



# City Council

# ZON23-01003

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Evan Balmer, Principal Planner



# Request

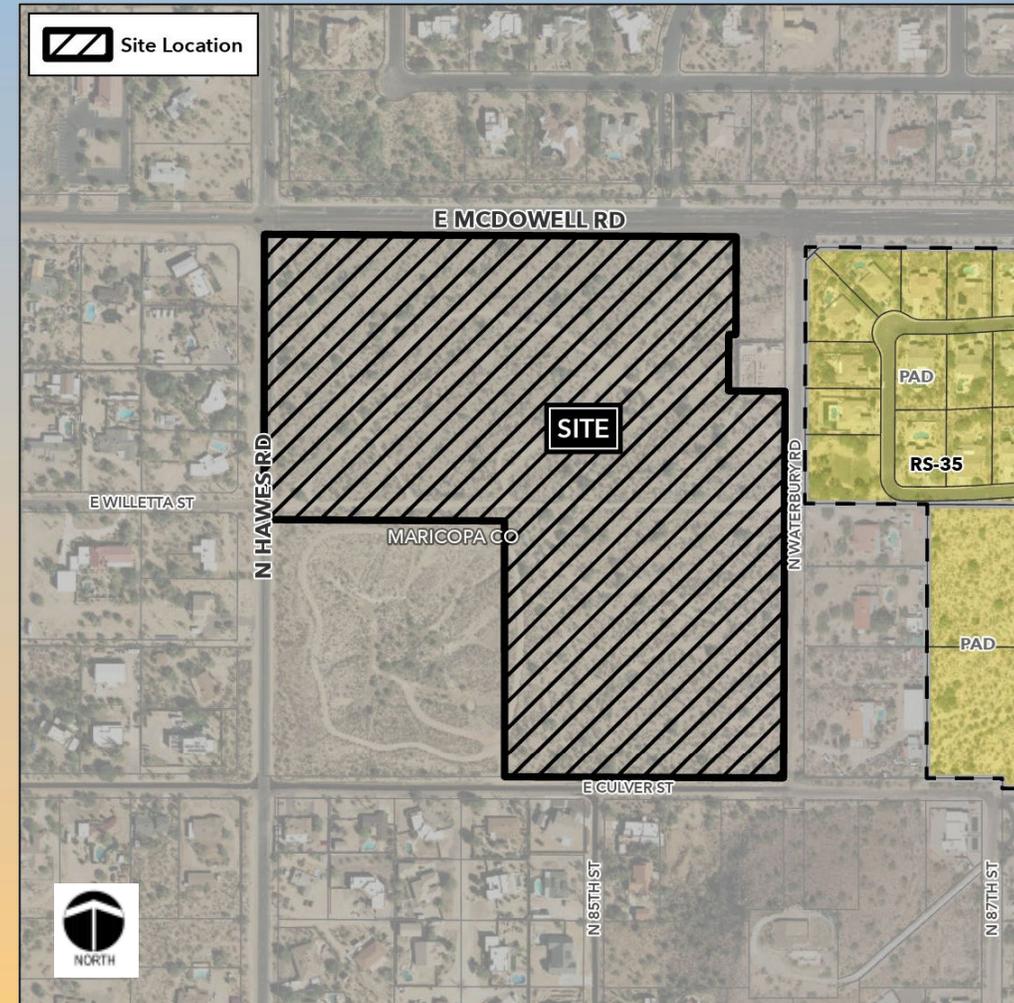
- Rezone from AG to RS-15-PAD
- Concurrent Annexation Request
- To allow a single residence development





