



# Planning & Zoning Board



# Carmello

# ZON23-01003

Josh Grandlienard, Senior Planner

November 13, 2024



# Request

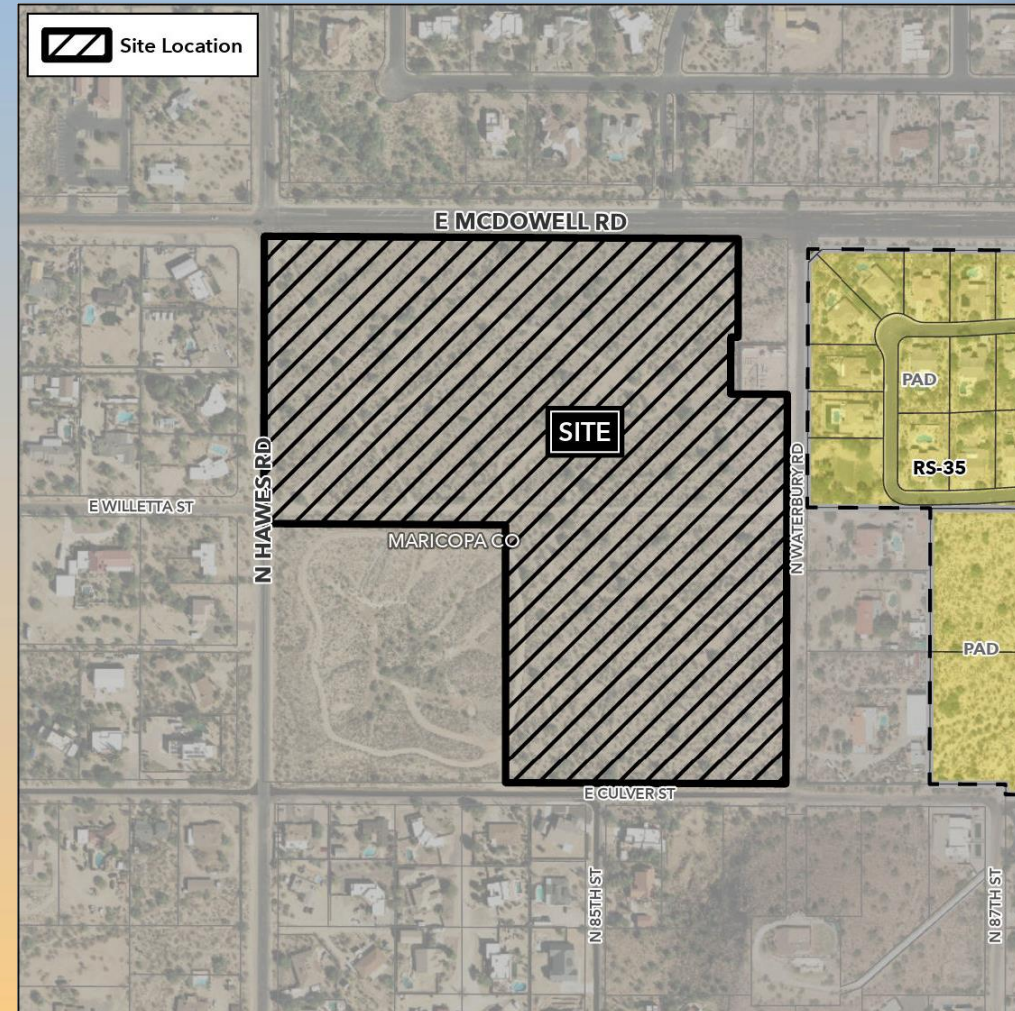
- Rezone from AG to RS-15-PAD
- Rezone and Preliminary Plat
- To allow a single residence development





