



# Planning & Zoning Board



# ZON23-00369

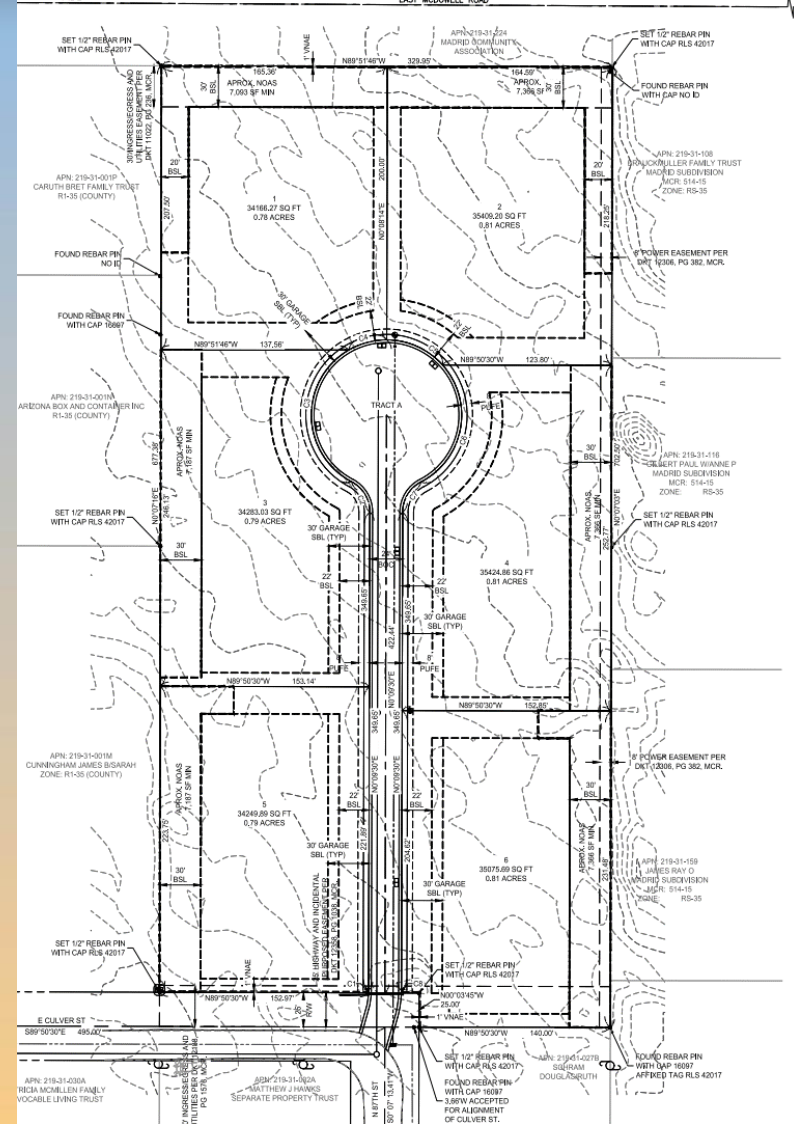
Sean Pesek, Senior Planner

August 14, 2024



# Request

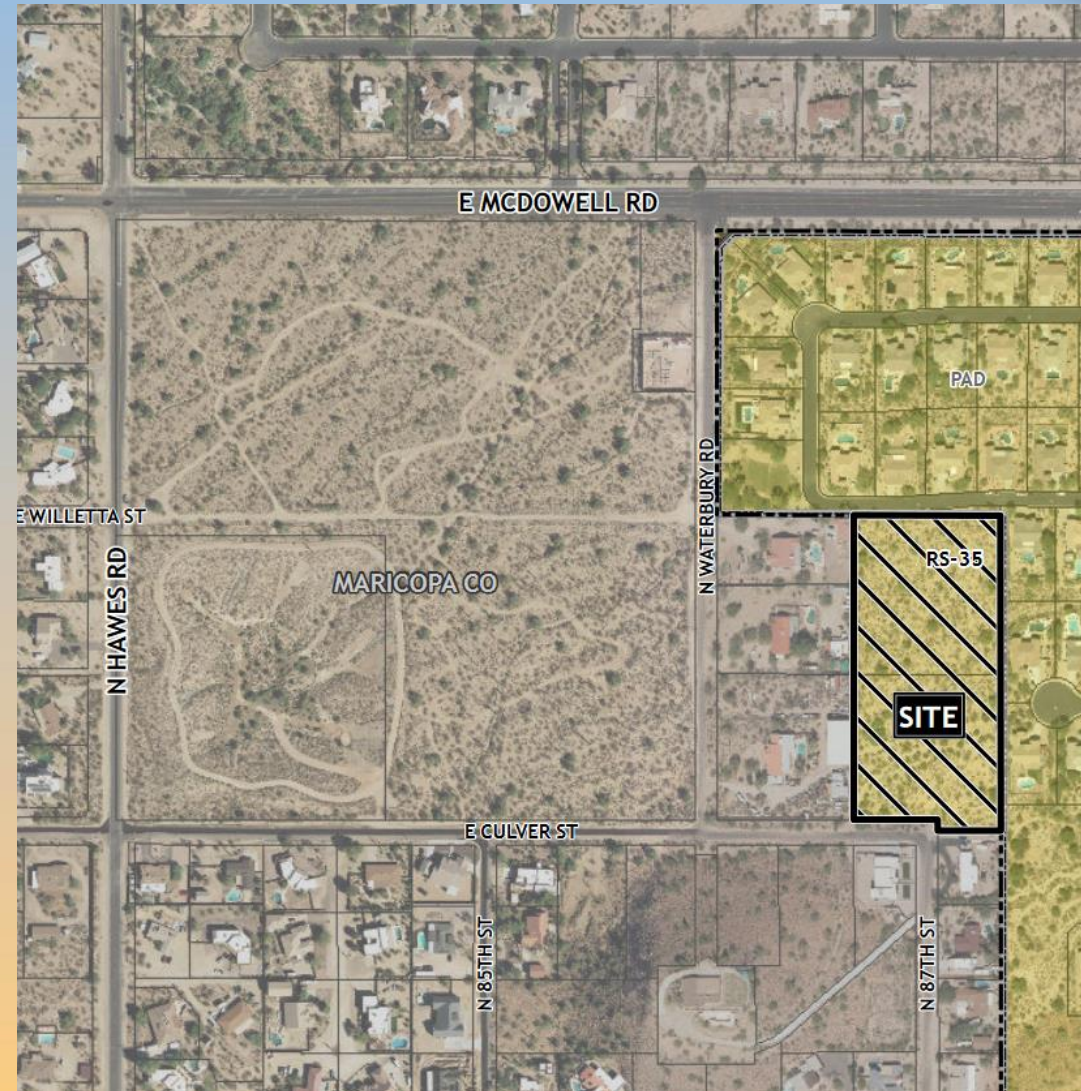
- Rezone from RS-35 to RS-35-PAD
- Preliminary Plat for a six-lot single residence subdivision