# Location

- South of McDowell Road
- East of Hawes Road

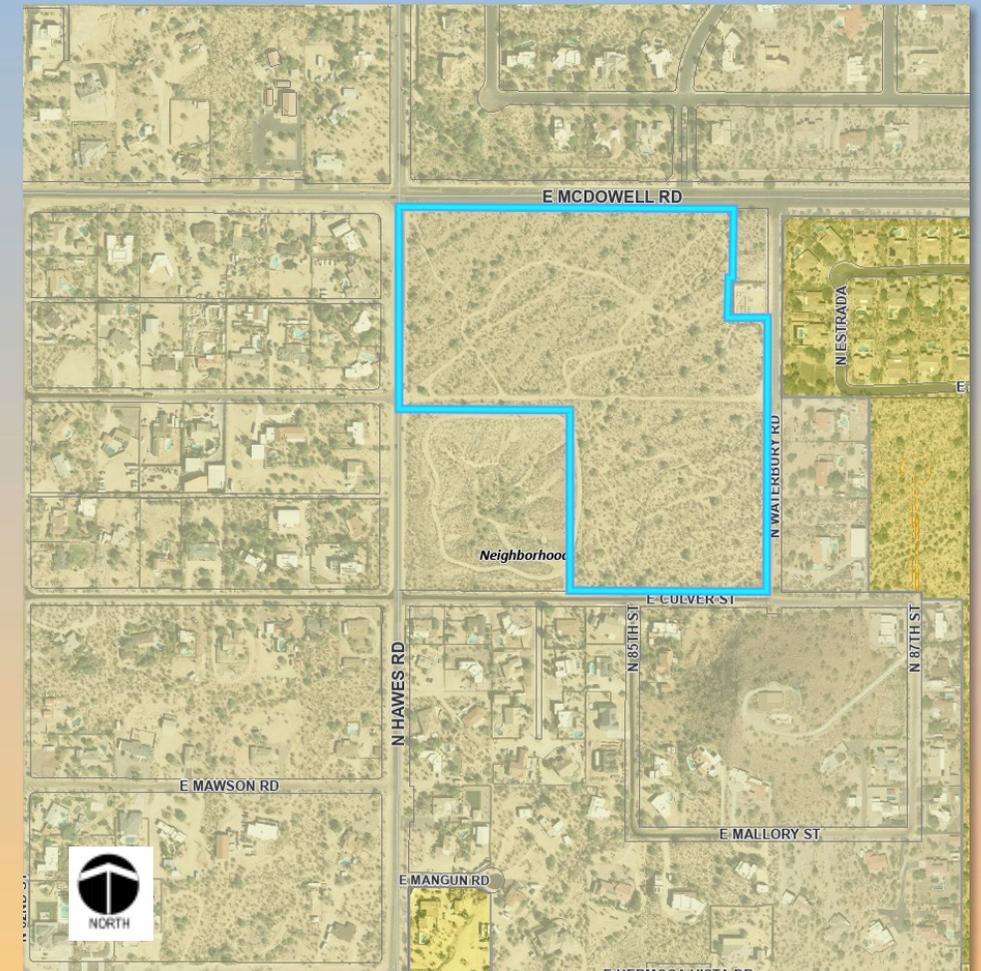




# General Plan

## Neighborhood - Desert Uplands

- Low-density residential area committed to preservation of a natural desert landscape
- Either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area





# Zoning

- Concurrent Annexation Request
- Rezone from AG to RS-15-PAD





# Planned Area Development

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	<b>Each lot shall have frontage on a private street</b>
<u>Maximum Lot Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	50%	<b>55%</b>
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	40%	<b>55%</b>
<u>Minimum Lot Area</u> <i>MZO Table 11-5-3.A.1</i>	15,000 square feet	<b>10,400 square feet</b>
<u>Minimum Lot Width</u> <i>MZO Table 11-5-3.A.1</i>	110 feet	<b>75 feet</b>
<u>Minimum Enclosed Garage Dimensions</u> <i>MZO Section 11-32-4(F)(2)</i>	A double-car garage shall be at least 20 feet wide and 22 feet long	<b>For plots 2342, 2568 and 3177 A double-car garage shall be at least 20 feet wide and 19 feet long</b>
<u>Maximum Wall Height –</u> <i>MZO Section 11-30-4(A)(1)(b)</i>	6 feet	<b>8 feet at grade, 10 feet if a 6-foot wall is on top of a retaining wall.</b>



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Building setbacks (Minimum Yards) –  
*MZO Table 11-5-3.A.1*

