



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

August 9, 2023

CASE No.: ZON22-00835	PROJECT NAME: Mason Farms
Owner’s Name:	Mason Farms, LLC
Applicant's Name:	Deanna Mason
Location of Request:	Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of Stapley Drive.
Parcel No(s):	136-07-005F, 136-07-005G, 136-07-005H, and 136-07-005J
Request:	Rezone from Single Residence-43 (RS-43) to Single Residence-43 with a Planned Area Development overlay (RS-43-PAD). This will allow for a single residence development. Also consider a preliminary plat for “Mason Farms”.
Existing Zoning District:	RS-43
Council District:	1
Site Size:	15± acres
Proposed Use(s):	Residential
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 9, 2023 / 4:00 p.m.
Staff Planner:	Samantha Brannagan, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On **July 6, 1970**, the project site was annexed into the City of Mesa as part of a greater 1,400± acre area annexation and subsequently zoned Single Residence-43 (Ordinance No. 672).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone 15± acres from Single Residence-43 (RS-43) to Single-Residence-43 with a Planned Area Development overlay (RS-43-PAD) and approval of a Preliminary Plat to allow for a single residence subdivision (Proposed Project).

The property currently contains one single-family residence which will remain as Lot 1 of the five-lot subdivision. The applicant is requesting a Planned Area Development overlay (PAD) to deviate from development standards in order to accommodate a private road.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with an Agricultural Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. In the Agricultural Sub-type the raising and keeping of livestock for personal enjoyment is common. Streets within areas designated as an Agricultural Sub-type are often more rural character as well.

The property is also within the Lehi Sub-Area. Goals for future development in this Sub-Area include preservation of the historic and rural character of the area. Future development is intended for communities of semi-rural residential development. In addition, residential development shall conform to the standards of the RS-43 zoning district.

The proposed large-lot subdivision is consistent with the Neighborhood character area, the Agricultural Sub-type, and the Lehi Sub-Area Plan.

Zoning District Designations:

The property is currently zoned Single Residence-43 (RS-43). Per Section 11-5-1(B)(1) of the MZO, the purpose of residential zoning districts is to provide for a variety of housing types and related uses. The proposed single residence subdivision is permitted in the RS-43 zoning district.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22-1 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site.

Per Section 11-30-6(H) of the MZO, every lot shall have frontage on a dedicated public street unless a Planned Area Development is approved to allow such lots to front a private street system. The requested PAD would allow for one private street into the subdivision. As shown on the Preliminary Plat, Tract A is a private 30-foot-wide road that will provide access to and from East Lehi Road and the five proposed lots. The width of the private road will allow for parking on one side.

Overall, the proposed development conforms to the criteria for a PAD. The configuration of the proposed lots facing an internal street system will improve interaction between residents and strengthen the community.

Site Plan and General Site Development Standards:

The property currently has one existing single-family residence, which will remain on Lot 1 of the proposed subdivision. The remaining acreage is either in agricultural use or has been allowed to go fallow.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Lehi Road) RS-43 Single Residence</p>	<p>North (Across Lehi Road) RS-43 Single Residence</p>	<p>Northeast (Across East Lehi Road) RS-43 Single Residence</p>
<p>West RS-43 Single Residence</p>	<p>Project Site RS-43 Single Residence</p>	<p>East (Across South Canal) RS-15-PAD Single Residence</p>
<p>Southwest RS-43 Single Residence</p>	<p>South (Across South Canal) RS-15-PAD Single Residence</p>	<p>Southeast (Across South Canal) RS-15-PAD Single Residence</p>

Compatibility with Surrounding Land Uses:

The subject site is currently zoned RS-43. Neighboring parcels to the north, northeast, northwest, west, and southwest are also zoned RS-43 and either contain single-family residences with accessory structures or are vacant. Parcels to the east, southeast, and south across South Canal are zoned RS-15 with single-family residences and accessory structures. Parcel 136-07-005E, adjacent to the subject property and abutting the South Canal, is owned and maintained by the Salt River Project. Altogether the request for a new single residence subdivision will not be out of character with the surrounding area.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as development standards utilities layout, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. If preliminary has been approved, all plats are subject to Final Plat approval by City Council.

The applicant is requesting Preliminary Plat approval to subdivide the current 15± acre parcel into five lots. Proposed lots range in size from 47,000± to 59,600± square feet in size and exceed the required minimum of 43,560 square feet in the RS-43 zoning district. The project will meet all other development standards as well for such zone.

Additionally, the Preliminary Plat declares the streets in the subdivision to be private. Per

Section 9-6-3(B)(10) of the Subdivision Regulations, if private streets are approved, statements shall be contained on the plat and in both the deed restrictions and the homeowners' association by-laws that those streets are declared private, subject to an easement authorizing use by emergency and public service vehicles and remain the permanent responsibility of the homeowners' association.

Overall, the subject request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Neighborhood Participation Plan and Public Comments:

The applicant sent the required notification letters to all property owners within 1,000 feet of the site as well as HOAs and registered neighbors within one mile of the site.

As of the date of this report, staff has not been contacted by any resident to express support or opposition to the request.

Staff Recommendation:

Staff find that the requested single residence subdivision complies with the Mesa 2040 General Plan, the Lehi Sub-Area Plan, the review criteria for a Planned Area Development (PAD) outlined in Section 11-22-3 of the MZO, and the criteria for a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Compliance with all City development codes and regulations, except private roads are permitted as approved with the final plat.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Preliminary Plat

3.3 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report