



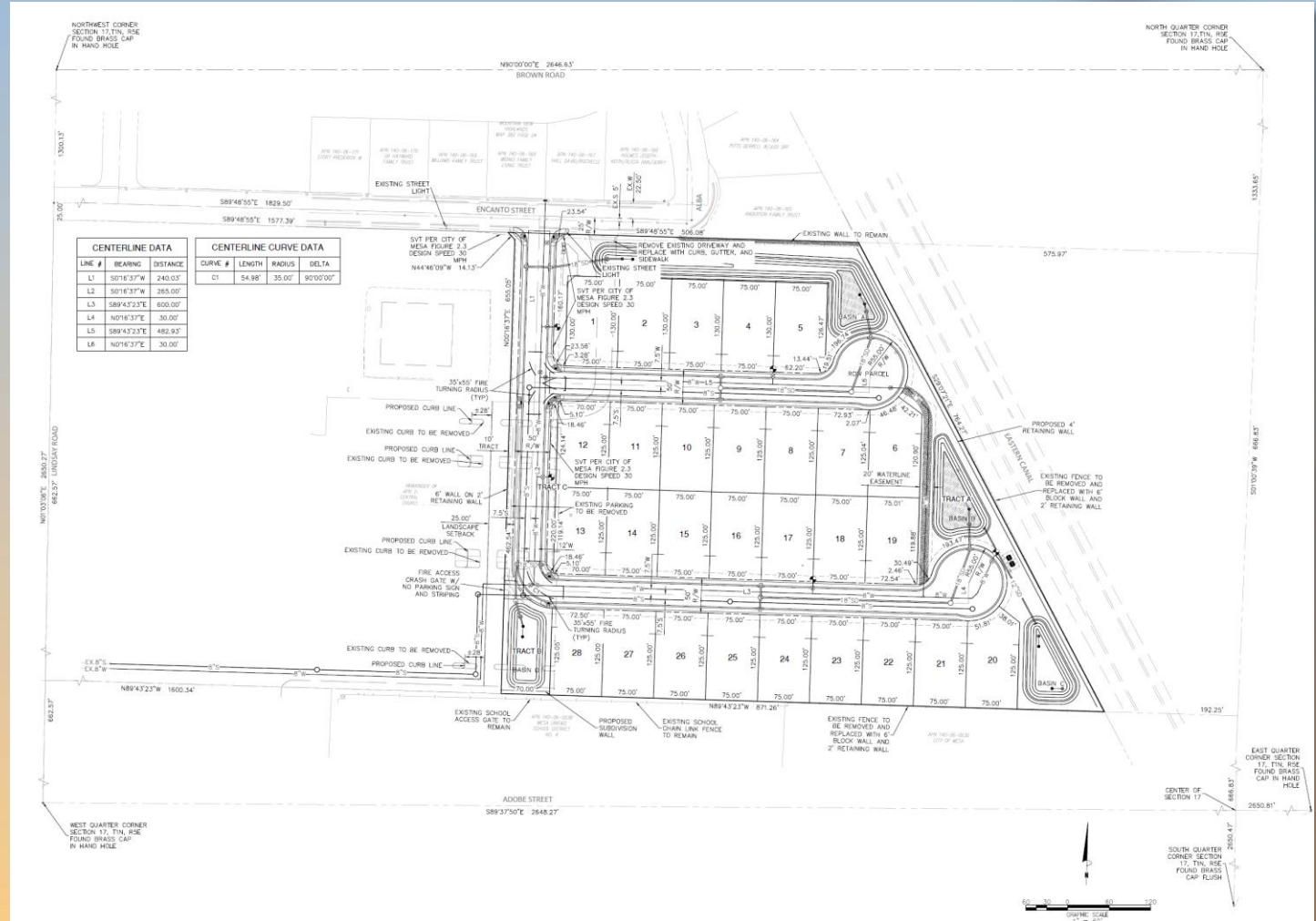
Planning & Zoning Board



ZON22-00495



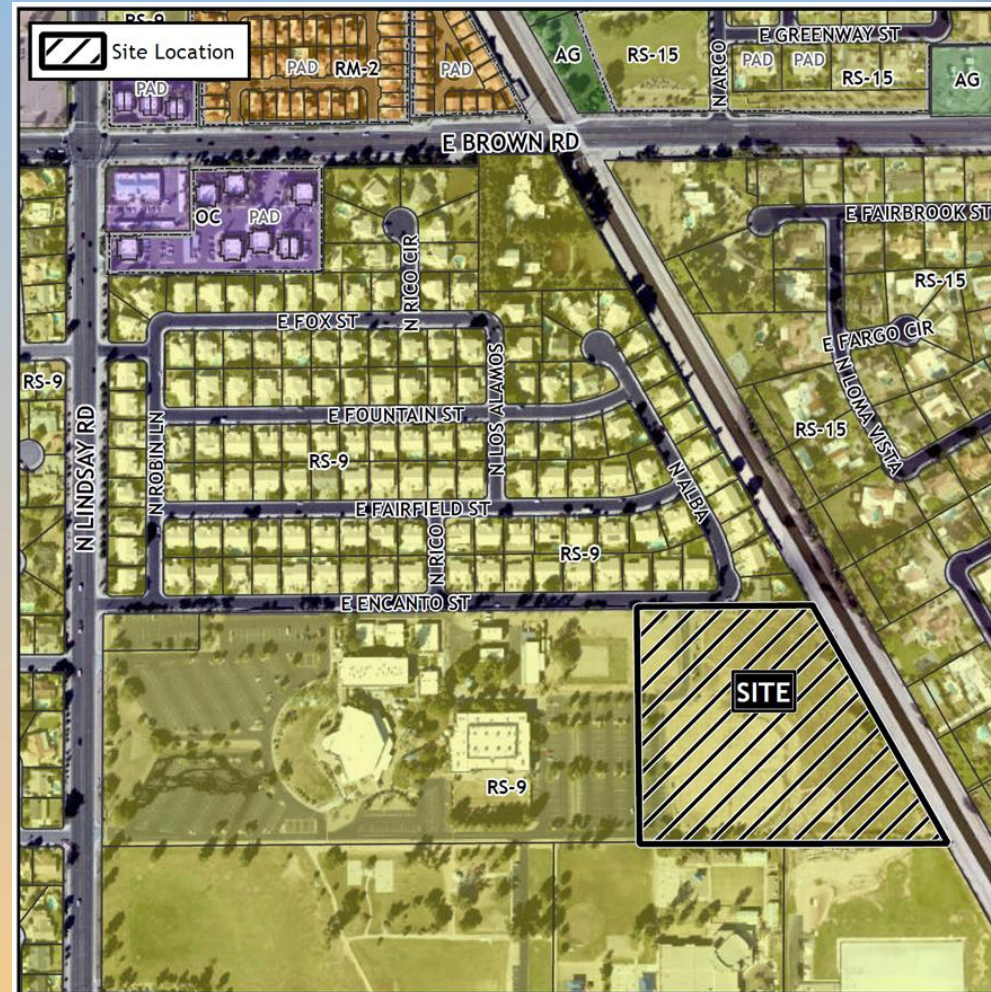
- Preliminary Plat for a 28-lot single residence subdivision





Location

- East of Lindsay Road
