



City Council

ZON23-01003

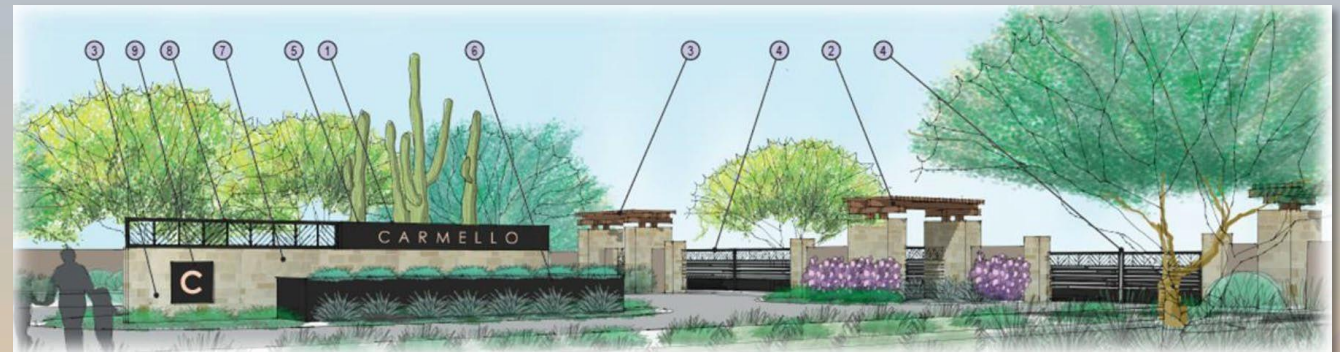
Mary Kopaskie-Brown, Planning Director

January 13, 2025
1



Request

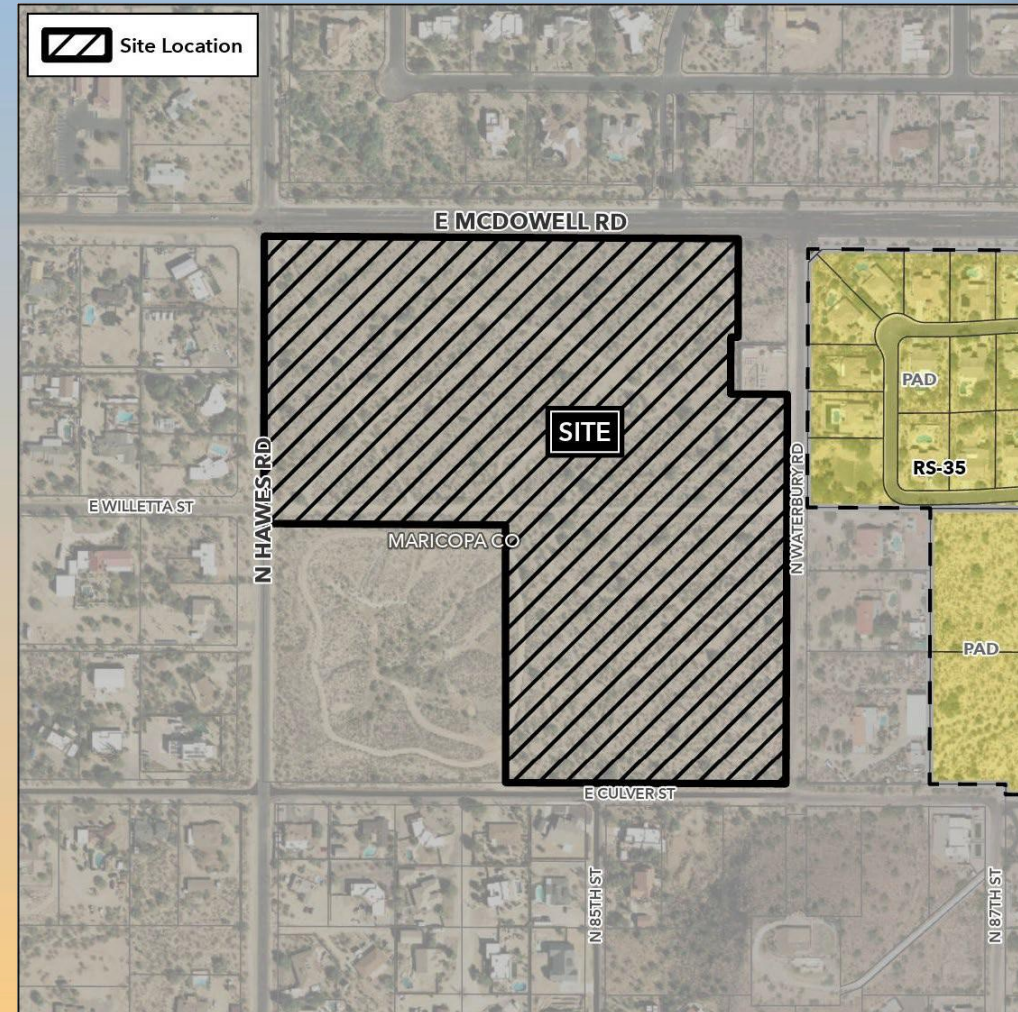
- Rezone from AG to RS-15-PAD
- To allow a single residence development





