



City Council

ZON23-00417

Mary Kopaskie-Brown, Planning Director

November 4₁, 2024



Request

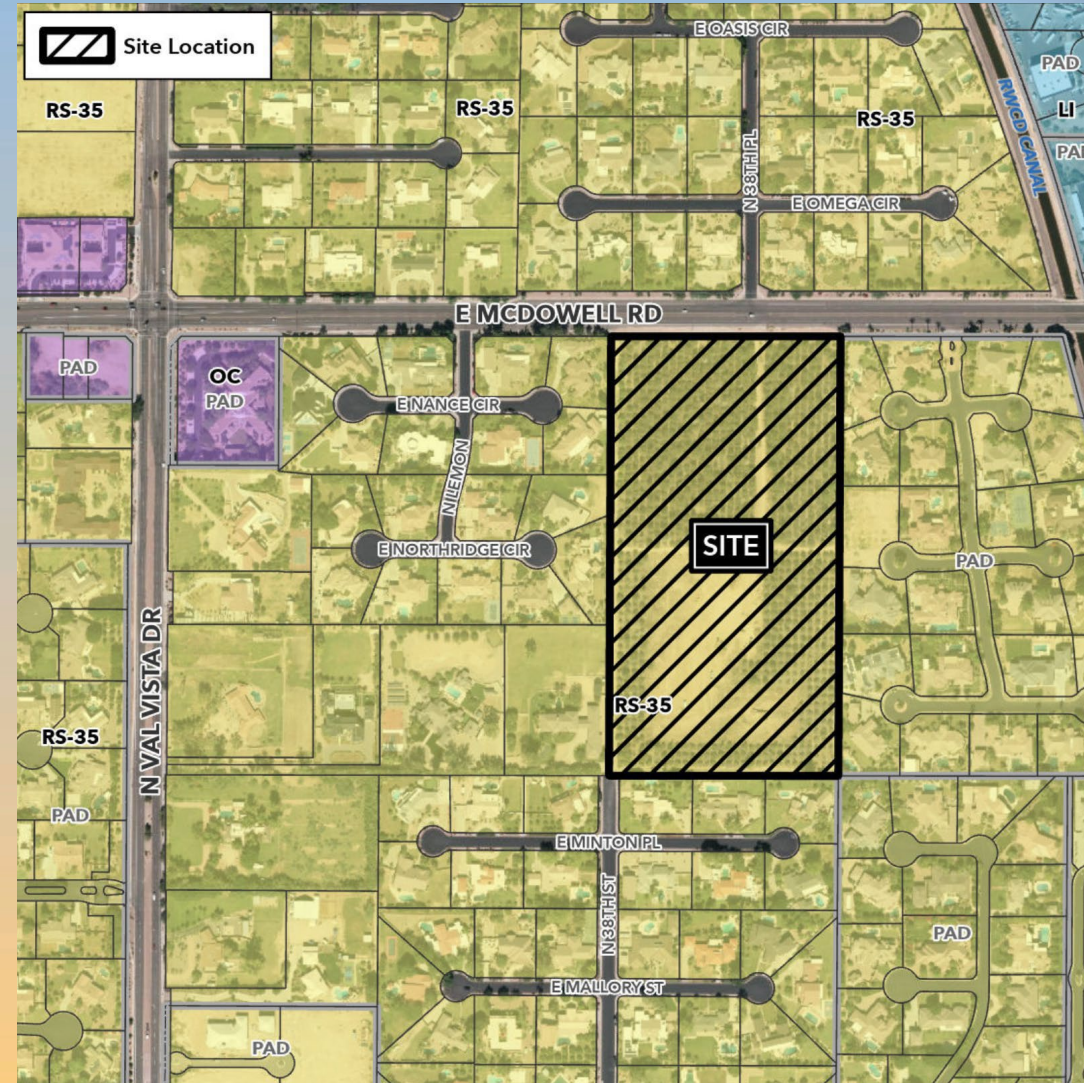
- Rezone from RS-35 to RS- 35-PAD





Location

- South side of McDowell Road
- East of Val Vista Drive
- West of Greenfield Road





