



# Planning & Zoning Board



# ZON25-00635

# Ascension

Emily Johnson, Planner II

April 22, 2026



# Request

- Rezone from AG to RS-15-PAD
- To allow for a 47-lot single-family residential subdivision







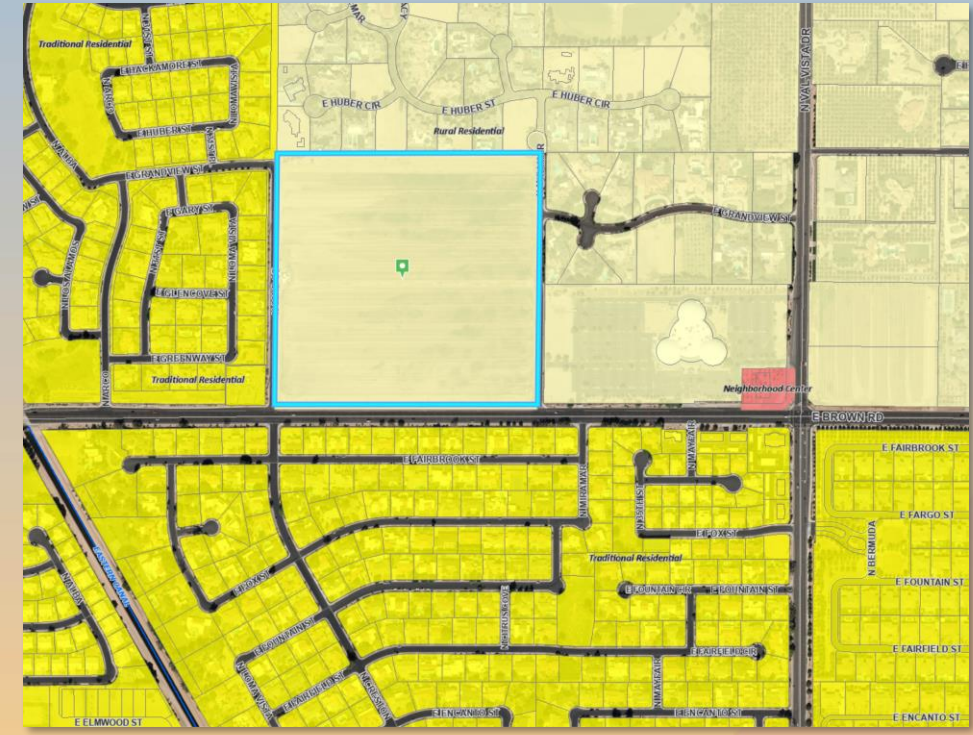
# General Plan

## Rural Residential - Sustain

- Single-Family Residential is a Principal land use
- Characterized by large lot, single-family residential

## Citrus Sub-Area Plan

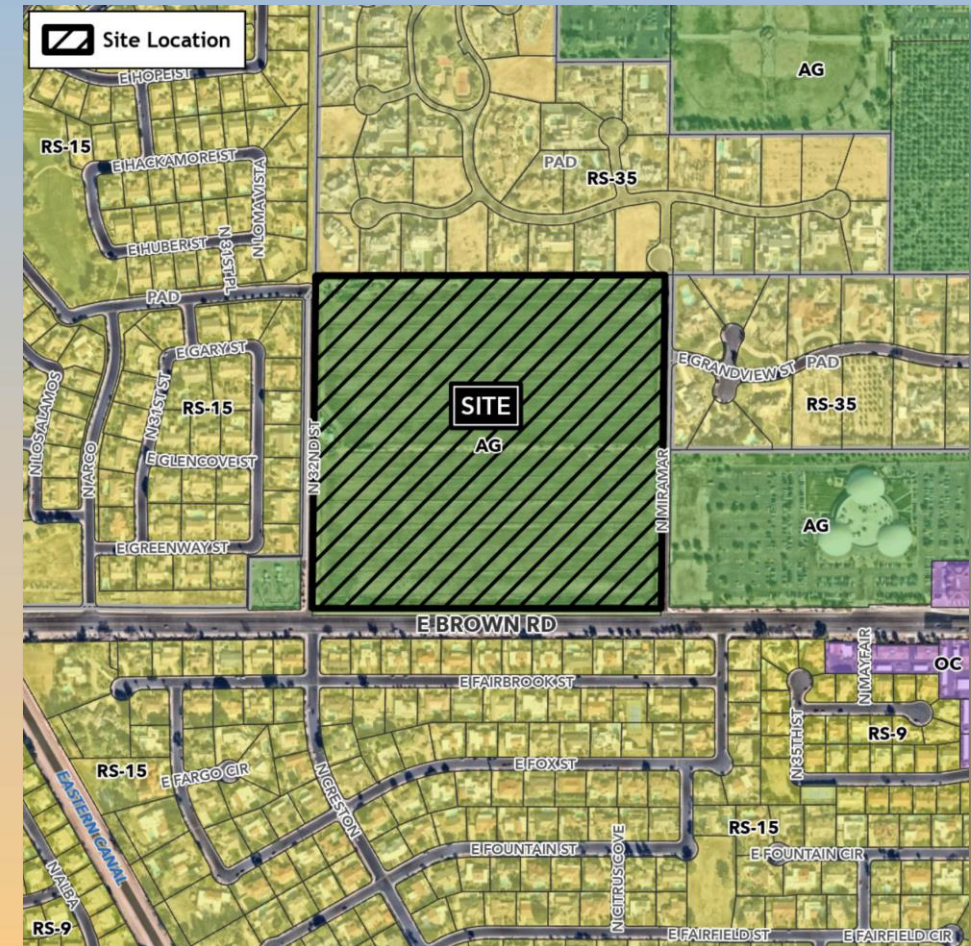
- Guidelines include low-density developments zoned RS-35 and additional citrus / broad lead plantings