# Location

- South of McDowell Road
- East of Hawes Road

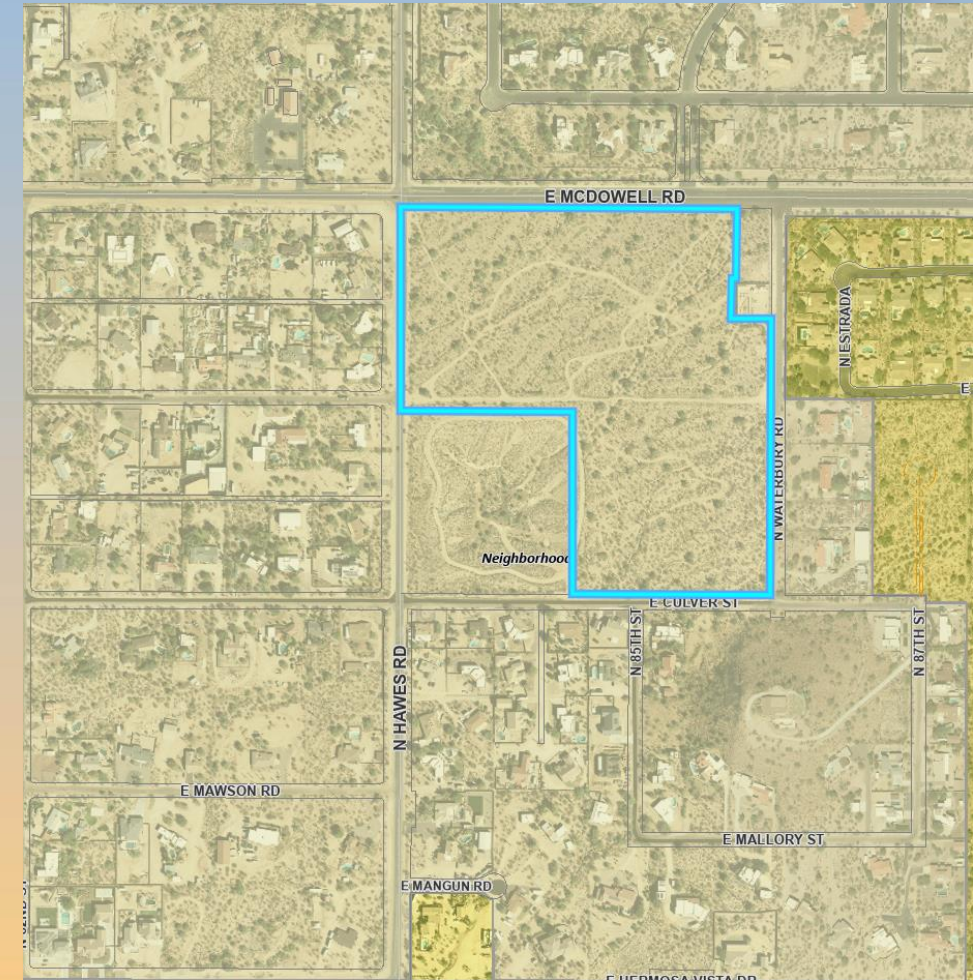




# General Plan

## Neighborhood - Desert Uplands

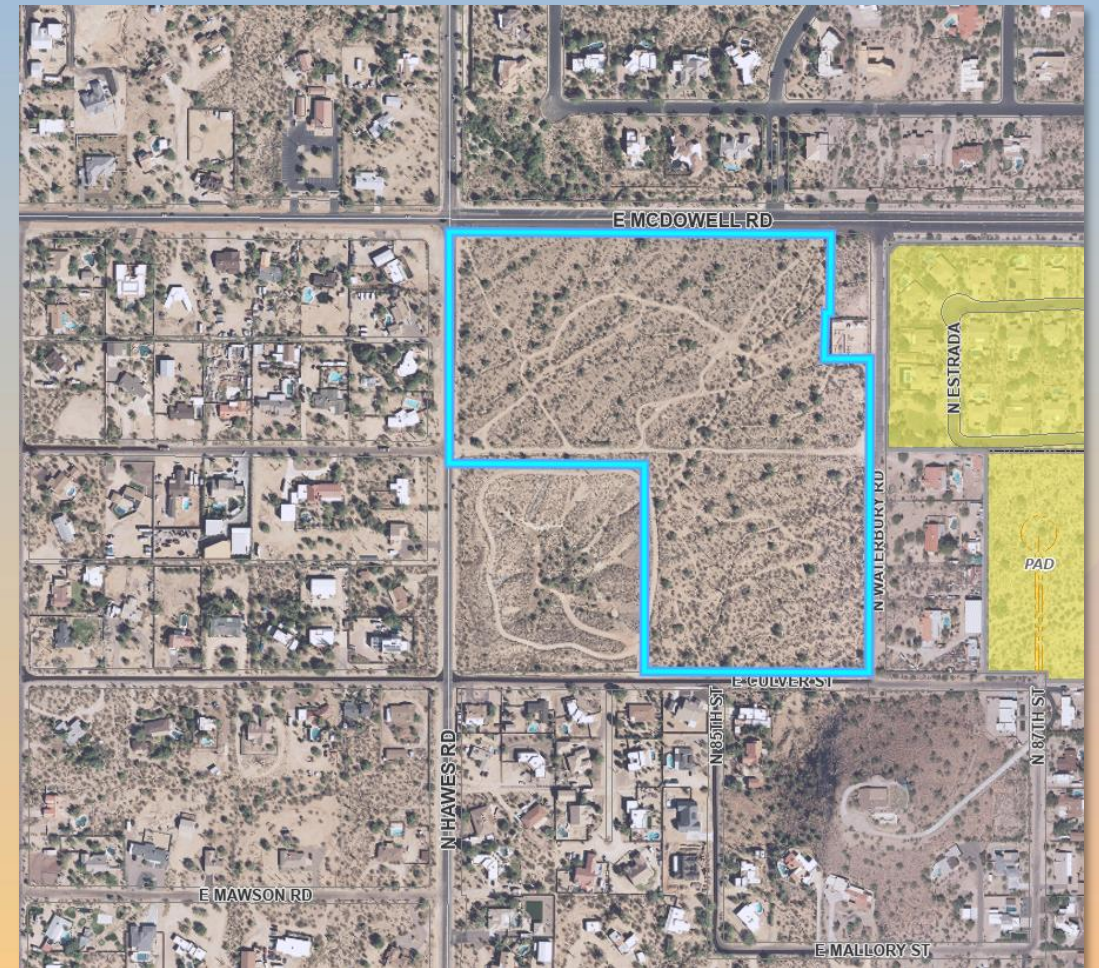
- Low-density residential area committed to preservation of a natural desert landscape.
- Either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area





