



# Planning & Zoning Board

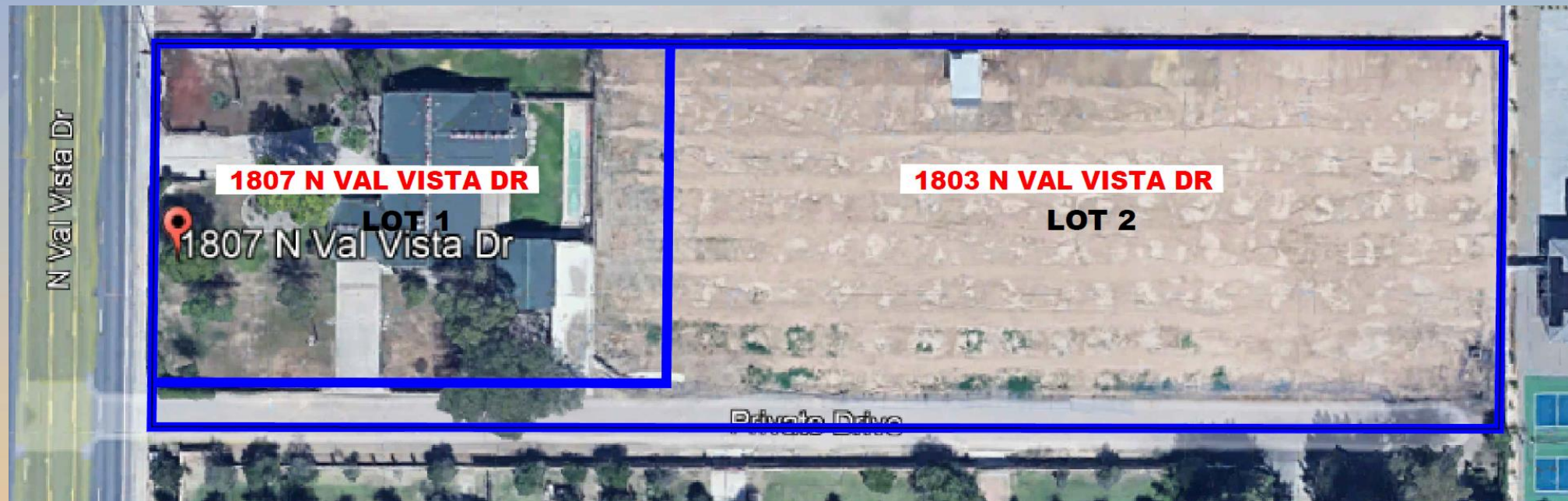


# ZON24-00756 Dixon Property





# Request



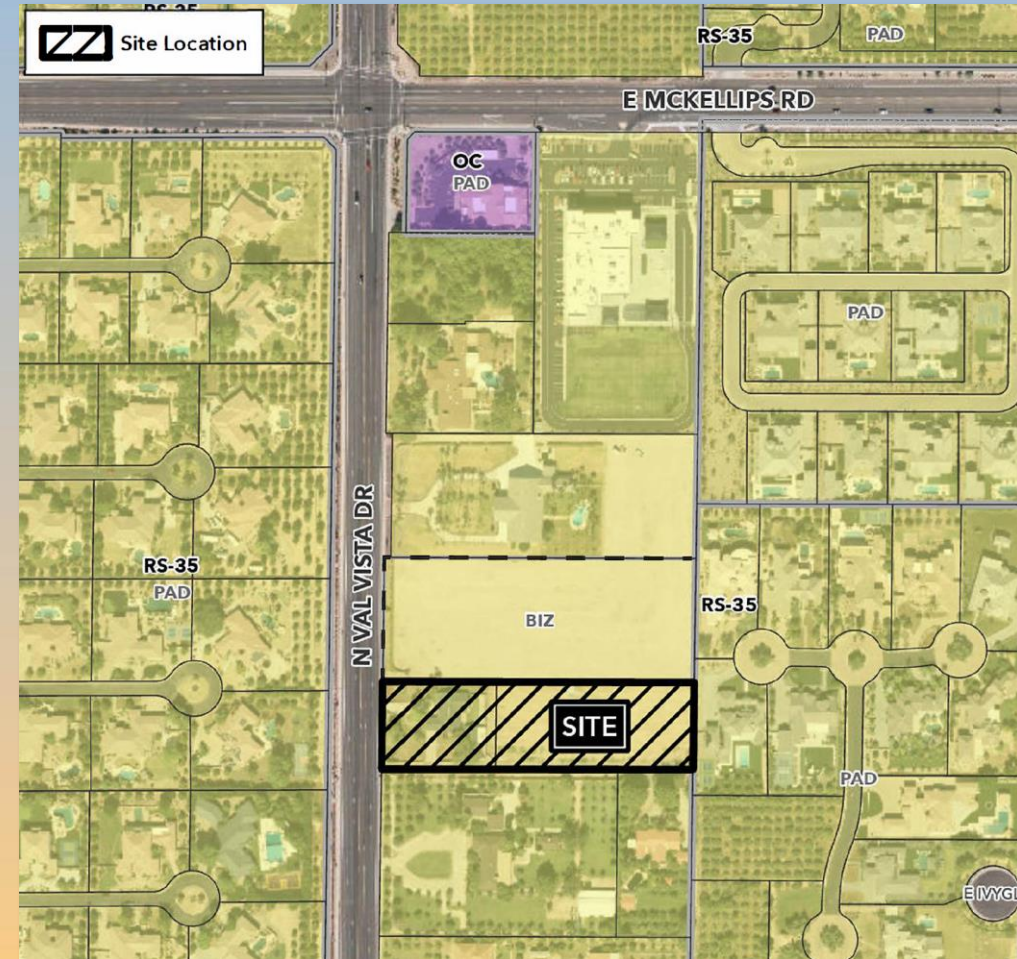
- Rezone from RS-35 to RS-35 with a BIZ overlay
- To allow for development of a new single residence