Location

- South of McDowell Road
- East of Hawes Road

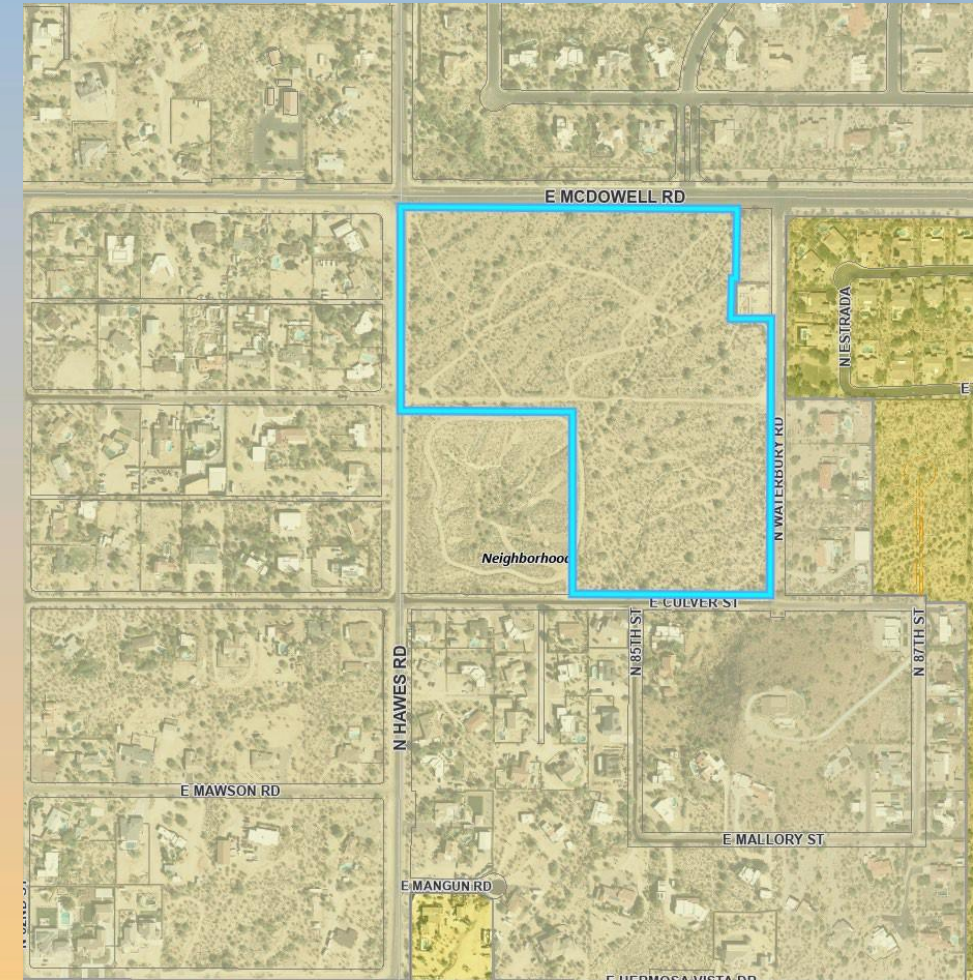




General Plan

Neighborhood - Desert Uplands

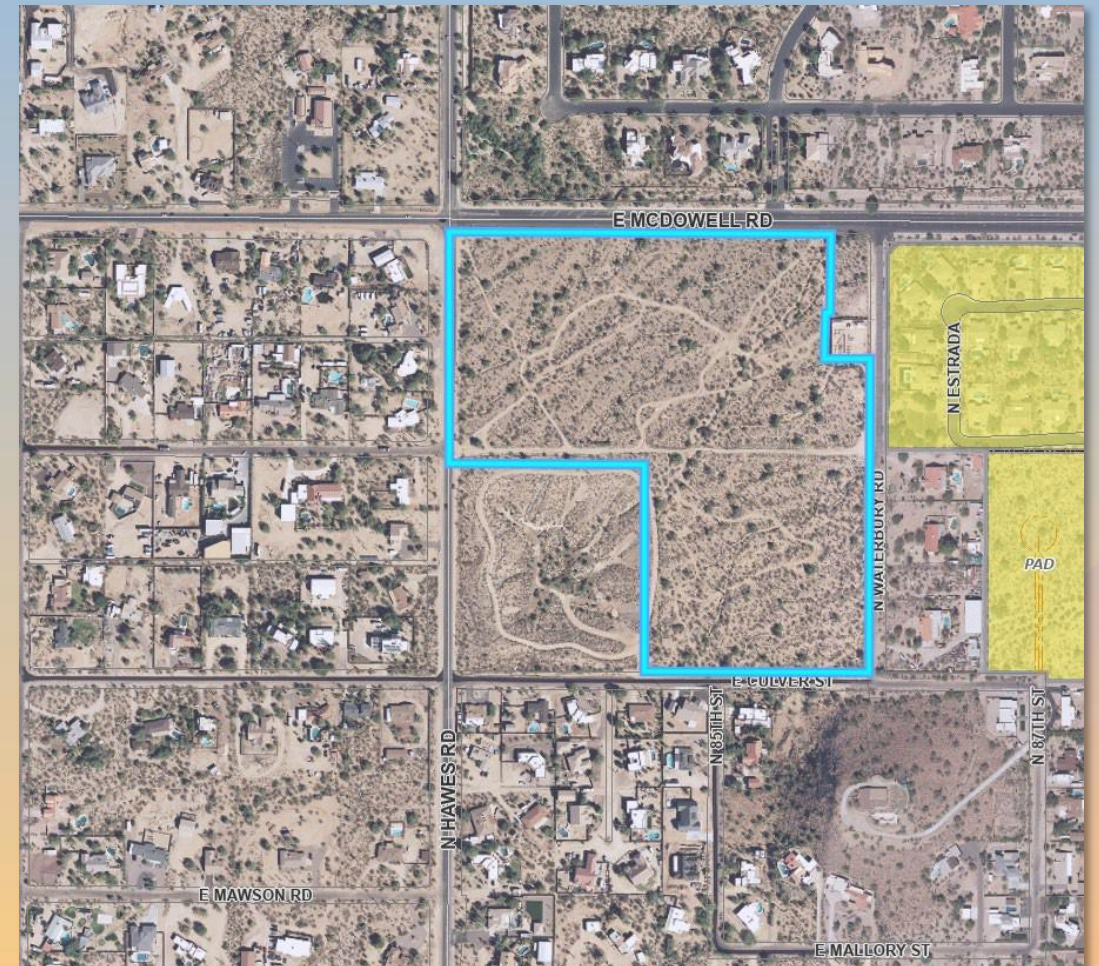
- Low-density residential area committed to preservation of a natural desert landscape.
- Either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area





Zoning

- Concurrent Annexation Request
- Rezone from AG to RS-15-PAD





Site Photo



Looking southeast from the intersection of Hawes Road and McDowell



Planned Area Development

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>Maximum Lot Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	50%	55%
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	40%	55%



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Area –</u> <i>MZO Table 11-5-3.A.1</i>	15,000 square feet	10,400 square feet
<u>Minimum Lot Width –</u> <i>MZO Table 11-5-3.A.1</i>	110 feet	75 feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Building setbacks (Minimum Yards) –
MZO Table 11-5-3.A.1

Front (enclosed livable, porches and Porte
Cocheres) – 22 feet

**Front (enclosed livable, porches and Porte
Cocheres) – 12 feet**

Garages and Carports – front and side yards –
30 feet

Garages and Carports Front Yard – 20 feet

Garages and Carports Side Yard– 12 feet

Street side – 10 feet

**Street side – 7 feet only when adjacent to
minimum 8-foot-wide landscape tract**

Interior side: Minimum aggregate - 20 feet

Interior side: Minimum aggregate – 15 feet

Rear – 30 feet