# Zoning

- Agricultural (AG)
- Proposed: Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD)





# Site Photos



Looking northeast from the corner of Brown Rd and 32<sup>nd</sup> St



# Preliminary Plat

- 47 lots proposed
- Typical lots – 22,500 sq. ft.
- Northern lots – 25,000 sq. ft. \* ( )
- Proposed Density – 1.27 du/ac
- Full access off Brown Rd and





# Landscaping & Amenities

- Two rows of Red Pistache and two rows of citrus trees are provided along Brown Rd and at least one row along 32<sup>nd</sup> and Miramar
- 1.42 ac amenity space, 0.61 ac pocket park, and 6.46 ac open space provided
- Each individual lot will have additional landscaping per the Citrus Sub-Area Plan





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Coverage –</u>	40%	50%
<u>Fences and Freestanding Walls</u> – Within or along the required side or rear yards	6'	7'
<u>Fences and Freestanding Walls</u> – Maximum length of continuous, unbroken and uninterrupted fence or wall	Articulation shall be provided every 40' through the use of columns, landscaping pockets, and/or change to different materials	<b>Articulation shall be provided every 40' through a variation in wall type, wall, height, and wall projections including trellises</b>



# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Detached Accessory Buildings or Structures</u> – Structures over 15’ shall not be located within any rear setback</p>	<p>Rear Setback – 30’</p>	<p><b>Lots not adjacent to Brown Rd – 15’ rear setback</b></p> <p><b>Lots adjacent to Brown Rd – 30’ rear setback</b></p>
<p><u>Minimum Dimension for Residential Enclosed Garages</u> – Double-car garage</p>	<p>At least 20’ wide and 22’ long</p>	<p><b>At least 20’ wide and 21’ long</b></p>