Front (enclosed livable, porches and Porte Cocheres) – 22 feet

Garages and Carports – front and side yards – 30 feet

Street side – 10 feet

Interior side: Minimum aggregate - 20 feet

Rear – 30 feet

Rear (porches and patios) – 30 feet

**Front (enclosed livable, porches and Porte Cocheres) – 12 feet**

**Garages and Carports Front Yard – 20 feet**

**Garages and Carports Side Yard– 12 feet**

**Street side – 7 feet only when adjacent to minimum 8-foot-wide landscape tract**

**Interior side: Minimum aggregate – 15 feet**

**Rear – 20 feet**

**Rear (porches and patios) – 15 feet**

Elevation Material Calculations –  
*MZO Section 11-5-3(B)(7)*

Buildings must contain at least 2 kinds of primary exterior materials.

**For Spanish Elevations only**  
**Buildings may contain less than two primary exterior materials**



# Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Neighborhood meetings January 30, 2024, and April 4, 2024
- Neighboring property owners had concerns with initially proposed unit count of 81 units with a density of 2.83
  - Reduced to 65 units and 2.27 du/ac





# Streetlights

- McDowell Road and north follow dark sky standards
- One streetlight adjacent to the entry to the development on McDowell Road for safety
- Hawes Road to follow standard City of Mesa requirements





# Findings

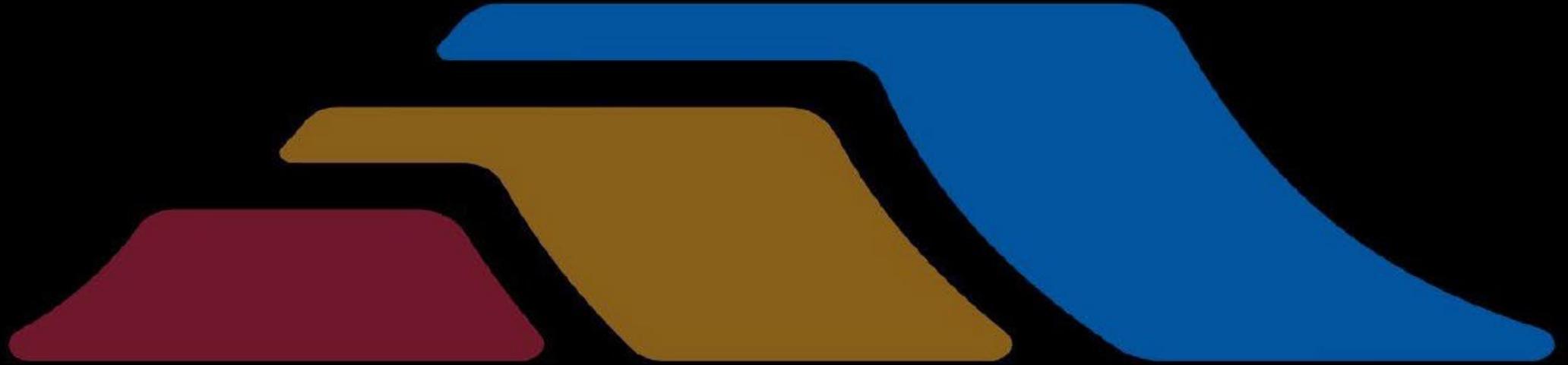
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

