



City Council

ZON23-01003

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Evan Balmer, Principal Planner

January 9, 2025



Request

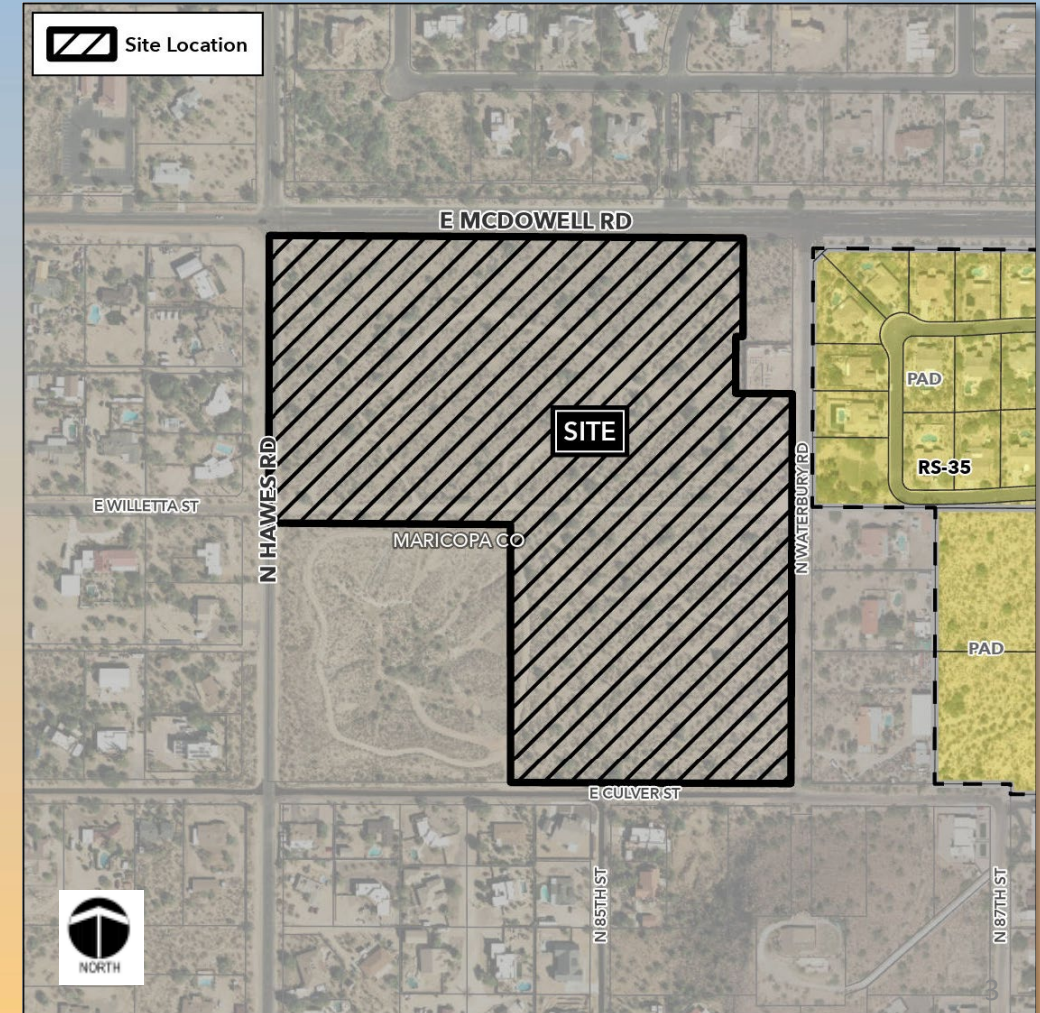
- Rezone from AG to RS-15-PAD
- Concurrent Annexation Request
- To allow a single residence development