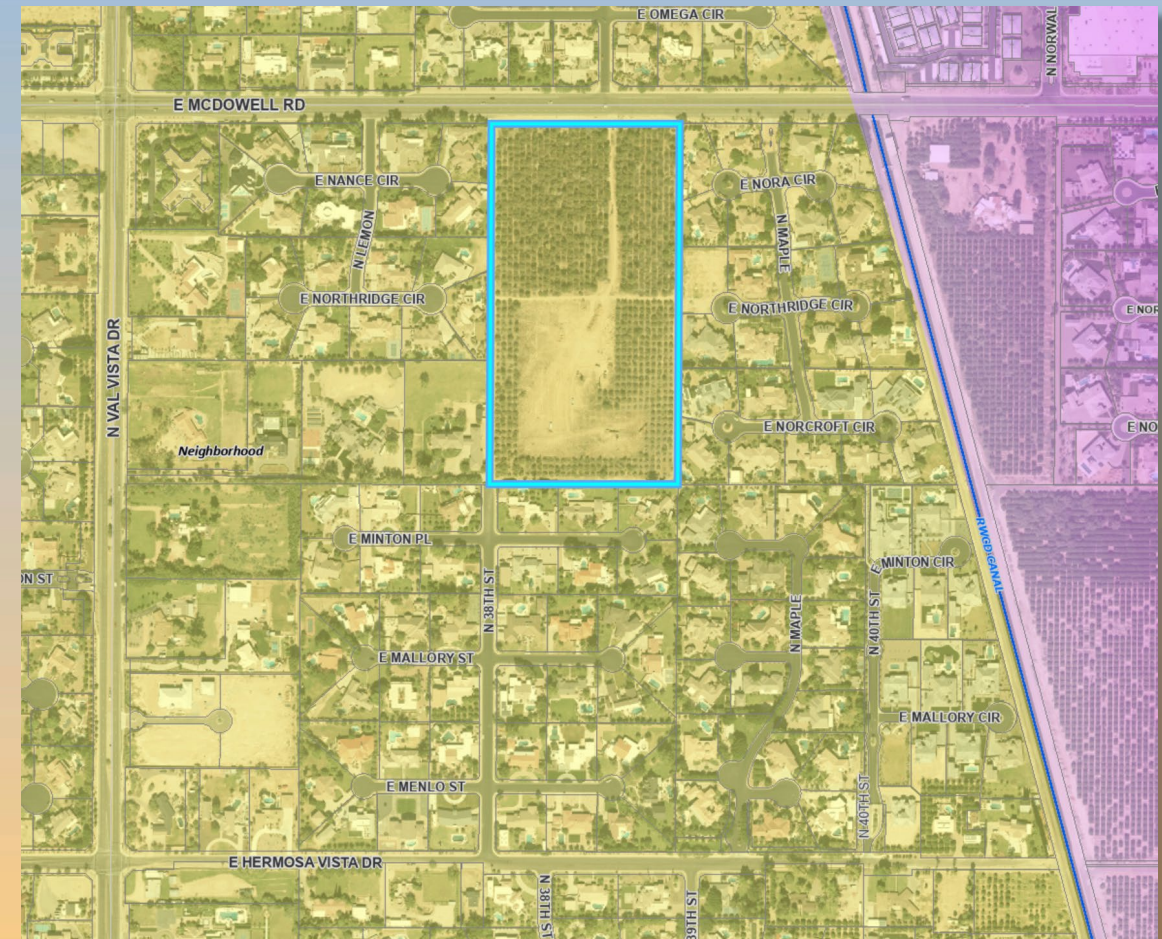
General Plan

Neighborhood – Citrus Sub-Type

- Provide safe places for people to live where they can feel safe
- Characterized by large lots with single-residence homes surrounded by citrus