# Zoning

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





# Site Photo

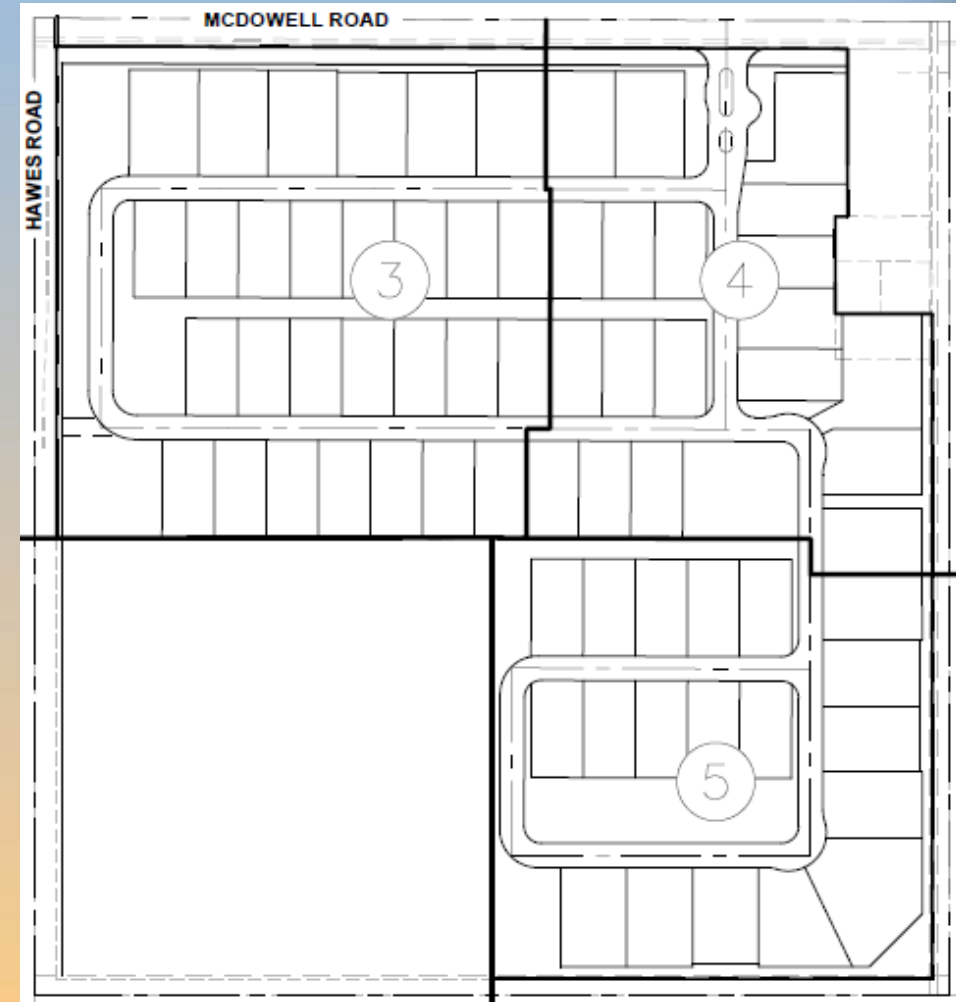


Looking southeast from the intersection of Hawes Road  
and McDowell



# Preliminary Plat

- 30± acres
- Primary access will be via McDowell Road
- Secondary emergency entrance located on Hawes Road
- 65 total lots
- Lots range from 10,400 sq ft to 22,619 sq ft
- 2.27 du/ac







# 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>



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Minimum Lot Area –  
*MZO Table 11-5-3.A.1*

15,000 square feet

**10,400 square feet**

Minimum Lot Width –  
*MZO Table 11-5-3.A.1*

110 feet

**75 feet**



# 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

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

Garages and Carports – front and side yards –  
 30 feet

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

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

Street side – 10 feet

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

Interior side: Minimum aggregate - 20 feet

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

Rear – 30 feet

**Rear – 20 feet**

Rear (porches and patios) – 30 feet

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



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

Minimum Enclosed Garage Dimensions –  
*MZO Section 11-32-4(F)(2)*

A double-car garage shall be at least 20 feet wide and 22 feet long

**For plots 2342, 2568 and 3177, a double-car garage shall be at least 20 feet wide and 19 feet long**

Maximum Wall Height –  
*MZO Section 11-30-4(A)(1)(b)*

6 feet

**8 feet at grade, 10 feet if a 6 foot wall is on top of a retaining wall.**

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 out of 81 units with a density of 2.83, reduced to 65 units and 2.27





# 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
- ✓ Complies with Section 9-6-2 of the City Code for Subdivisions

*Staff recommend Approval with Conditions*



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# Elevations







# Elevations





# Elevations





# Elevations