- South of Brown Road





General Plan

Specialty

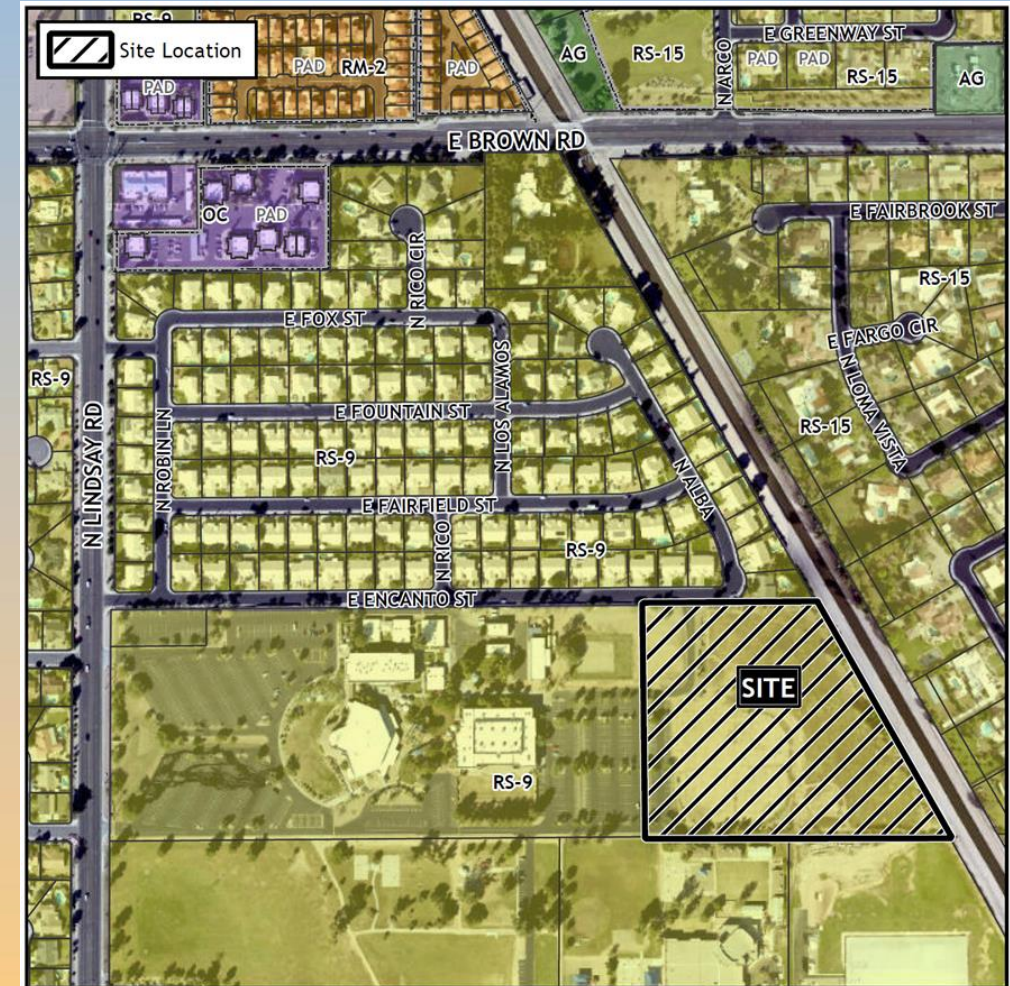
- Large areas (over 20 acres) with a single use such as an educational facility
- MZO establishes permitted land uses