Citrus Sub-Area Plan

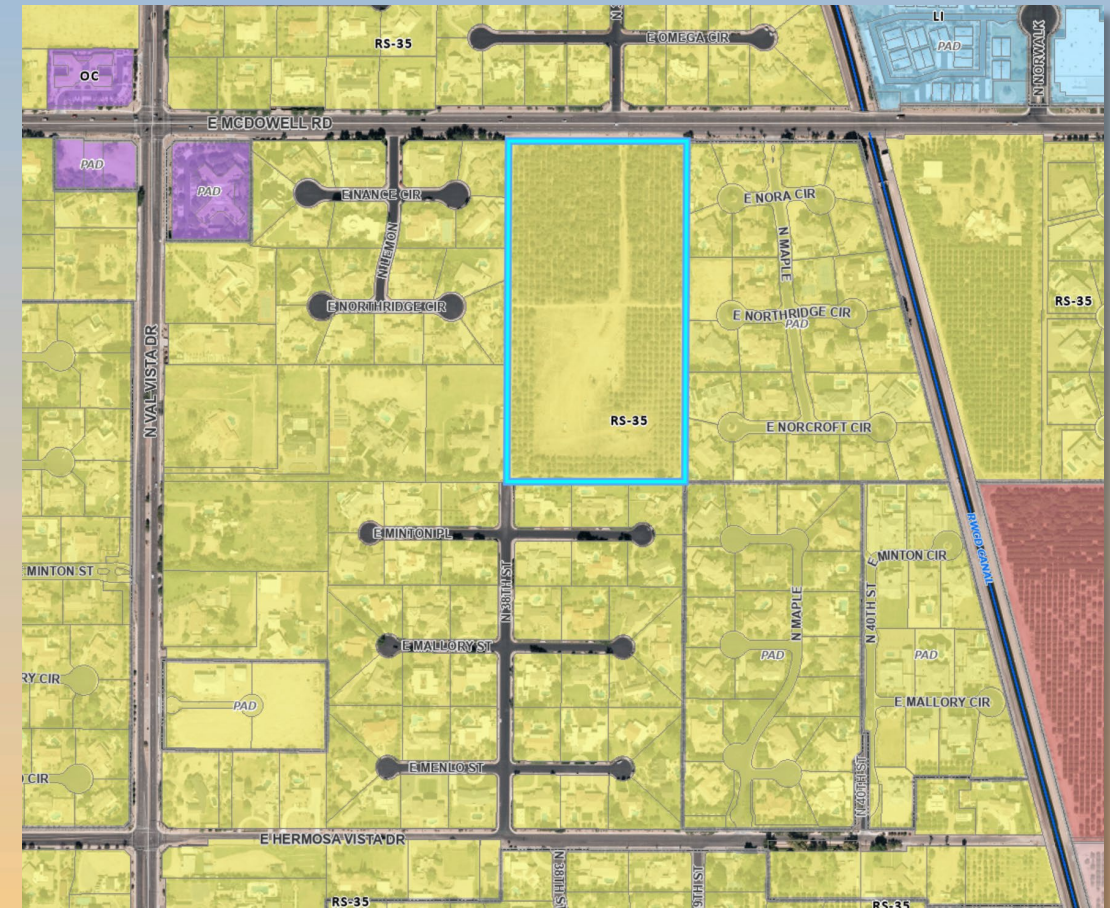
- Low-density developments zoned RS-35 where custom home development is encouraged





