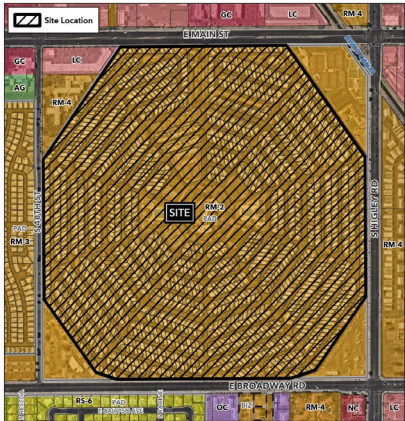


Board of Adjustment Report

Date	November 5, 2025	
Case No.	BOA25-00403	
Project Name	Venture Out at Mesa PAD Modification	
Request	Minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the front setback in a Recreational Vehicle subdivision	
Project Location	Located at the northwest corner of E. Broadway Road and S. Higley Road	
Parcel No(s)	225 Individual Lots ¹	
Project Area	125.5± acres	
Council District	District 2	
Existing Zoning	RM-2-PAD	
General Plan Designation	Urban Residential	
Applicant	Venture Out at Mesa, Inc.	
Owner	Owners of 225 Individual Lots	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the requested modifications remain in conformance with the approved development plan and the request meets the requirements for a minor modification as outlined in Mesa Zoning Ordinance (MZO) Section 11-22-5.

¹ Some of the lot owners in the Recreational Vehicle Subdivision did not provide authorization for, or opted out of, the proposed minor modification. The total listed is only of those individual lots within the Recreational Vehicle Subdivision that are included in the proposed minor modification. See the Project Request Details, Site Plan, Lot Design subsection below for more information.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the front setback of corner lots in a Recreational Vehicle subdivision. All other lots (non-corner lots) have a four-foot front setback which was approved as a previous minor modification to the PAD.

- Required: 20 feet
- Proposed: 4 feet

Site Context

General Plan:

- The Placetype for the project site is Urban Residential and the Growth Strategy is Evolve.
- Multi-Family Residential is a principal land use.

Zoning:

- The project site is zoned Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD).
- A Recreational Vehicle Subdivision is not a permitted use within the RM-2 Zoning District based on the current Zoning Ordinance. However, the subject property was annexed in from the County in 1983 and rezoned to RM-2-PAD in 1984 and at that time, mobile home and recreational vehicle subdivisions were allowed within the R-2 (RM-2 currently) Zoning District; therefore, the use is considered legal nonconforming.

Surrounding Zoning & Use Activity:

The existing Recreational Vehicle Subdivision is compatible with surrounding land uses, which include residences, places of worship, commercial, and assisted living.

Northwest RM-4/LC Assisted Living/Commercial	North (Across Main Street) LC/GC/RM-4 Commercial	Northeast (Across Main Street and Higley Road) LC Commercial
West (Across 48 th Street) RM-3-PAD/RM-4 Residential	Project Site RM-2-PAD Single Family Residential	East (Across Higley Road) RM-4 Single Family Residential
Southwest (Across Broadway Road and 48 th Street) RS-6-PAD Single Family Residential	South (Across Broadway Road) RS-6-PAD/OC/RM-4- BIZ/NC Residential/Assisted Living/Place of Worship	Southeast (Across Higley Road and Broadway Road) LC Commercial

Site History:

- **April 18, 1983:** City Council annexed 138.8± acres, including the project site, into the City of Mesa (Ordinance No. 1698).
- **June 25, 1984:** City Council approved a rezoning for 138.7± acres, including the project site, from Maricopa County RU-43 and C-3 SUP to City of Mesa R-2-PAD (equivalent to current Multiple Residence-2 [RM-2]) and C-3 (equivalent to current General Commercial [GC]) (Case No. Z84-080; Ordinance No. 1847).
- **July 5, 1988:** City Council approved a rezoning for 5.5± acres from C-2 to R-2-PAD (equivalent to current Multiple Residence-2 [RM-2]) (Case No. Z88-036; Ordinance No. 2354).
- **April 23, 1997:** City Council approved a modification to the existing PAD to change the side and rear yard setbacks. (Case No. Z97-004; Ordinance No. 3311).
- **June 5, 2024:** The Board of Adjustment approved a minor modification to the existing PAD to reduce the front setback of three corner lots from 20 feet to 4 feet. (Case No. BOA24-00421, BOA24-00492, and BOA24-00493)

Project/Request Details

Site Plan:

- **Lot Design:** The proposed minor PAD modification would bring most corner lots in the Recreational Vehicle Subdivision in line with all other lots in the subdivision with a four-foot front setback. However, there are some corner lots that did not provide property owner authorization or opted not to be included within the proposed request; specifically, 25 lots in the Recreational Vehicle Subdivision are not included in the PAD modification request (250 lots were eligible), resulting in 225 lots being impacted by the proposed minor

modification. Included exhibits show the lots that will not be a part of the proposed PAD amendment by both map location and address.

- **Access:** The site is bisected by an entrance drive, which allows access from the north to Main Street and to the south of Broadway Road, as well as there being streets throughout the Recreational Vehicle Subdivision that provide access to the various individual lots.

Required Notification

The applicant provided letters to all property owners within the Subdivision and to the surrounding property owners within (500) feet of the project site, notifying them of the public hearing.

Staff received several emails and multiple calls with questions on the Proposed Project. No opposition was expressed.

Conditions of Approval

Staff recommends approval of the Minor Modifications to the Planned Area Development, subject to the following conditions:

1. Compliance with the PAD Modification as submitted.
2. Compliance with all requirements of Ordinance Number 3311 and Case Numbers BOA24-00421, BOA24-00492, and BOA24-00493, except as modified by this case.
3. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Lot Typical

Exhibit 4 – List of Lots Modified

Exhibit 5 – Modification Map

Exhibit 6 – List of Lots Excluded

Exhibit 7 – Lots Excluded Map

Exhibit 8 – Power Point Presentation