Zoning

- Single Residence-9 (RS-9)
- Single residence uses permitted by right





Site Photos

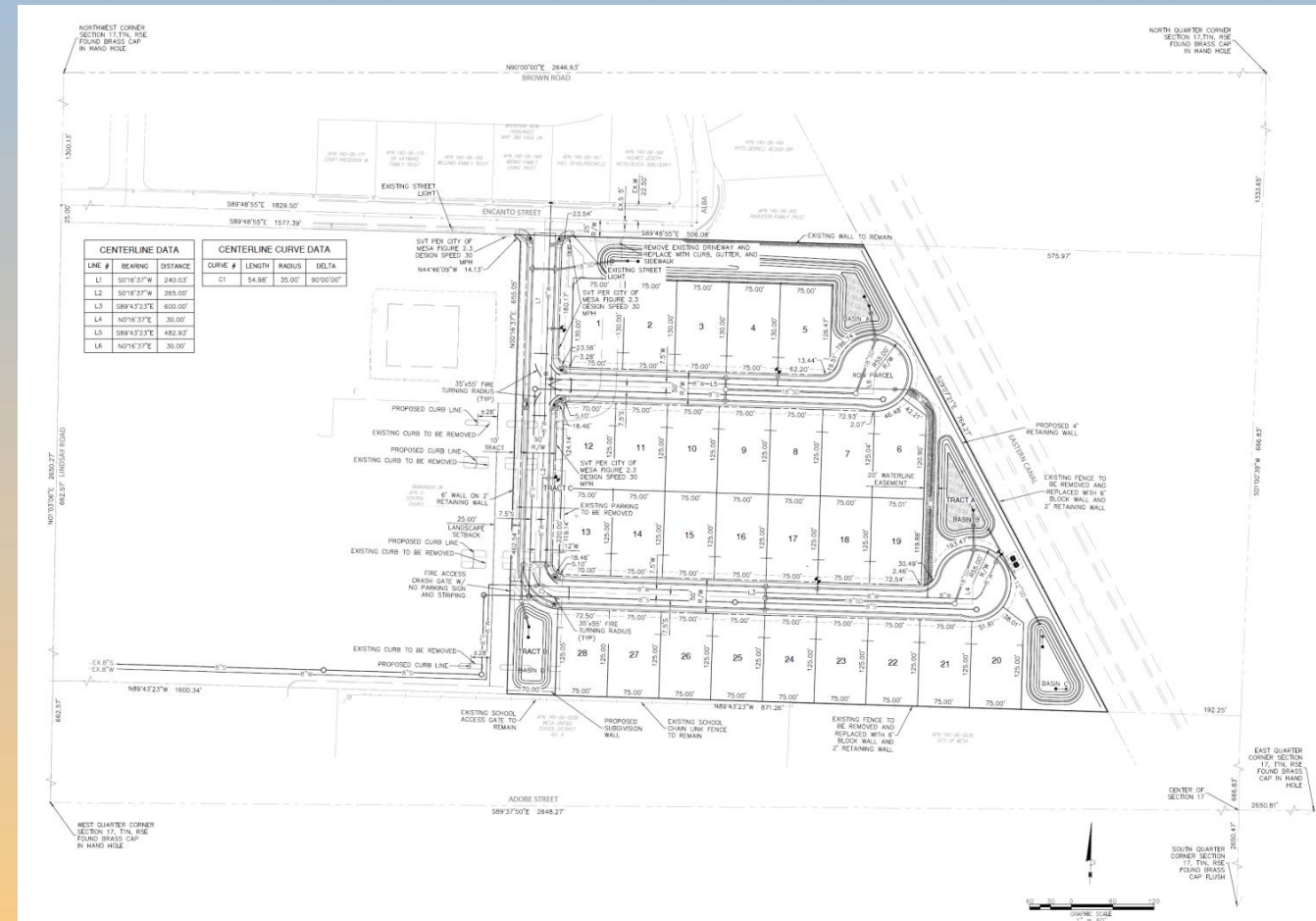


Looking southeast from Encanto Street



Site Plan

- 28 lots
- Access from Encanto Street
- All lots conform to MZO development standards of the RS-9 zoning district





Findings

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

Staff recommends Approval with Conditions



Planning & Zoning Board