Zoning

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



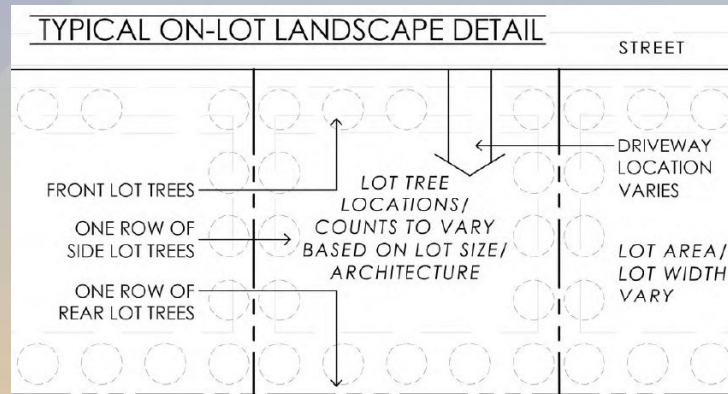


PAD Overlay

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	Each lot shall have frontage on a private street
<u>Minimum Lot Area</u> <i>MZO Table 11-5-3.A.1</i>	35,000 square feet	20,000 square feet
<u>Minimum Lot Width – Interior Lot</u> <i>MZO Table 11-5-3.A.1</i>	130 feet	110 feet
<u>Minimum Lot Depth</u> <i>MZO Table 11-5-3.A.1</i>	150 feet	130 feet
<u>Interior Side: Minimum Aggregate of 2 Sides</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	20 feet
<u>Maximum Building Coverage</u> <i>MZO Table 11-5-3.A.1</i>	35 percent	40 percent
<u>Maximum Building Height</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	Single story on perimeter lots
<u>Detached Accessory Buildings Location</u> <i>MZO Section 11-30-17(B)</i>	May be located in required rear yards	Detached garages may <u>not</u> be located in the required rear yards



Landscape Plan



LANDSCAPE LEGEND

TREES	
	BOTANICAL NAME / COMMON NAME
	Citrus Tree / Varies
	Pistacia Chinensis / Chinese Pistache
	Pistacia x 'Red Push' / Red Push Pistache
	Quercus Virginiana / Texas Live Oak
	Chitalpa Tashkentensis / Chitalpa Tree

SHRUBS	
	BOTANICAL NAME / COMMON NAME
	Bougainvillea 'Rosenka' / Pink Shrub
	Bougainvillea
	Caesalpinia Pulcherrima / Red Bird of Paradise
	Cassia Artemisiodes / Feathery Cassia
	Encelia Farinosa / Brittlebush
	Dasylirion Wheeleri / Desert Spoon
	Eremophila Maculata / Valentine Bush
	Tecoma Alata / Orange Jubilee
	Lantana 'Gold Mound' / Yellow Lantana
	Leucophyllum Frutescens / Texas Sage

ACCENTS	
	BOTANICAL NAME / COMMON NAME
	Agave Vilmoreniana / Octopus Agave
	Hesperaloe Parviflora / Red Yucca
	Pennisetum setaceum 'rubrum' / Purple Fountain Grass

VINES	
	BOTANICAL NAME / COMMON NAME
	Macfadyena Unguis-Cati / Cat Claw Vine

GROUND COVER	
	BOTANICAL NAME / COMMON NAME
	Annual Color

MATERIALS	
	DESCRIPTION
	Pool Deck
	Concrete Sidewalk
	Color: Natural Gray Decomposed Granite (All Planting Areas)
	3/4" Screened, Apache Brown, 2" Depth Min.
	Grass
	Artificial Turf

