



# Planning & Zoning Board



# ZON22-00429



# Request

- Rezone from Agricultural (AG) to Single Residence-35 (RS-35)

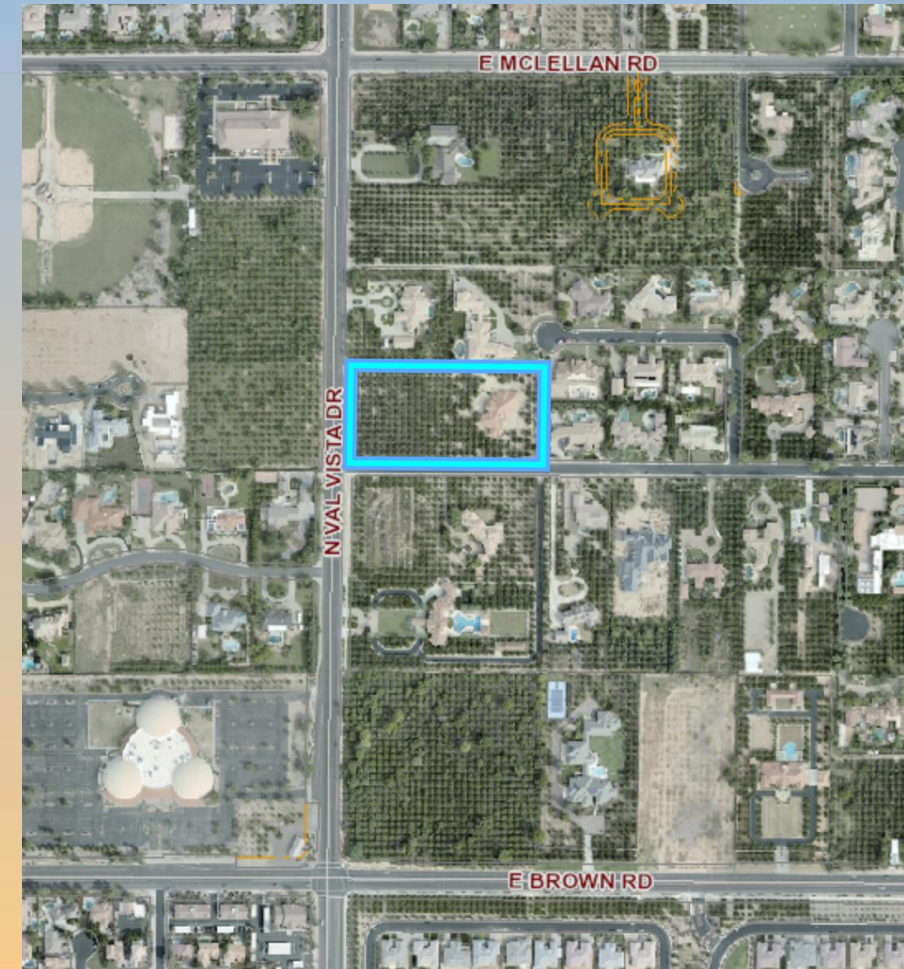






# Location

- North of East Brown Road
- East of North Val Vista Drive
- Northeast corner of East Val Vista Drive and Huber Street







# General Plan

## Neighborhood

- Clean, safe and healthy area
- Sense of place

## Citrus Sub-Area

- Provide estate-type residential uses and characteristics associated with large lot, semi-rural residential.
- Maintain the rural citrus character of the area as much as possible.





