



# City Council

## ZON22-00835

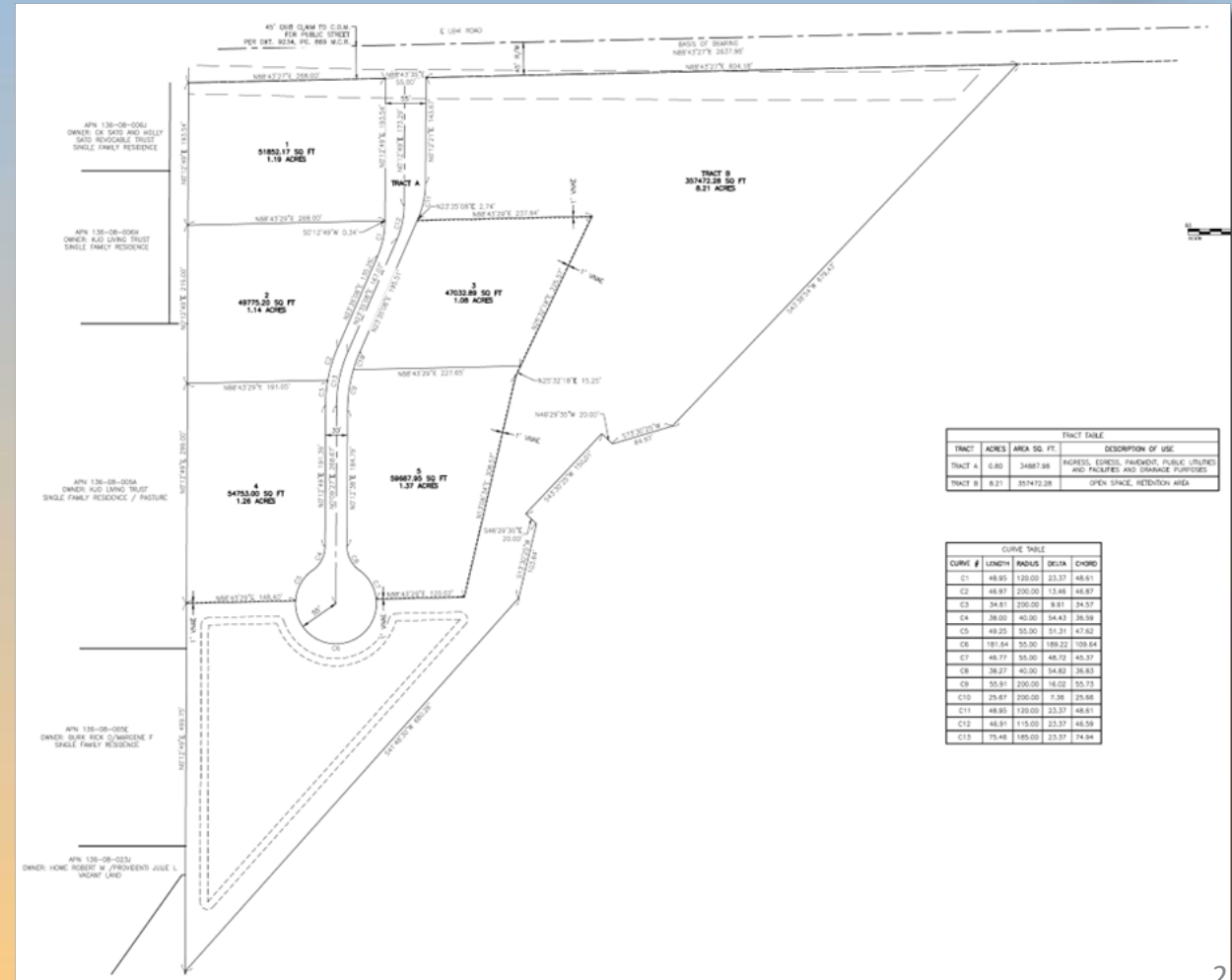
Mary Kopaskie-Brown, Planning Director

September 11, 2023  
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# Request

