

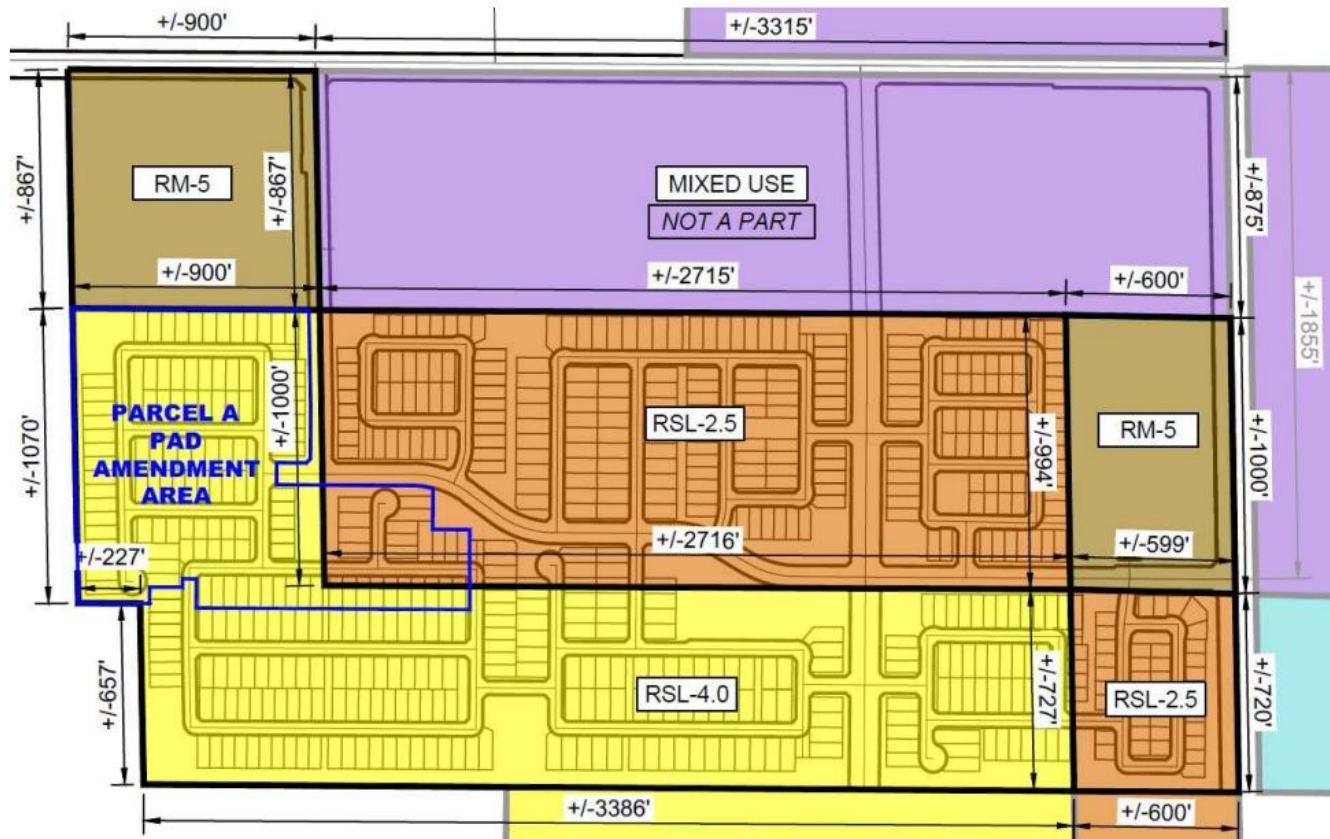


PLANNING & ZONING BOARD

September 14, 2022



ZON22-00924



Request

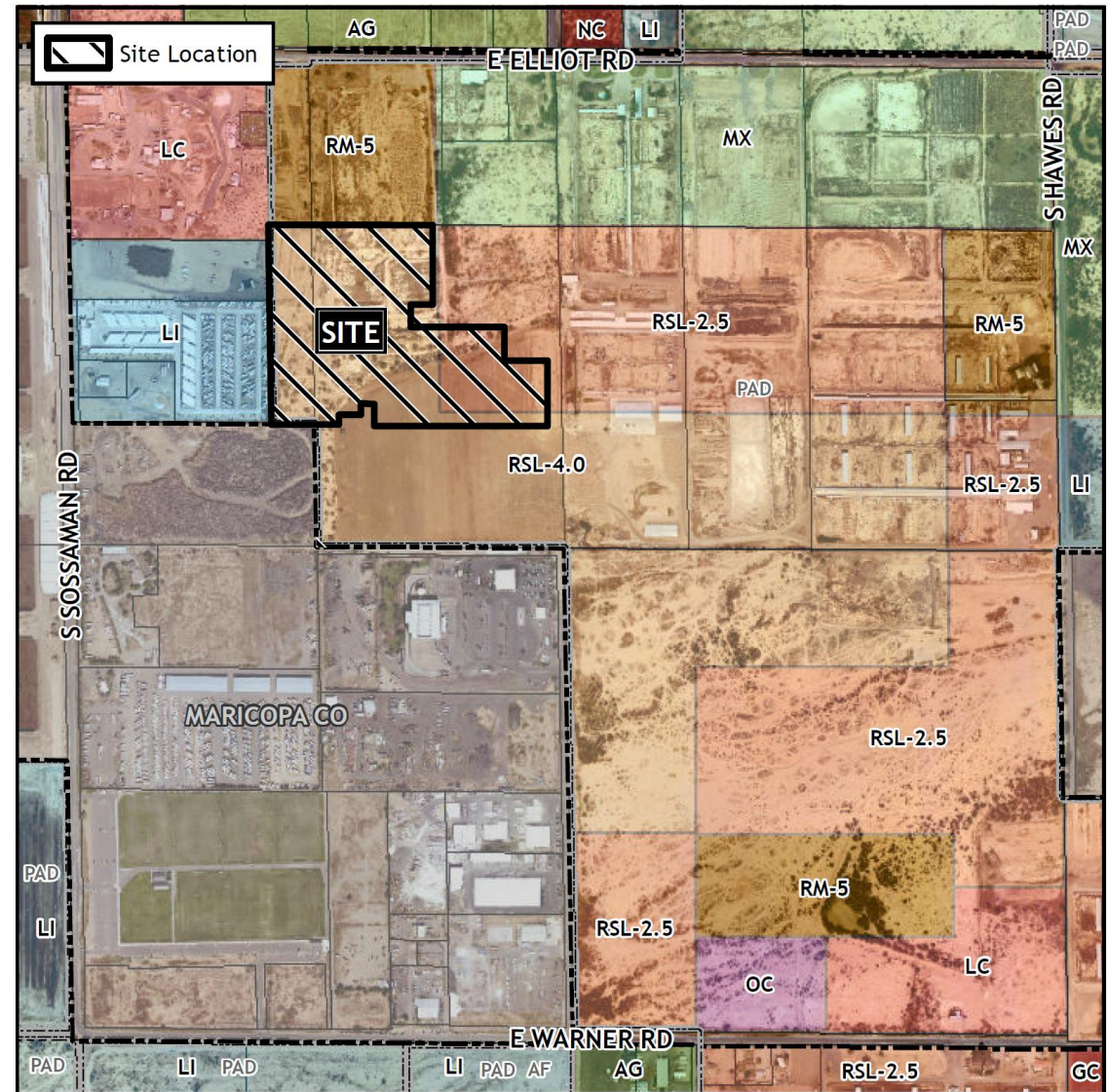
- Rezone from RSL-4.0-PAD to RSL-4.0-PAD-PAD

Purpose

- Reduce minimum lot depth for RSL-4.0 lots within Parcel A

Location

- South of Elliot Road and west of Hawes Road
- Parcel A of Hawes Crossing Village 2
- Approximately 26 acres