Location

- South of McDowell Road
- East of Hawes Road

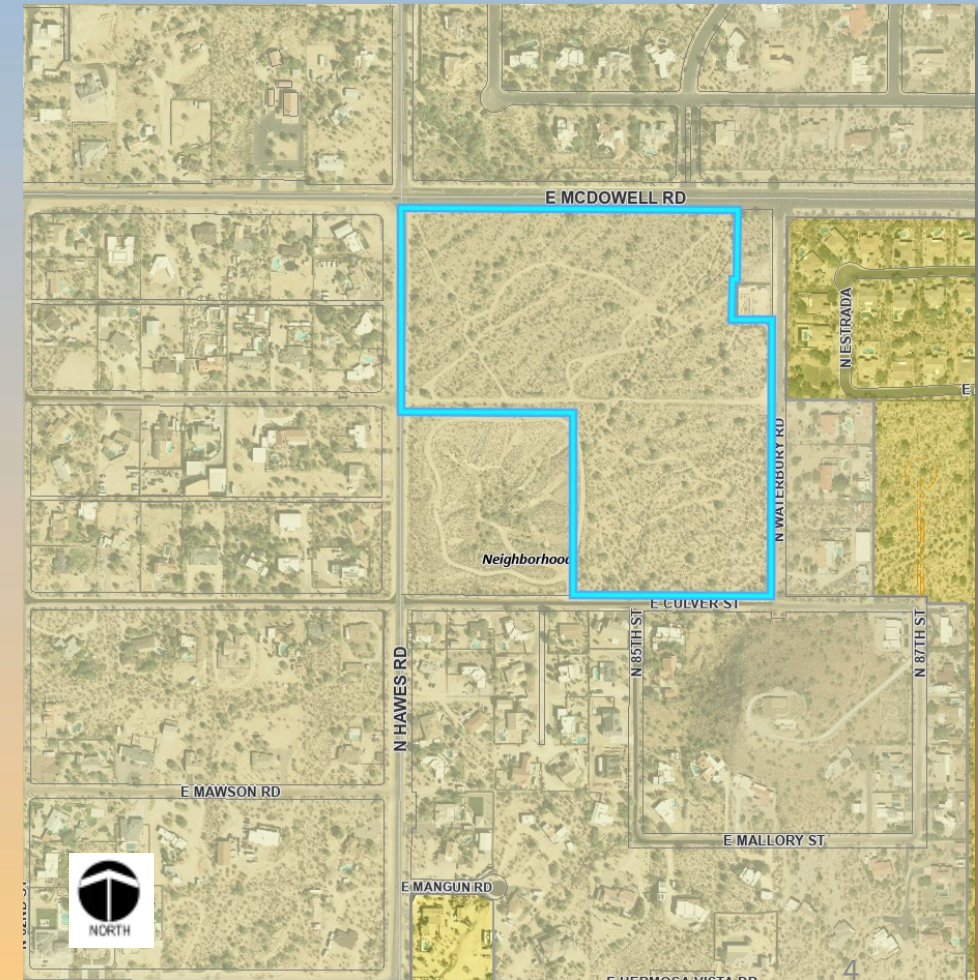




General Plan

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





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	Each lot shall have frontage on a private street
<u>Maximum Lot Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	50%	55%
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	40%	55%
<u>Minimum Lot Area</u> <i>MZO Table 11-5-3.A.1</i>	15,000 square feet	10,400 square feet
<u>Minimum Lot Width</u> <i>MZO Table 11-5-3.A.1</i>	110 feet	75 feet
<u>Minimum Enclosed Garage Dimensions</u> <i>MZO Section 11-32-4(F)(2)</i>	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
<u>Maximum Wall Height –</u> <i>MZO Section 11-30-4(A)(1)(b)</i>	6 feet	8 feet at grade, 10 feet if a 6-foot wall is on top of a retaining wall.



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

Garages and Carports – front and side yards – 30 feet

Street side – 10 feet

Interior side: Minimum aggregate - 20 feet

Rear – 30 feet

Rear (porches and patios) – 30 feet

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

Garages and Carports Front Yard – 20 feet

Garages and Carports Side Yard– 12 feet

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

Interior side: Minimum aggregate – 15 feet

Rear – 20 feet

Rear (porches and patios) – 15 feet

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 count of 81 units with a density of 2.83
 - Reduced to 65 units and 2.27 du/ac





Findings

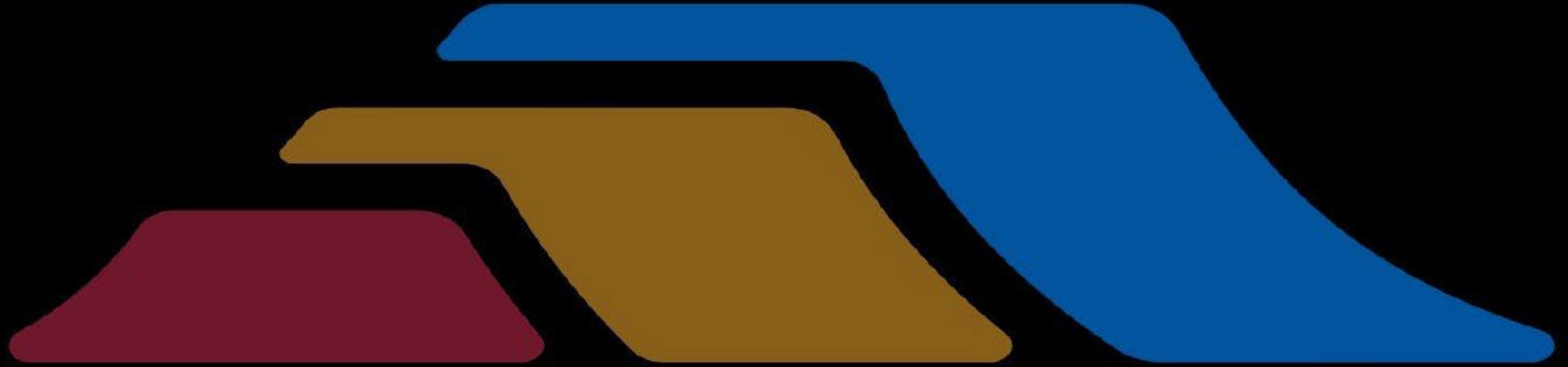
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