# Location

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





# Site Photo



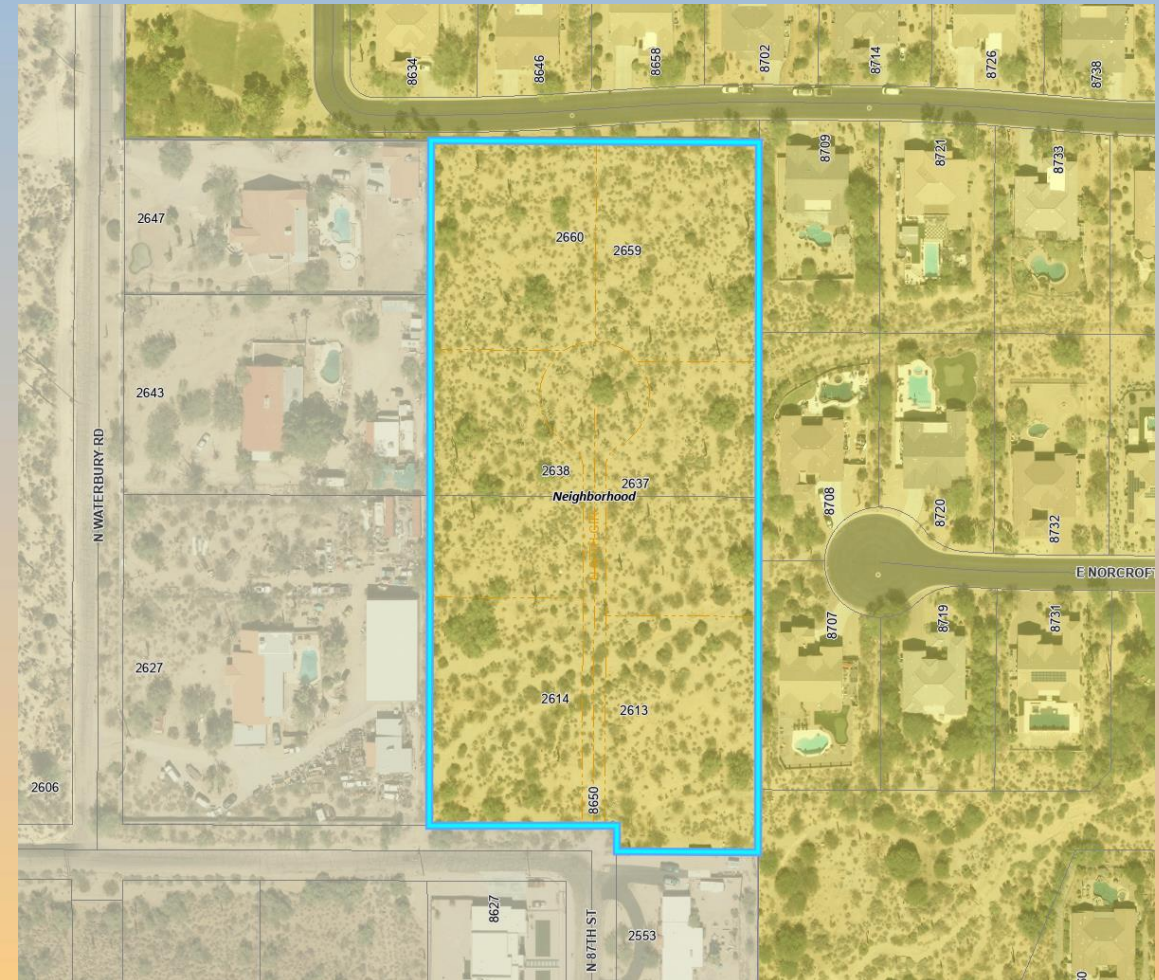
Looking north from Culver Street



# General Plan

## Neighborhood - Desert Uplands Sub-Type