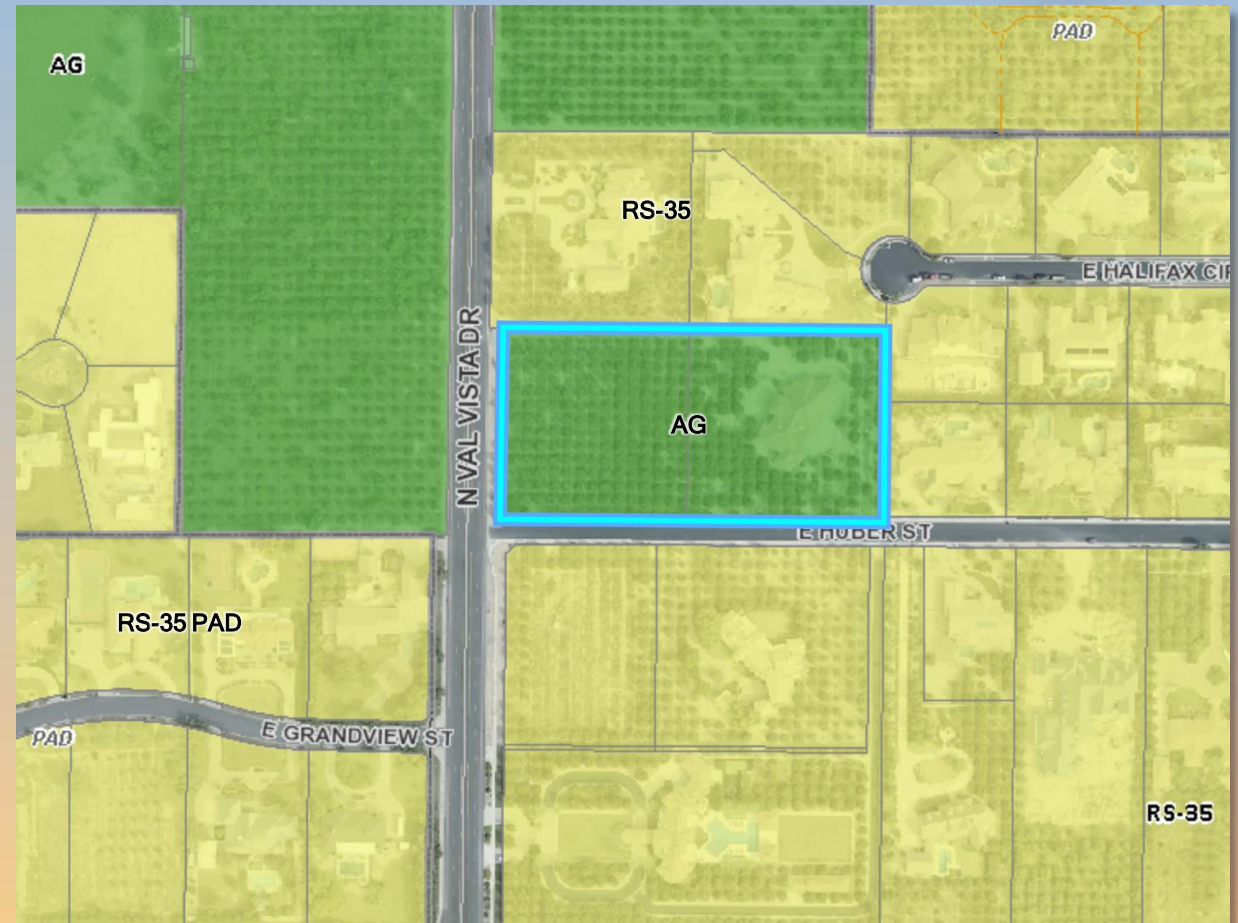


# Existing Zoning

- Agricultural (AG)

# Proposed Zoning

- Single Residence-35 (RS-35)







# Site Photos



Looking east from North Val Vista



Looking north from East Huber Street





# Site Plan (reference only)

- 4.7± acres
- Primary access from Val Vista Drive
- Secondary access from Val Vista Drive and Huber Street
- Retains two rows of citrus along Val Vista Drive, one row of citrus along Huber Street and north and east property line and more than five citrus trees

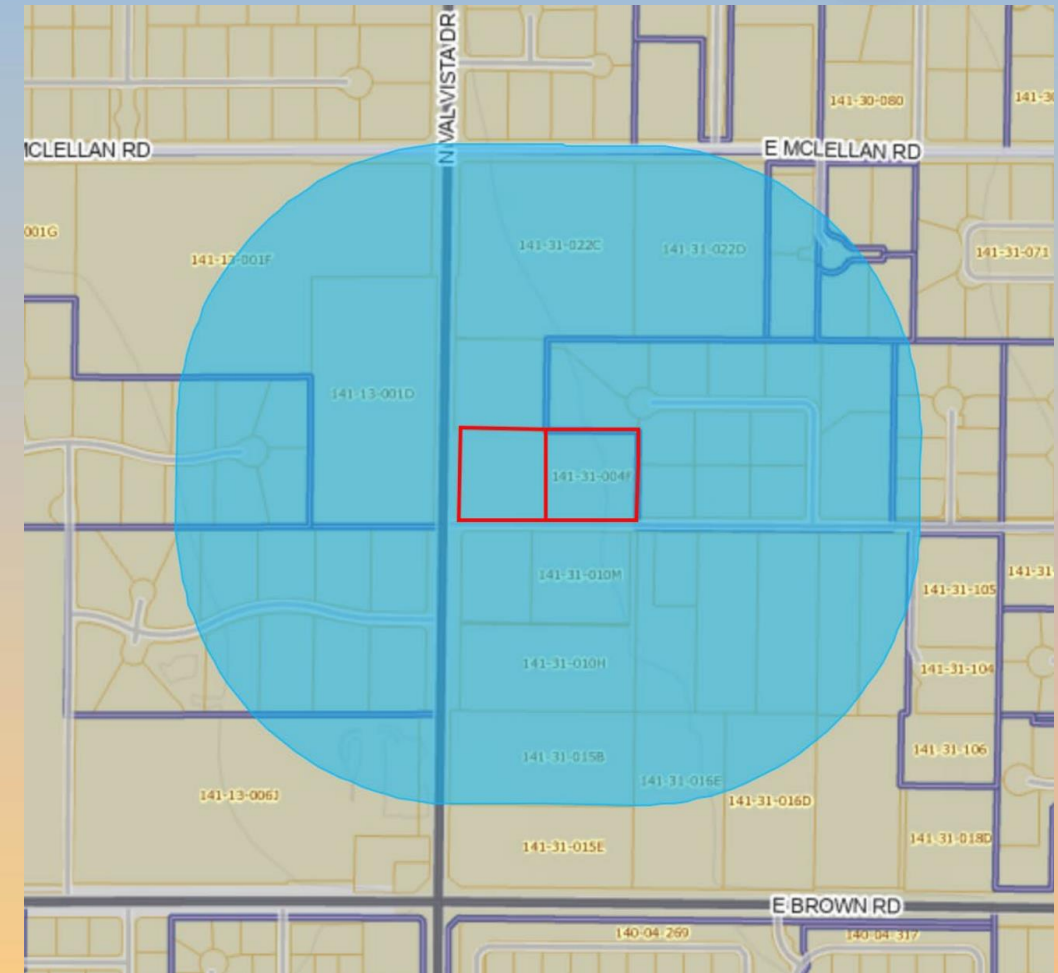






# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held June 16, 2022





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Citrus Sub-Area Plan





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