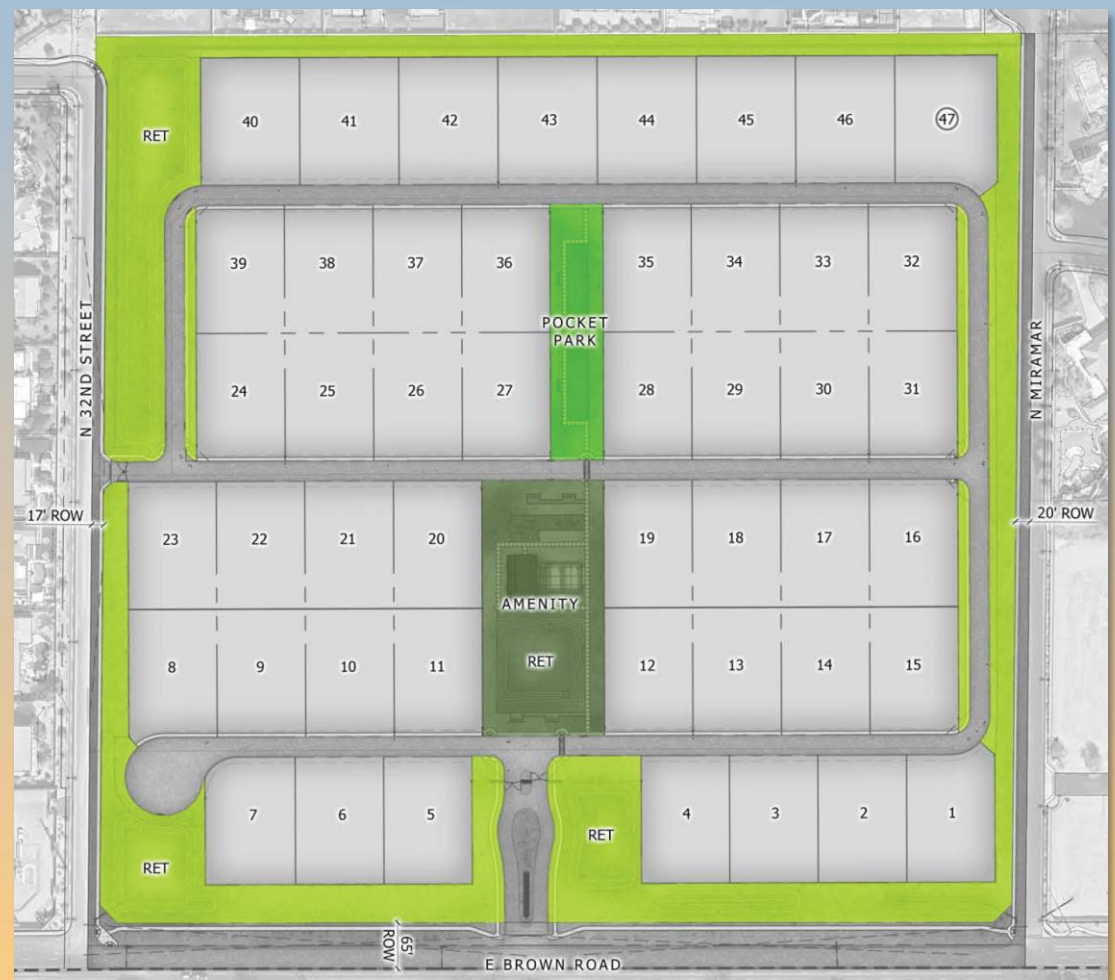


# Planned Area Development

- Exceeding RS-15 standards in minimum lot area, lot width, lot depth, lot depth abutting an arterial street, interior side yard setbacks, and street side yard setbacks
- Greater amounts of landscaping than specified by the Citrus Sub-Area
- A pedestrian trail connecting the entry to the amenity space and pocket park with enhance stamped crosswalks
- Enhanced entry with water feature monument and landscaping