Rear – 20 feet

Rear (porches and patios) – 30 feet

Rear (porches and patios) – 15 feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Enclosed Garage Dimensions</u> – <i>MZO Section 11-32-4(F)(2)</i></p>	<p>A double-car garage shall be at least 20 feet wide and 22 feet long</p>	<p>For plots 2342, 2568 and 3177, a double-car garage shall be at least 20 feet wide and 19 feet long</p>
<p><u>Maximum Wall Height</u> – <i>MZO Section 11-30-4(A)(1)(b)</i></p>	<p>6 feet</p>	<p>8 feet at grade, 10 feet if a 6 foot wall is on top of a retaining wall.</p>
<p><u>Elevation Material Calculations</u> – <i>MZO Section 11-5-3(B)(7)</i></p>	<p>Buildings must contain at least 2 kinds of primary exterior materials.</p>	<p>For Spanish Elevations only, buildings may contain less than two primary exterior materials.</p>



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meetings January 30, 2024, and April 4, 2024
- Neighboring property owners had concerns with initially proposed unit out of 81 units with a density of 2.83, reduced to 65 units and 2.27 du/ac





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

***Staff recommend Approval with Conditions
Planning and Zoning Board recommend Approval with Conditions (6-1)***



mesa·az



Elevations





Elevations





Elevations





Elevations





Preliminary Plat

- 30± acres
- Primary access will be via McDowell Road
- Secondary emergency entrance located on Hawes Road
- 65 total lots
- Lots range from 10,400 sq ft to 22,619 sq ft
- 2.27 du/ac