Staff recommend Approval with Conditions

Planning and Zoning Board recommend Approval with Conditions (6-1)

Added Condition of Approval

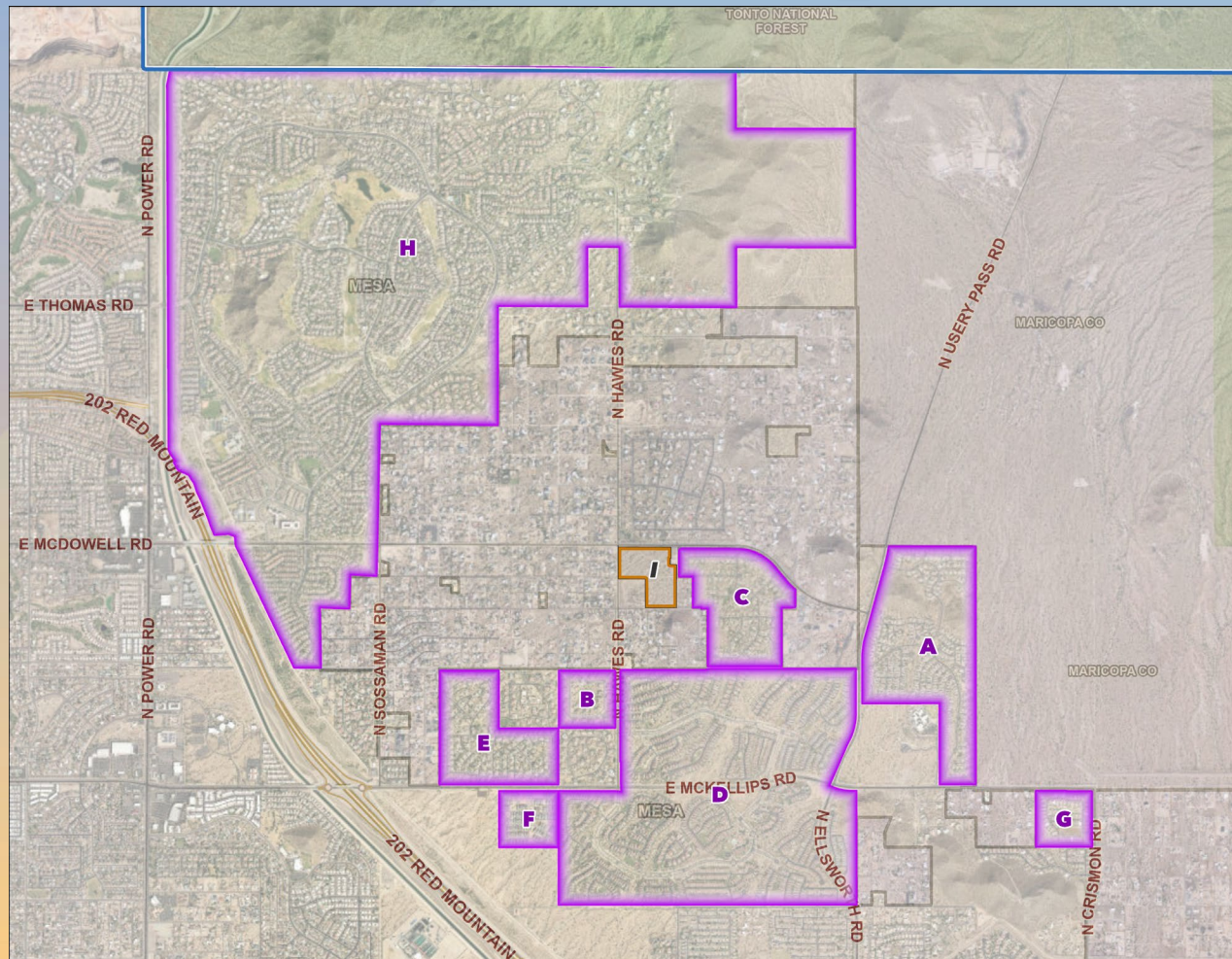
- Limit the homes along Culver Street to one-story
- Reflects the limit to one-story along Waterbury Road per staff recommendation



mesa·az



Density Comparisons



ID	COMMUNITY	ACREAGE	NUMBER OF UNITS	DU/ACRE
A	Boulder Mountain Highlands	219	424	1.94
B	Hermosa Estates	37	31	0.84
C	Madrid	113	146	1.29
D	Mountain Bridge	697	1425	2.04
E	The Estates at Desert Shadows	115	174	1.51
F	Monteluna	40	108	2.70
G	Granite Ridge	36	56	1.56
H	Las Sendas	2469	3510	1.42
I	Carmello (Proposed)	29	65	2.24



Site Photo



Looking southeast from the intersection of Hawes Road and McDowell



Elevations





Elevations





Elevations





Elevations