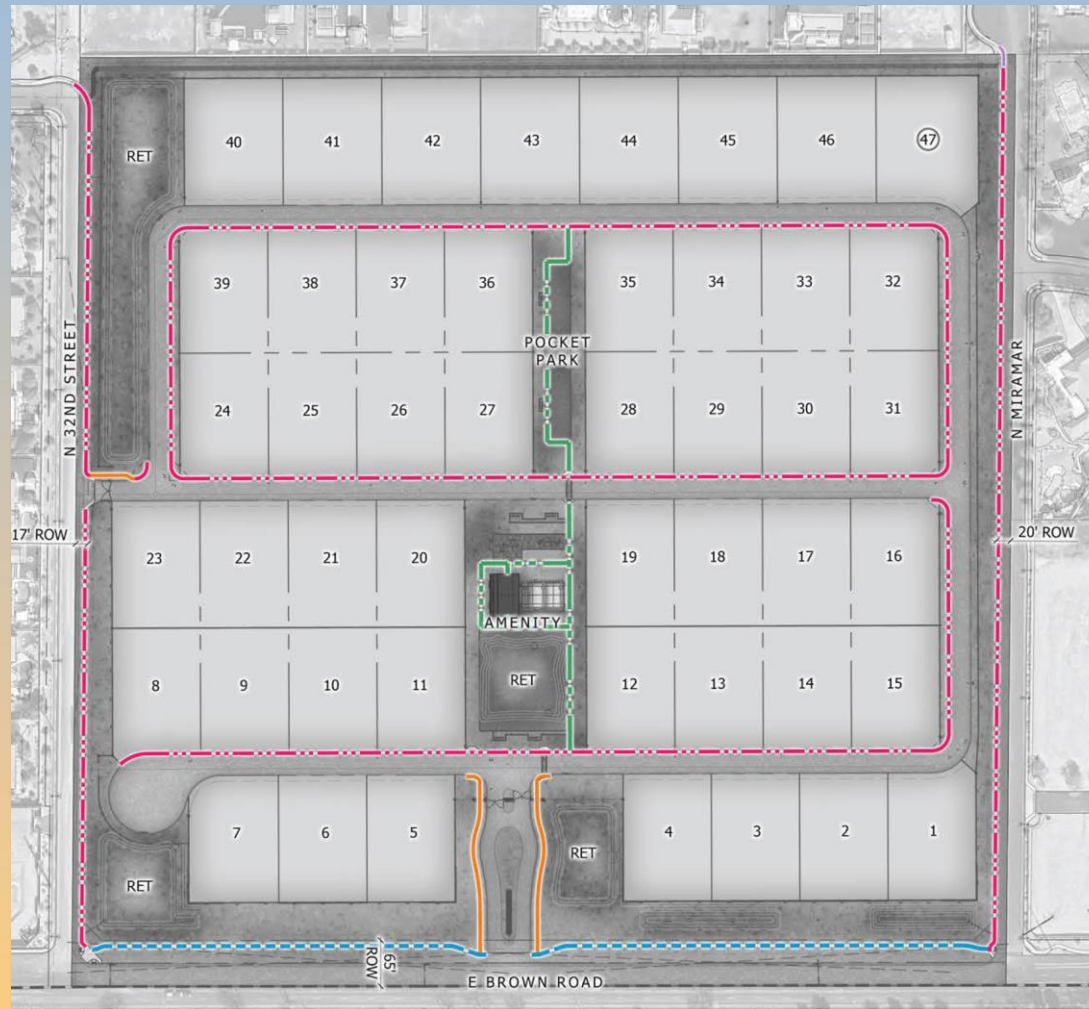
# Open Space Plan



OPEN SPACE DATA		
GROSS AREA	40.01 AC	
NET AREA	37.26 AC	
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
<b>TOTAL OPEN SPACE</b>	<b>8.49 AC</b>	<b>22.8%</b>



