



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-005
LOCATION/ADDRESS: 5656 East Albany Street
GENERAL VICINITY: Located north and east of North 56th Street and East Main Street.
REQUEST: Rezone from Maricopa County R1-8 SC to City of Mesa RS-9 AS.
PURPOSE: This request will establish a City of Mesa zoning on an annexed property
COUNCIL DISTRICT: District 2
OWNER: Dreamland Golf Limited Partnership, LLP
APPLICANT: City of Mesa
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 141-49-041G
PARCEL SIZE: 32± acres
EXISTING ZONING: Maricopa County R1-8 SC
GENERAL PLAN DESIGNATION: Medium Density Residential 6-10 du/ac (MDR 6-10)
CURRENT LAND USE: Existing golf course

SITE CONTEXT

NORTH: Existing apartments – zoned Maricopa County R-4 SC
EAST: (across 57th Pl.) Existing single residences, zoned Maricopa County R1-8 SC
SOUTH: (across Albany) Existing commercial uses and vacant land – zoned LC
WEST: Existing apartments – zoned Maricopa County R-4 SC and existing single residences, zoned Maricopa County R1-8 SC

STAFF RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROJECT DESCRIPTION/REQUEST

This request is to establish a City zoning district upon land that was annexed in 2008 (A08-007). Currently, the County district R1-8 SC exists on the property. Comparable city zoning is RS-9 AS.

The proposed annexation area is a golf course, which is intended to be redeveloped with a residential use. This golf course was developed as part of the Dreamland Villa community, which surrounds it and included an overlay titled Senior Citizen (SC), which age restricts the property. The City of Mesa's comparable overlay category is titled Age Specific (AS).

CONFORMANCE WITH THE GENERAL PLAN

This annexation request is consistent with objective LU-1.4 of the Mesa 2025 General Plan, which supports annexation of land immediately adjacent to existing city limits. According to Table 2.2: Correlation between Land Use and Zoning of the Mesa 2025 General Plan, the proposed zoning classification does not conform to the General Plan Land Use Map designation of Medium Density Residential 6-10 (6-10 du/ac). Therefore, the proposed zoning is not consistent with the General Plan. Given the fact that state statutes require comparable zoning to allow no more uses than allowed in the county, conformance is not required.

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable to but not more intense than what exists in the county. The RS-9 AS designation is the most comparable zoning category within the City to the R1-8 SC from the County. This zoning category is not in conformance with the current General Plan land use designation.

CONDITIONS OF APPROVAL:

1. Compliance with the Zoning Ordinance and all applicable City development codes and regulations.