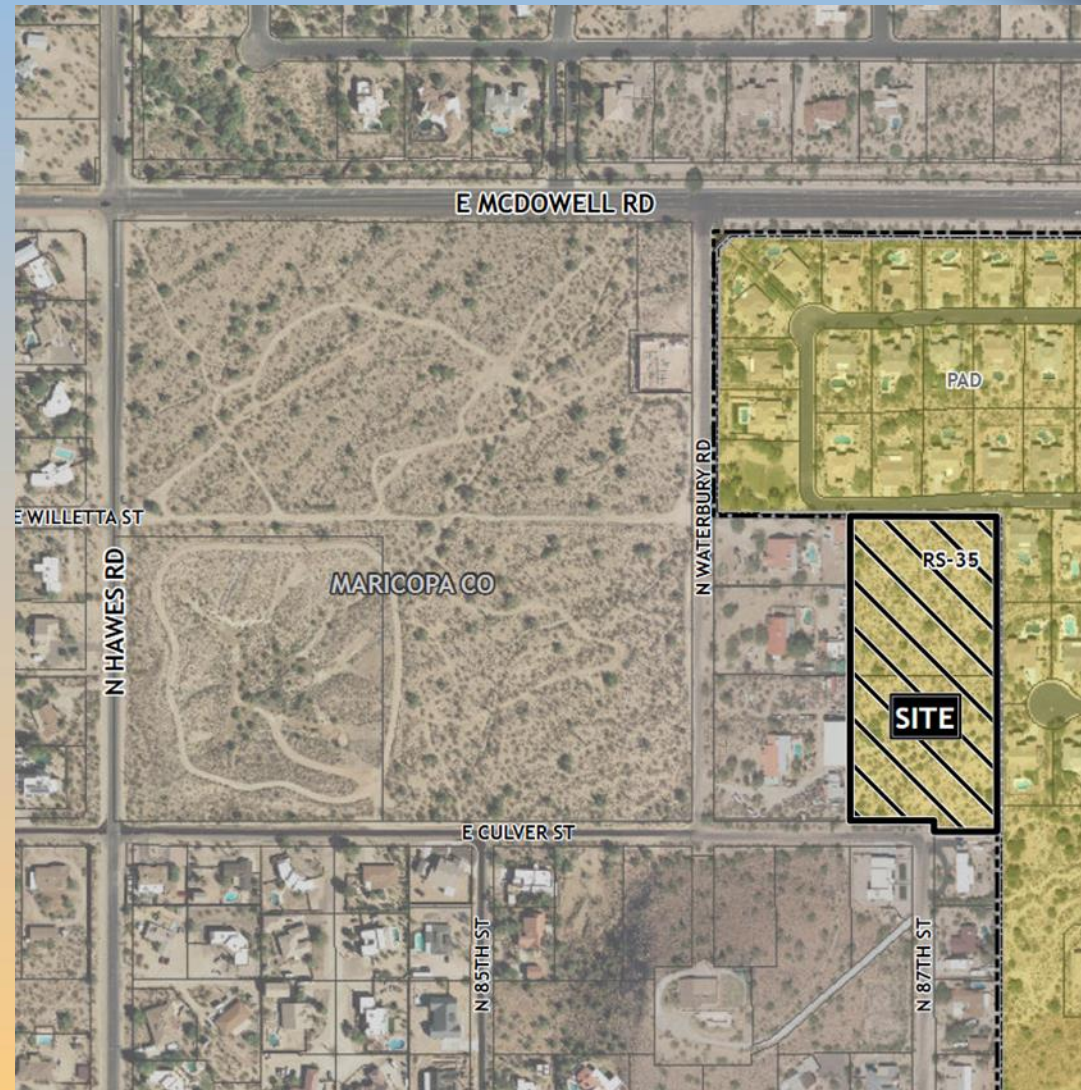
- Provide safe places for people to live where they can feel safe
- Larger lots with natural desert preservation
- RS-35 is listed as a primary land use within the Desert Uplands Sub-Type