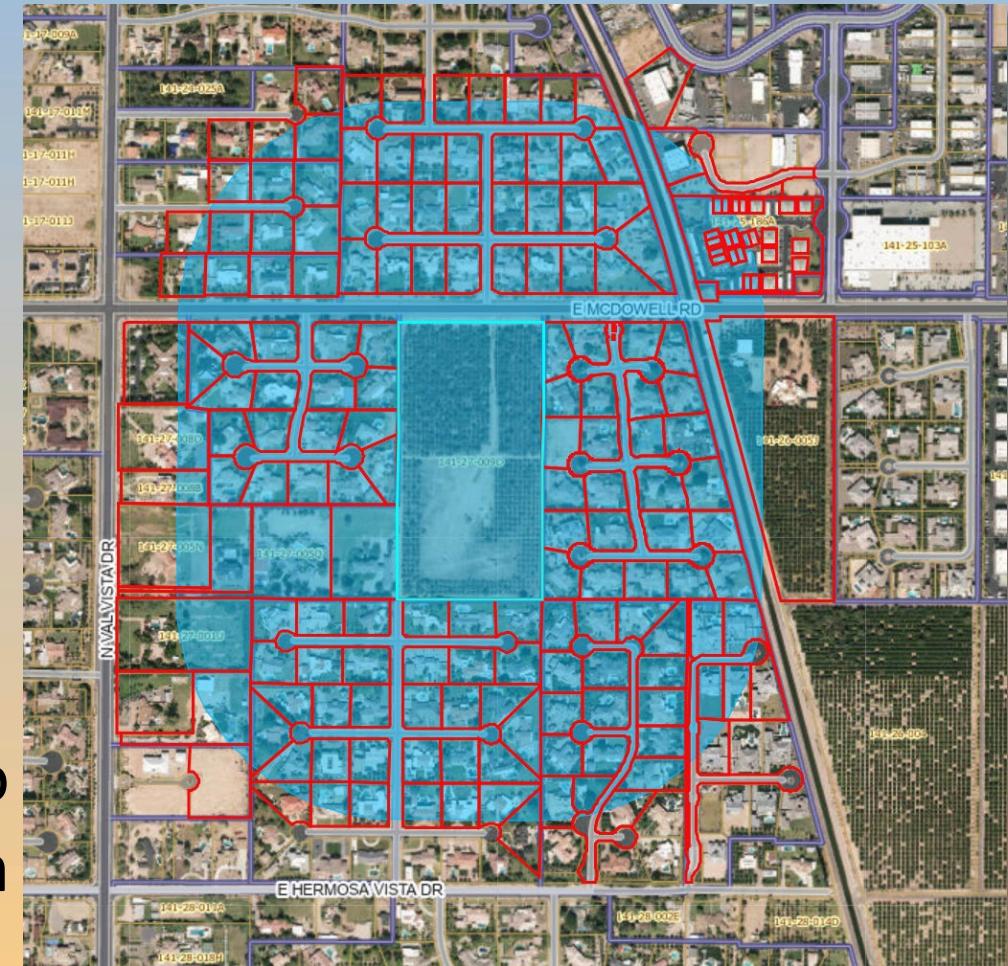
NOTE: RURAL CITRUS CHARACTER OF THE AREA TO BE MAINTAINED, AS PRACTICABLE, COMPATIBLE WITH EXISTING CITRUS STYLE LANDSCAPING. THE DEVELOPER SHALL PLANT TWO ROWS OF CITRUS STYLE TREES ALONG THE MCDOWELL ROAD FRONTAGE TO MATCH THE EXISTING CHARACTER. ONE ROW OF CITRUS STYLE TREES SHOULD BE PLANTED ALONG THE SIDE AND REAR LOT LINES OF EACH LOT. FRONT LOT CITRUS STYLE TREES TO BE PLANTED, AS FEASIBLE, BASED ON VARYING WIDTHS OF LOT FRONTAGES.





Citizen Participation

- Notified property owners within 1,000 ft., HOAs and registered neighborhoods
- Neighborhood meetings held June 13 and September 6, 2022, and August 22, 2023
- Topics discussed included home and lot sizes, landscaping, and drainage - PAD modifications included
- Additional neighbors have reached out to staff and the applicants concerned with irrigation and lot sizes





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

Staff recommend Approval with Conditions

Planning and Zoning Board recommend Approval with Conditions (4-0)



mesa·az



Site Photo



Looking south from McDowell Road



Site Plan

- Currently vacant
- Proposed 23 lots with custom-built, estate-style homes
- Amenity area





Preliminary Plat

- 19 acres in size
- 23 single residence lots; 8 tracts dedicated to landscaping, private streets, and public utilities
- Access from McDowell Road
- Density of 1.2 du/ac