# Location

- Located approximately 1,100 feet south of McKellips Road
- East side of Val Vista Drive



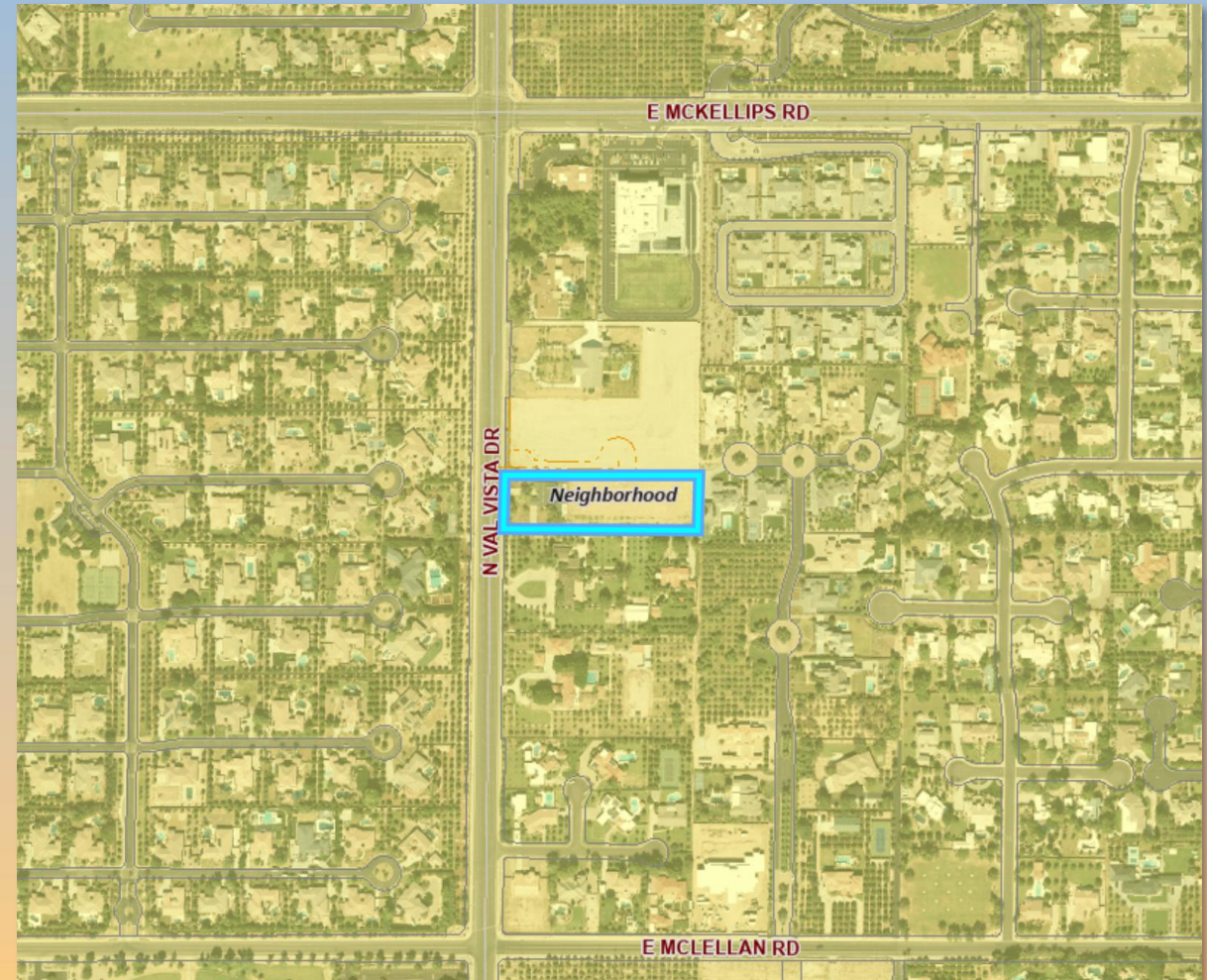




# General Plan

## Neighborhood, Citrus:

- Safe places for people to live, feel secure and enjoy their community
- Large lot, single residences are supported by the Citrus Sub-Area Plan