- Rezone from RS-43 to RS-43-PAD
- Preliminary Plat
- To allow for a single residence subdivision







# Location

- South of East Lehi Road
- East of North Stapley Drive







# General Plan

## Neighborhood

- Safe places for people to live and feel secure
- Enjoy surrounding community and associated non-residential uses

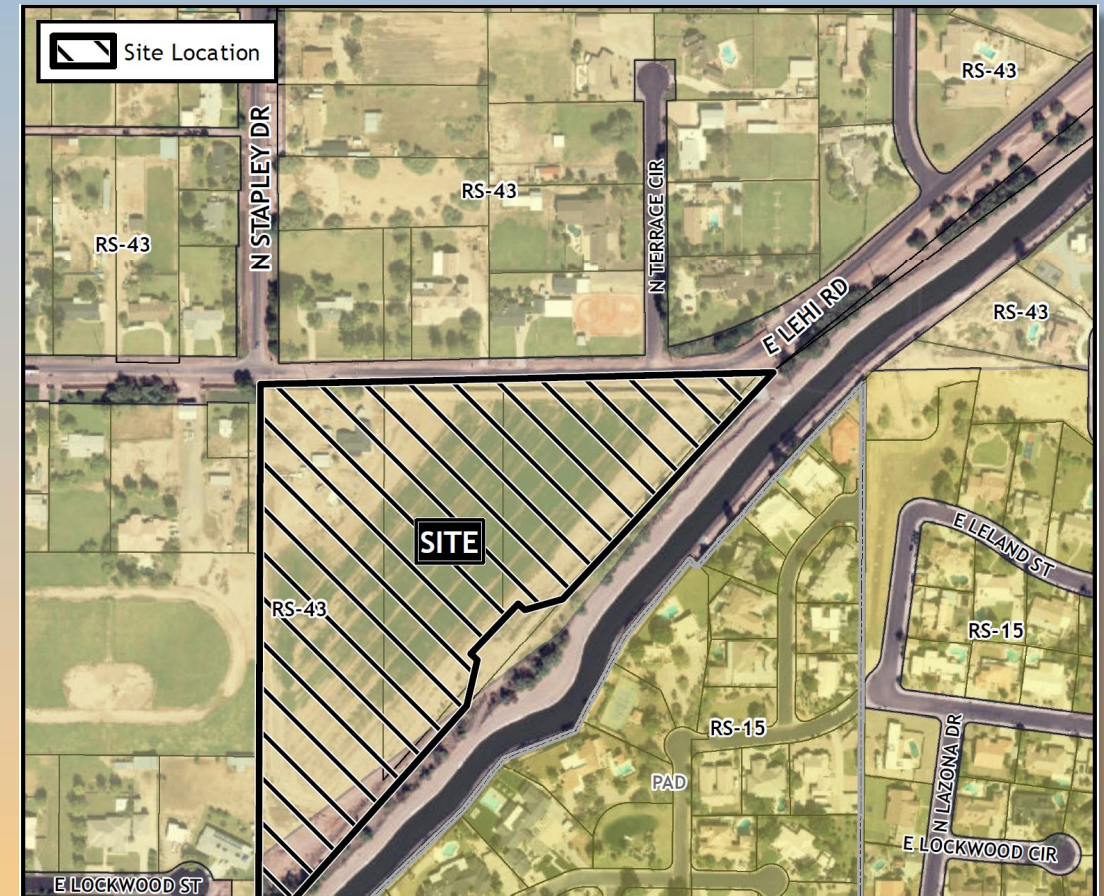






# Zoning

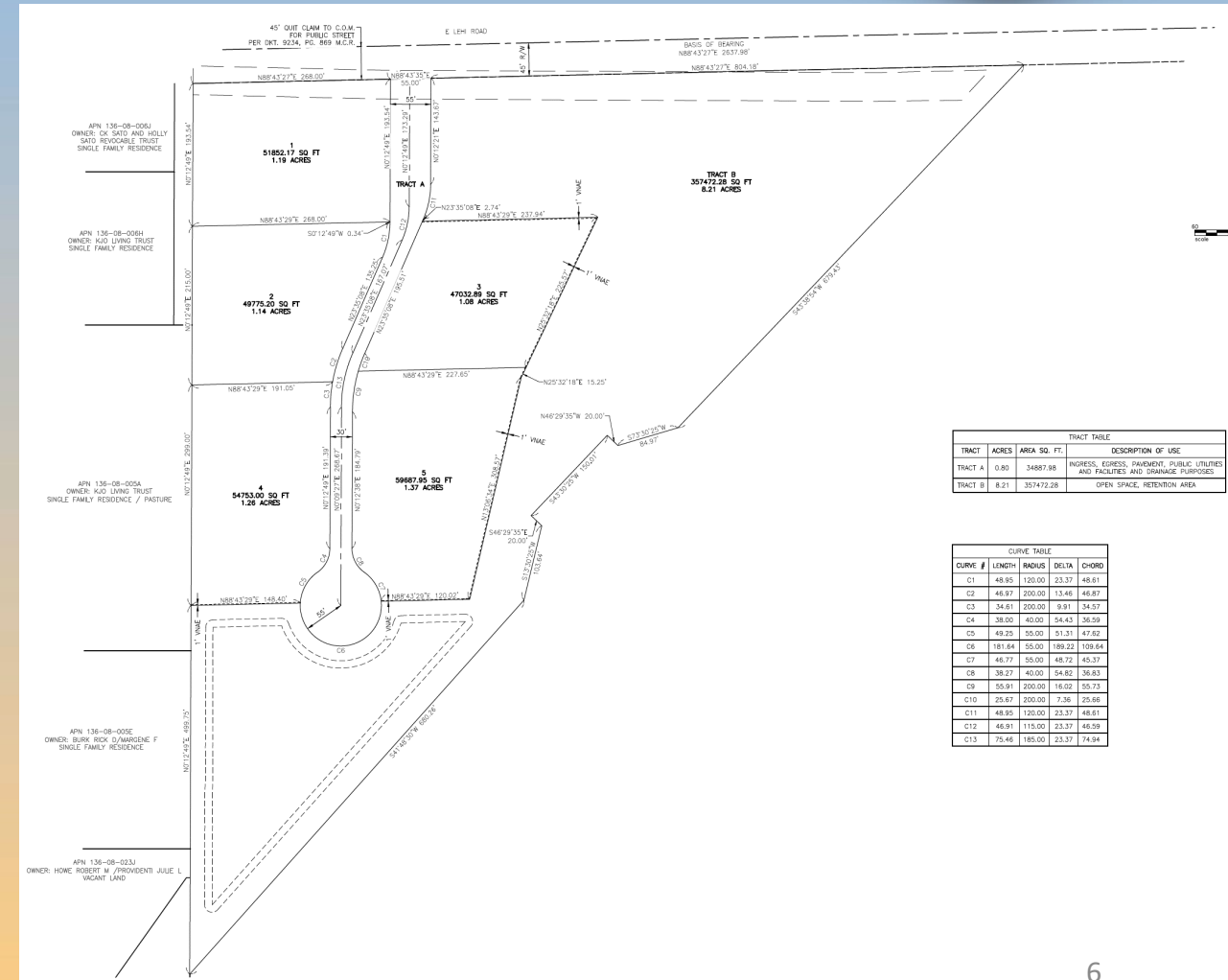
- Existing: Single Residence-43 (RS-43)
- Proposed: Single Residence-43 (RS-43-PAD)





# Site Plan

- Existing residence and farmland
- 5 single-residence lots
- Access from Lehi Road via a new private road