# Circulation Plan

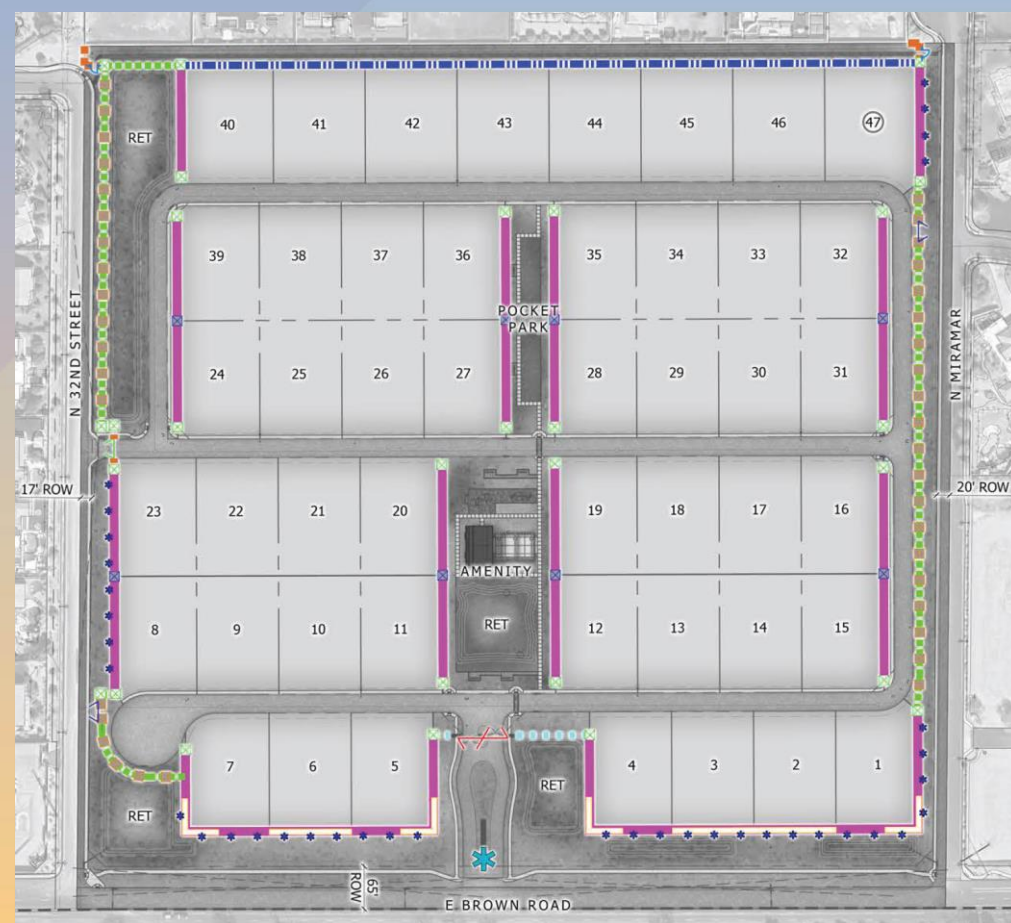


**LEGEND**

- - - 6'-0" DETACHED SIDEWALK
- - - 6'-0" CONCRETE TRAIL
- · - · - 5'-0" ATTACHED SIDEWALK
- - - 5'-0" DETACHED SIDEWALK
- - - 4'-0" ATTACHED SIDEWALK



# Wall Plan

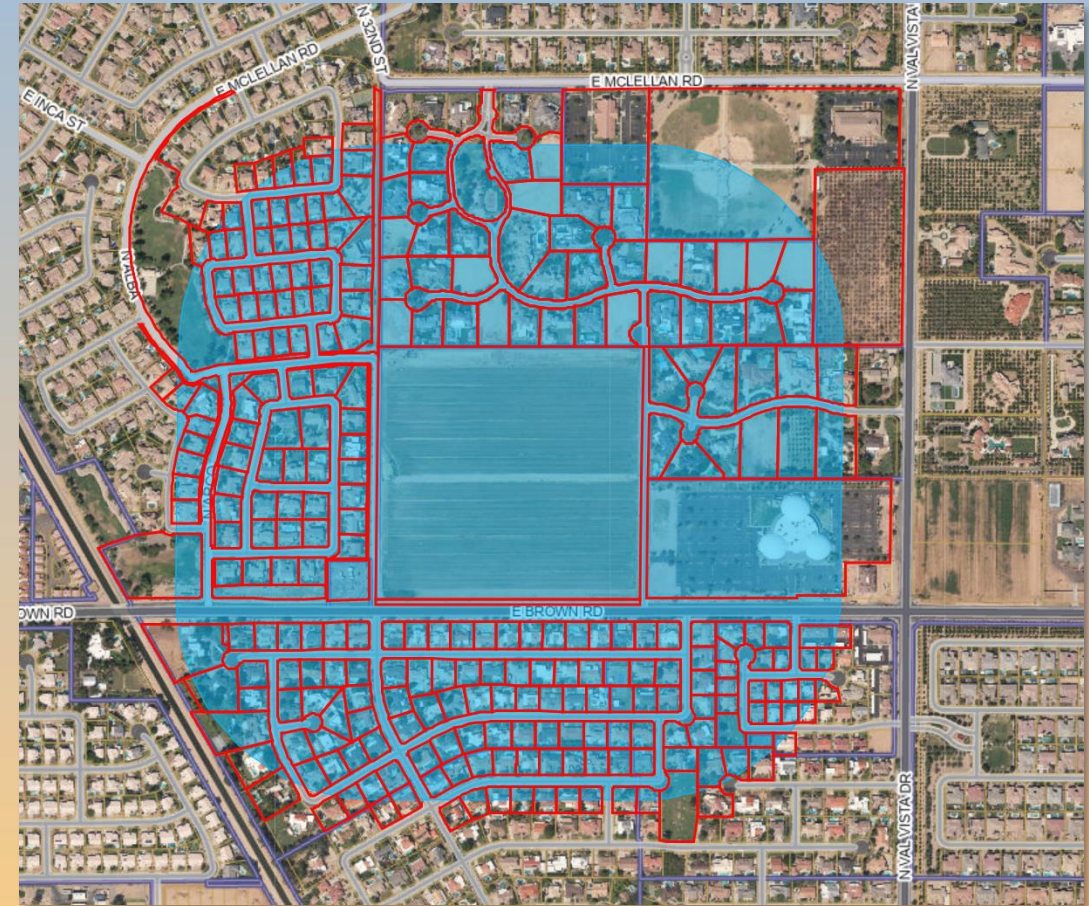


GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-Person Neighborhood Meeting:  
October 16, 2025 – 6 residents attended
- No correspondence received by staff





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

*Staff recommends Approval with Conditions*



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