



Planning and Zoning Board

Case Information

CASE NUMBER: **Z13-012** PLN2012-00499
LOCATION/ADDRESS: The 8800 to 8900 blocks of East Range Rider Trail (south side)
GENERAL VICINITY: Located north of McDowell Road and East of Hawes Road
REQUEST: Rezone from Maricopa County R1-35 to City of Mesa RS-35
PURPOSE: This request will establish a City of Mesa zoning on recently annexed property
COUNCIL DISTRICT: District 5
OWNER: Land Holdings Investment Co., LLC
APPLICANT: Paul Dugas, Pinnacle Ridge Holdings, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 219-24-010G, 219-24-010F, and 219-24-010E
PARCEL SIZE: 17.09± acres
EXISTING ZONING: Maricopa County R1-35
GENERAL PLAN DESIGNATION: Low Density Residential 0-1 dwelling units/acre (LDR 0-1)
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: (across Range Rider Trail) Single-residence – zoned Maricopa County R1-35
EAST: Single-residence – zoned Maricopa County R1-35
SOUTH: Single-residence – zoned Maricopa County R1-35
WEST: Single-residence– zoned RS-35PAD “Granite Mountain at Las Sendas” subdivision

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/REQUEST

This request is to establish a City zoning district upon land which is pending annexation. Currently, the County district Rural 35 exist on the property. Comparable city zoning is Rural-35 (RS-35). The site is currently undisturbed vacant land.

This case is associated with other cases also on the March 20, 2013 agenda. The request is for rezoning (case number Z12-013) from RS-35 to RS-35 PAD for the development of an 18 lot subdivision.

CONFORMANCE WITH THE GENERAL PLAN

This request does conform to the adopted Mesa 2025 General Plan as it relates to the annexation of land adjacent to the City limits (objective LU-1.4). According to Table 2.2: Correlation Between Land Use and Zoning of the Mesa 2025 General Plan, the proposed zoning classification also conforms to the General Plan Land Use Map designation of Low Density Residential 0-1 (0-1 du/ac).

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable to but not more intense than what exists in the county. The RS-35 designation is the most comparable zoning category within the City to the Rural 35 from the County. This zoning category is in conformance with the current General Plan land use designation. The associated rezoning (Z13-013) is scheduled to be heard by the City Council subsequent to the decision of this case. This case will amend the zoning designation to a category that is in conformance with current city land use policy for the area.

CONDITIONS OF APPROVAL:

1. Compliance with the Zoning Ordinance and all City development codes and regulations for the proposed development.