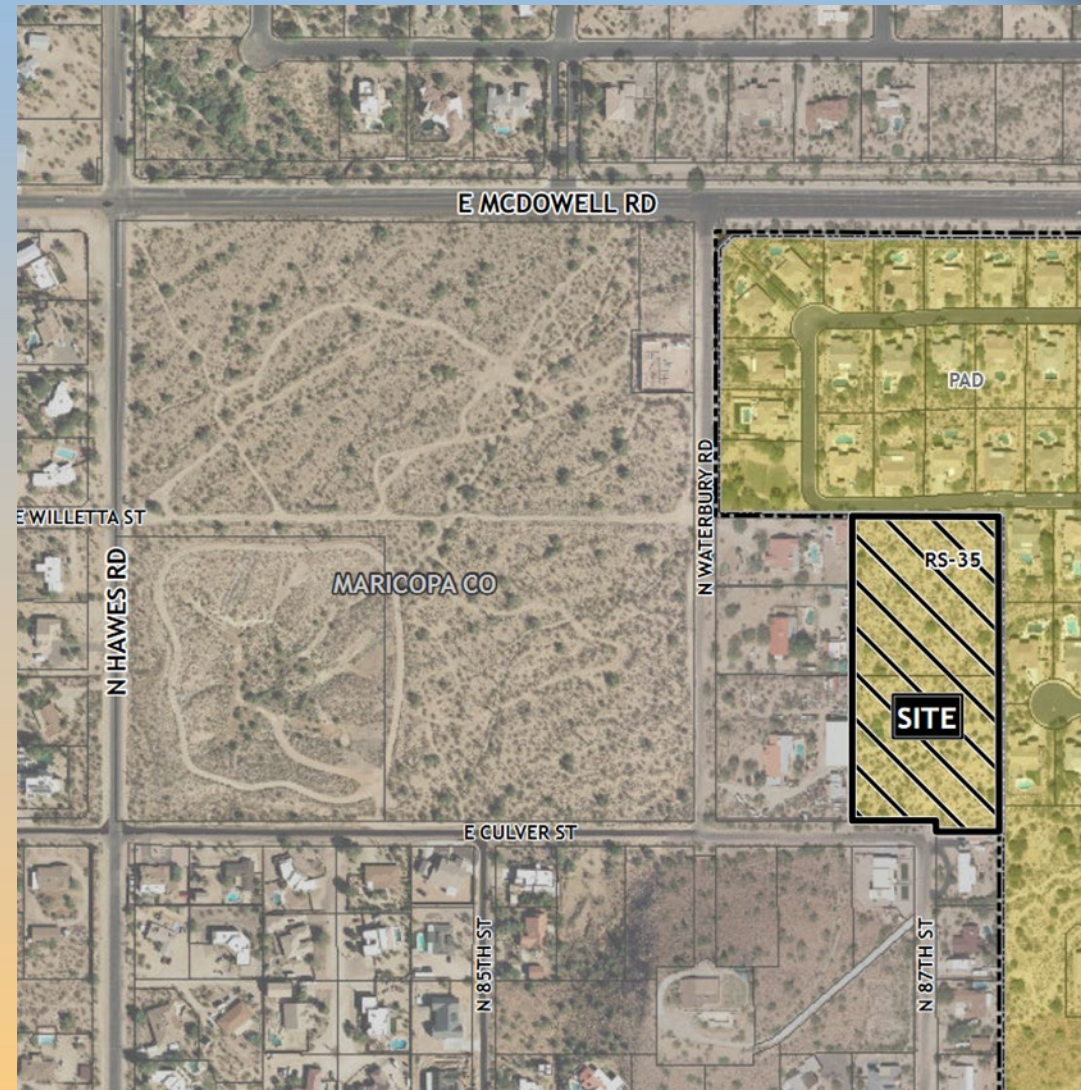
- Provide safe places for people to live where they can feel safe
- Larger lots with natural desert preservation
- RS-35 is listed as a primary land use within the Desert Uplands Sub-Type





Zoning

- Current Zoning: RS-35
- Proposed Zoning: RS-35-PAD
- Single Residence is a permitted use





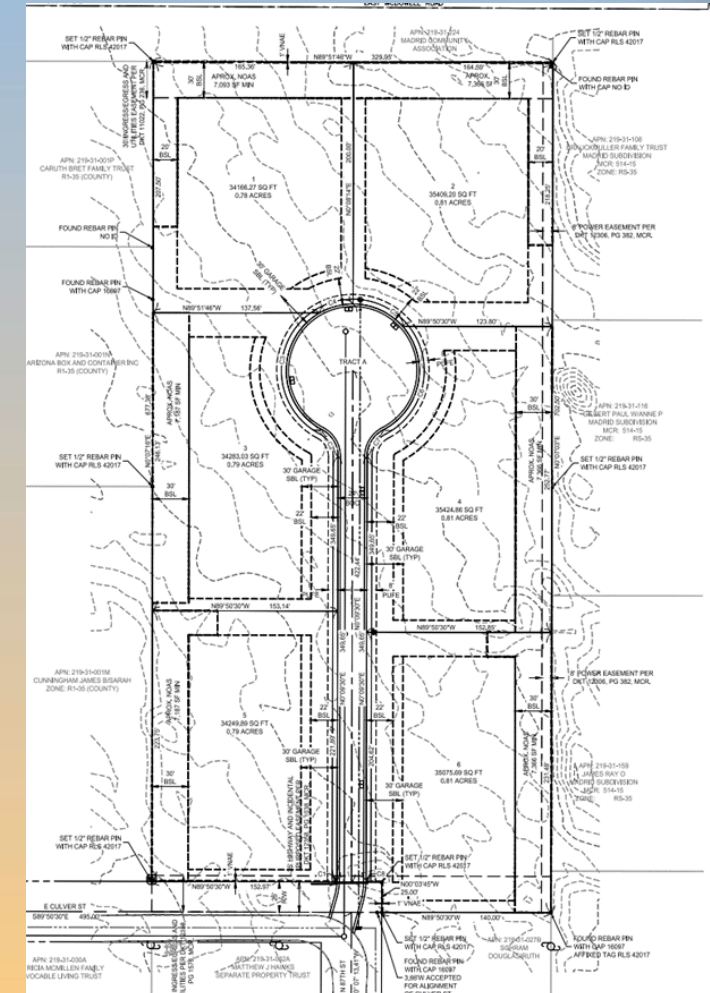
PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street</u> – <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street	Each lot shall have frontage on a private street
<u>Minimum Lot Area</u> – <i>MZO Table 11-5-3</i>	35,000 square feet	34,166 square feet
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-3</i>	130 feet	Lot 1: 46 feet Lot 2: 62 feet



Preliminary Plat

- 5.3 acres in size
- 6 single residence lots; 1 tract for ingress/egress and public utilities
- Access from Culver Street (not gated)
- Net residential density of 1.15 du/ac
- 50% maximum disturbance area per lot





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

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



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