# Zoning

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





# PAD Overlay

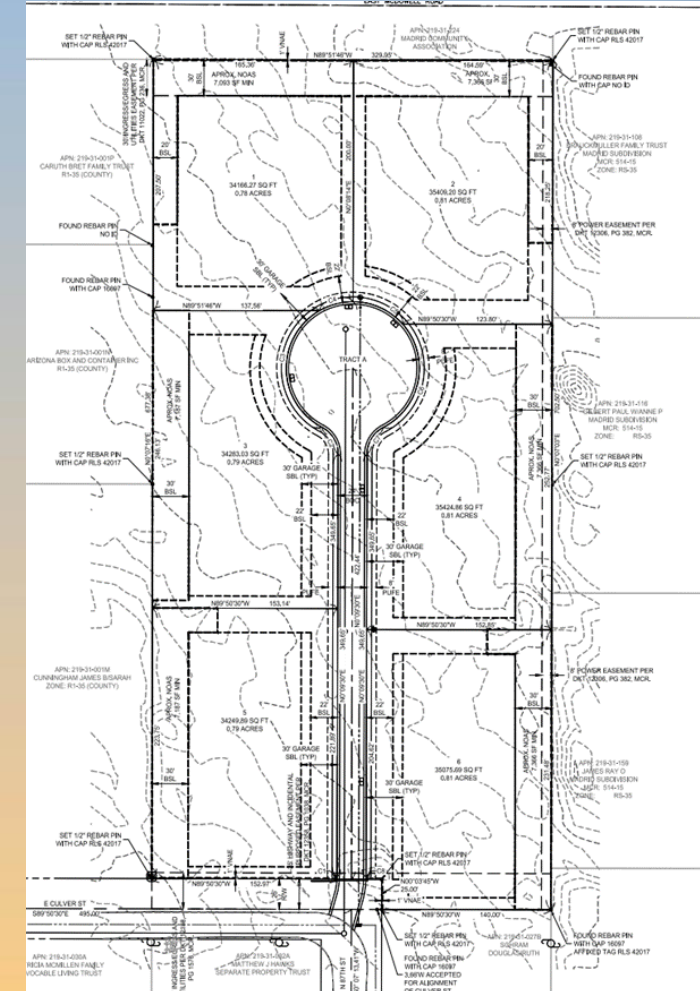
Development Standard	MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street</u> – <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street	<b>Each lot shall have frontage on a private street</b>
<u>Minimum Lot Area</u> – <i>MZO Table 11-5-3</i>	35,000 square feet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





# 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





# Findings

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

*Staff recommend Approval with Conditions*



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