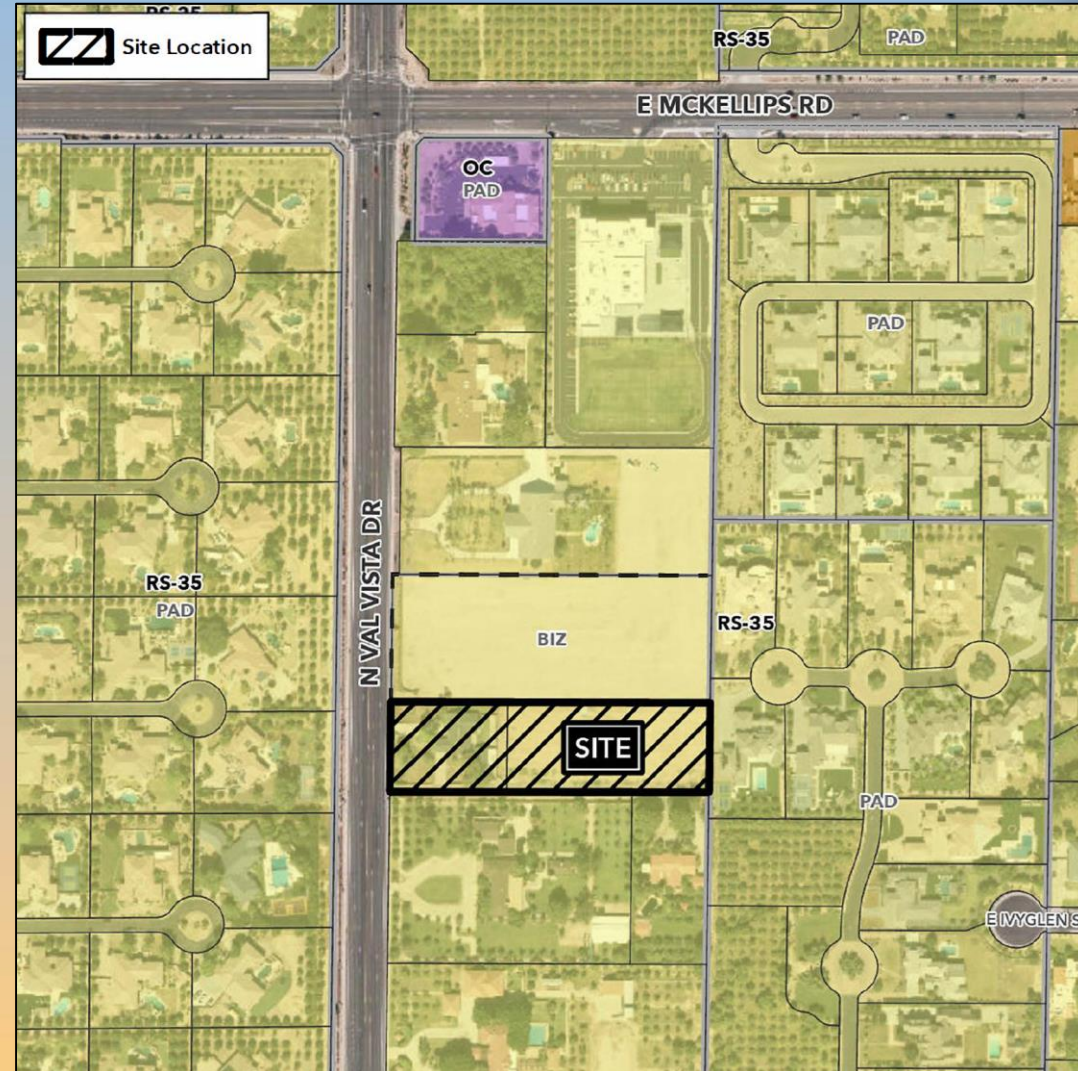






# Zoning

- Requested zoning is Single Residence-35 with a Bonus Intensity Zone (BIZ) overlay
- Single residence is a permitted use in the RS-35 District
- BIZ overlay allows variations to certain Development Standards







# Site Photo



Looking east from northern driveway off Val Vista Drive





# Site Photo

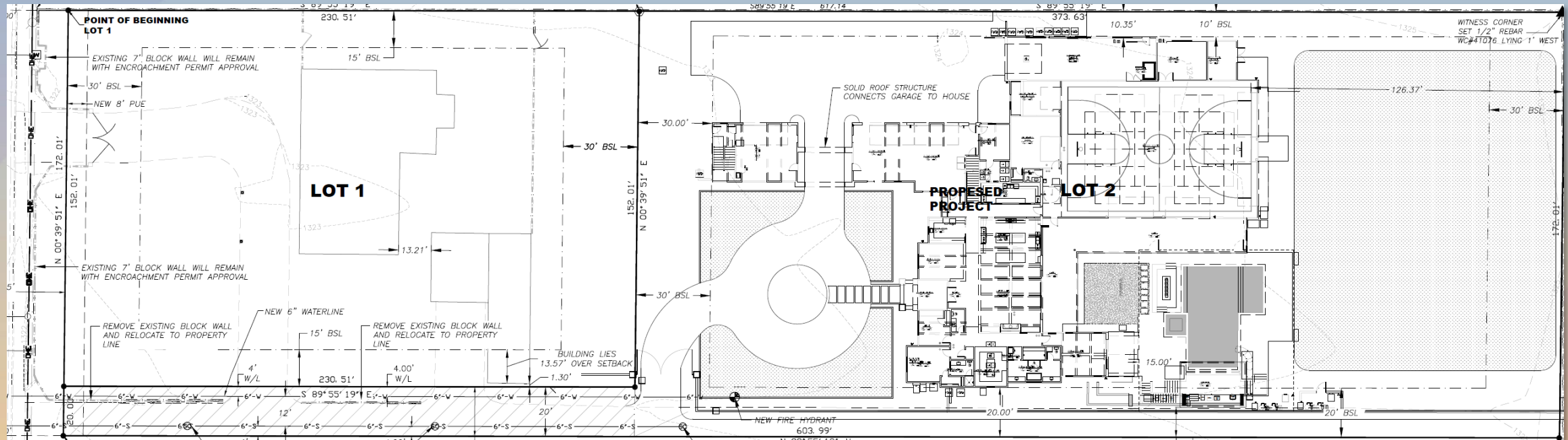


Looking east from southern driveway off Val Vista Drive





# Site Plan



- Lot 1: existing home; BLZ requested to accommodate existing conditions
- Lot 2: proposed home; BLZ requested to accommodate 20-ft lot





# Bonus Intensity Zone (BIZ)

Development Standard	MZO Required	BIZ Proposed
<u>Minimum Lot Width – Interior Lot – MZO</u> <i>Table 11-5-3.A.1</i>	130 feet	20 feet
<u>Detached Accessory Building or Structures – MZO</u> <i>Table 11-30-17(B)(2)(i)</i> -Greater than 200 square feet; equal to or less than 15 feet (interior side setback)	5 feet	1 foot (adjacent to south property line of Lot 1 only)
<u>Fences and Freestanding Walls – Maximum Height: Front Yards – MZO</u> <i>Table 11-5-5</i>	No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet.	No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 7 feet.





# Citizen Participation

- Notified property owners within 1,000 ft of the site by mail on September 30, 2024
- Mailed public notice and posted the property February 10, 2025
- Neighbors to the south shared concerns:
  - Access to parcel 141-30-012B
  - Access to irrigation control valves/boxes







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

*Staff recommends Approval with Conditions*



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