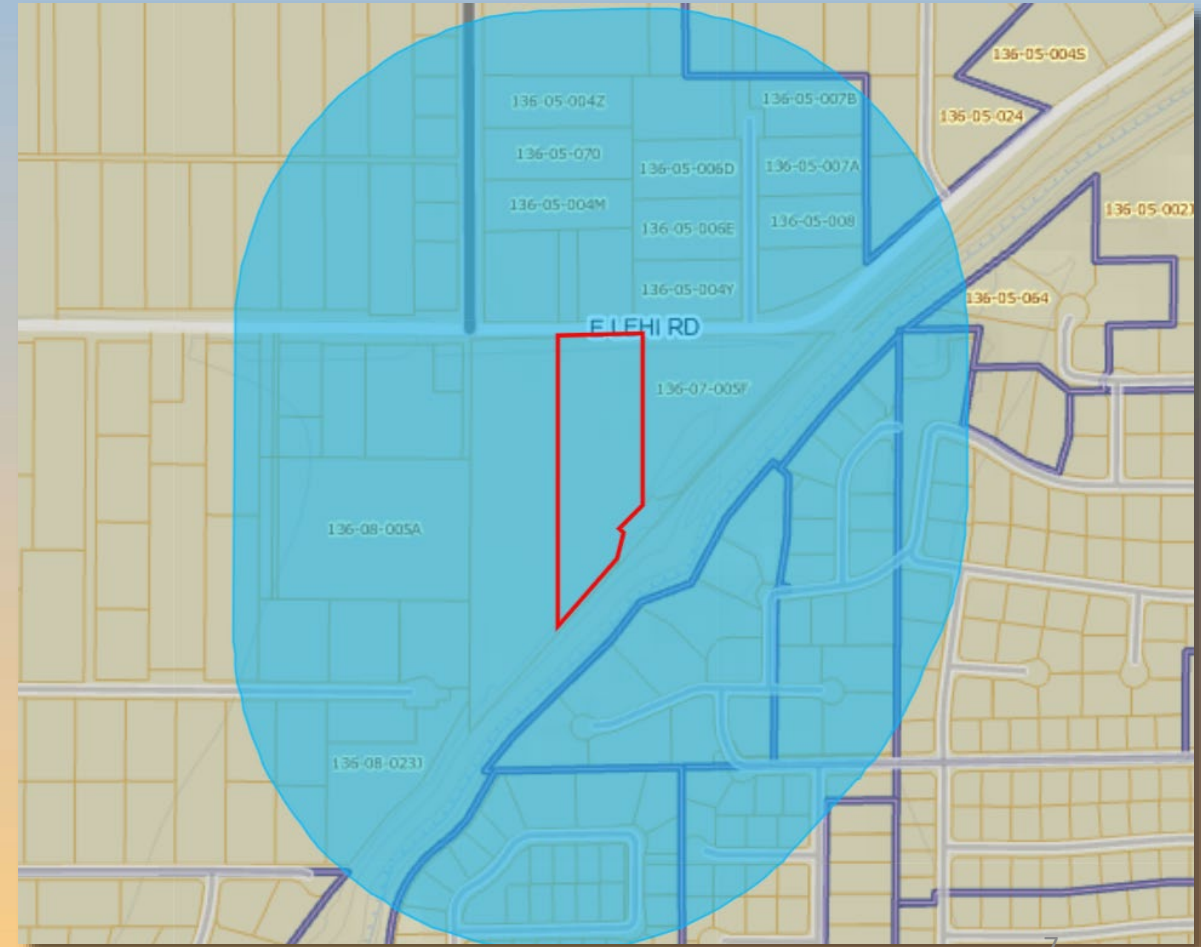






# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff has received:
  - Two comments in support from neighbors
  - One comment in opposition
  - One phone call with questions regarding use of Tract B





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria of Section 11-22 for Planned Area Development overlay
- ✓ Criteria of Section 9-6 for Preliminary Plat

*Staff recommend Approval with Conditions*





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