***Staff recommend Approval with Conditions***

***Planning and Zoning Board recommend Approval with Conditions (6-1)***

## **Added Condition of Approval**

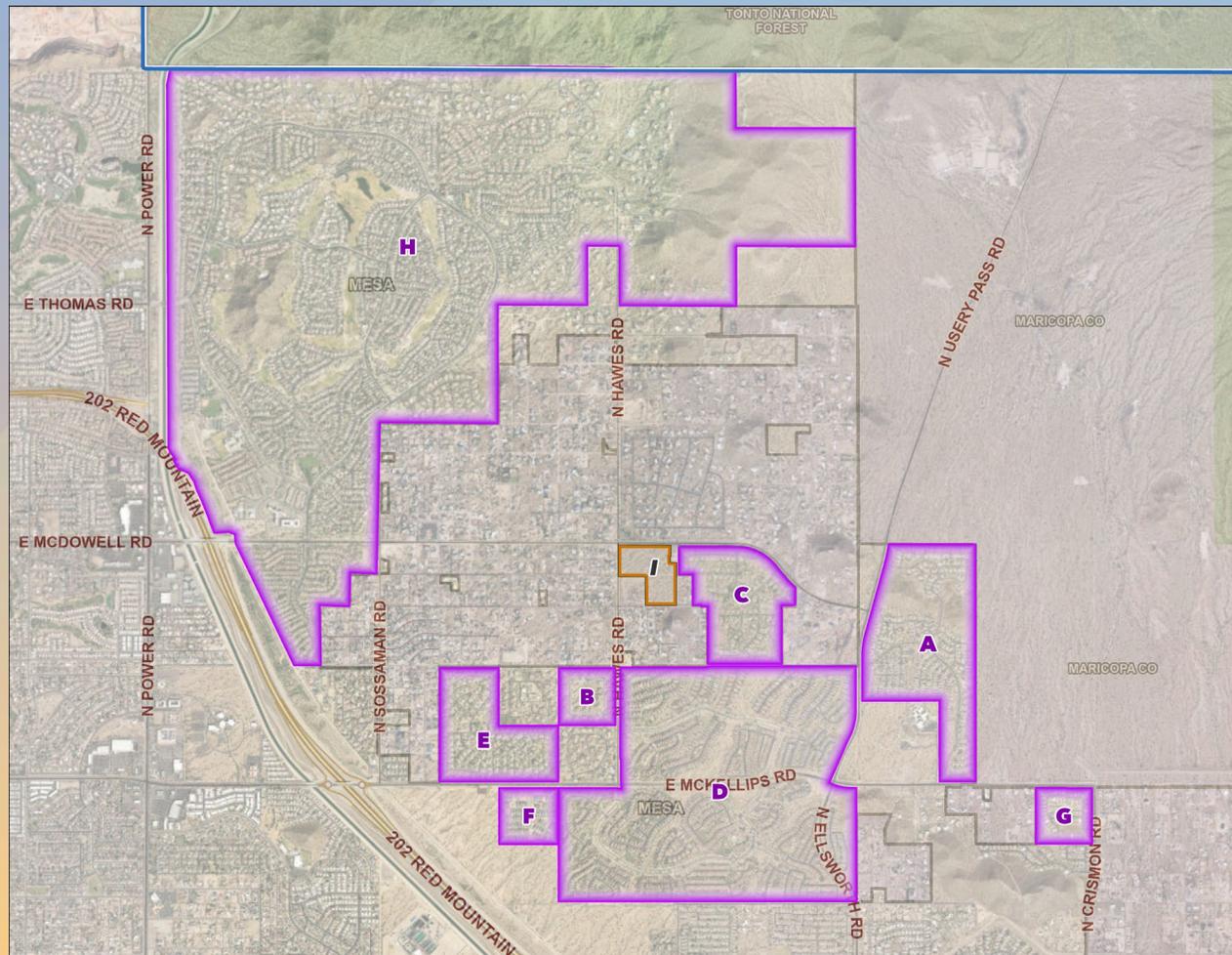
- Limit the homes along Culver Street to one-story
- Reflects the limit to one-story along Waterbury Road per staff recommendation



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# Density Comparisons



ID	COMMUNITY	ACREAGE	NUMBER OF UNITS	DU/ACRE
A	Boulder Mountain Highlands	219	424	1.94
B	Hermosa Estates	37	31	0.84
C	Madrid	113	146	1.29
D	Mountain Bridge	697	1425	2.04
E	The Estates at Desert Shadows	115	174	1.51
F	Monteluna	40	108	2.70
G	Granite Ridge	36	56	1.56
H	Las Sendas	2469	3510	1.42
I	Carmello (Proposed)	29	65	2.24



# Site Photo



Looking southeast from the intersection of Hawes Road and McDowell



# Elevations





# Elevations





# Elevations





# Elevations