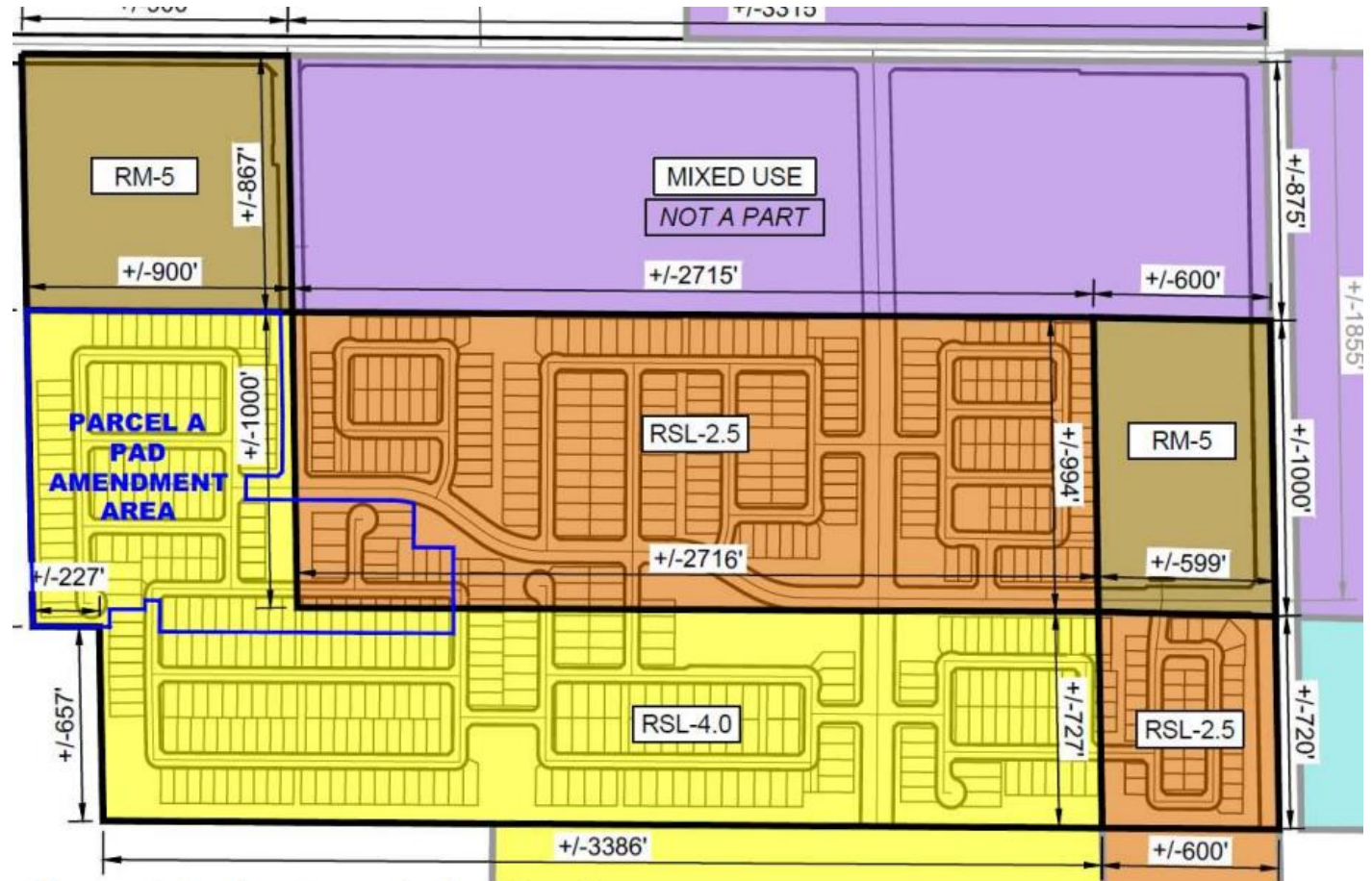
Site Photo

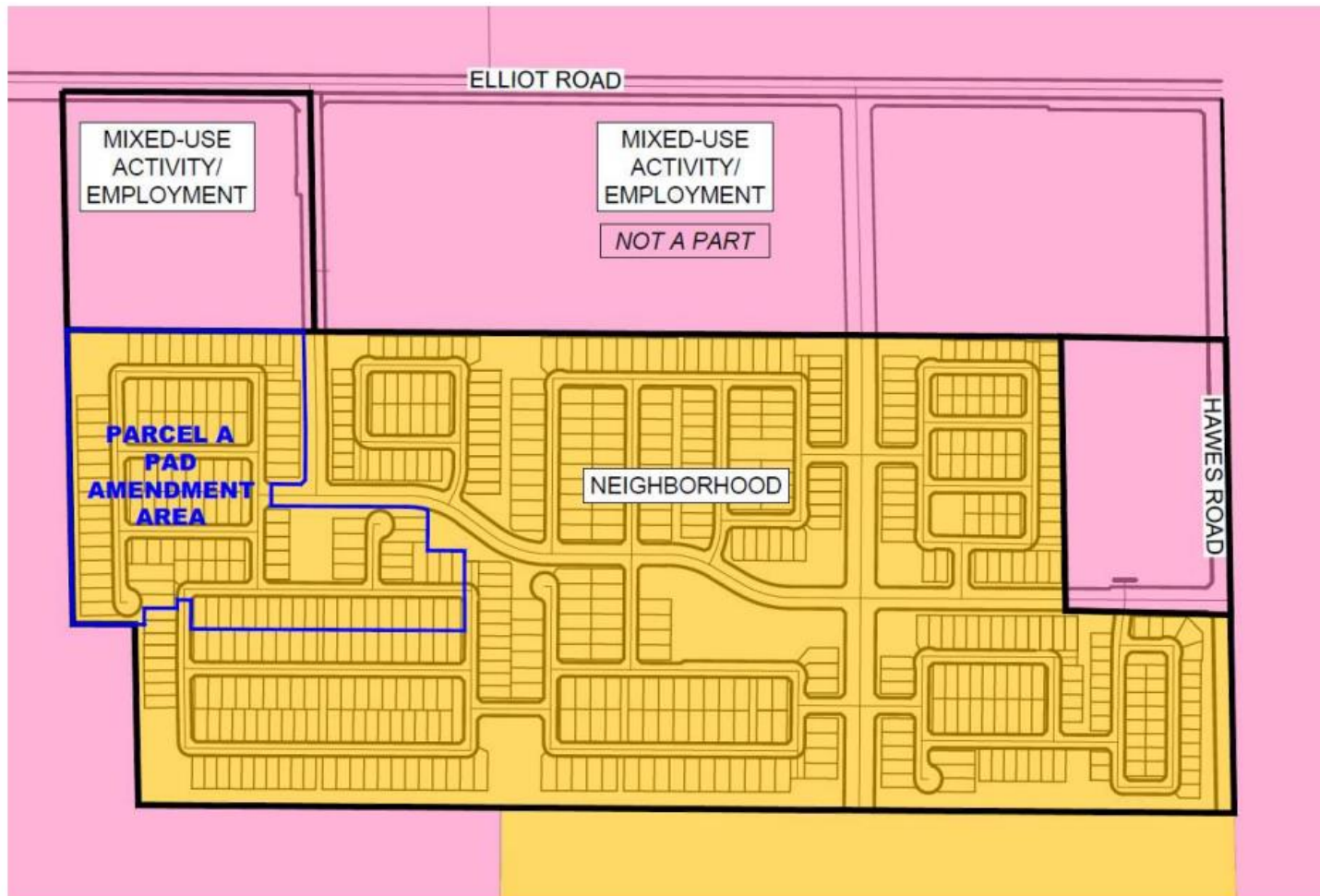


Looking south towards the site from Elliot Road

Zoning

- RSL-2.5-PAD and RSL-4.0-PAD
- Proposed zoning change is for RSL-4.0-PAD property within the boundary of Parcel A





General Plan

Neighborhood

- Provide safe places for people to live
- Variety of housing types including single-residence
- RSL listed as a primary zoning district
- Single-residence listed as a primary land use



Gateway Strategic Development Plan

Inner Loop District (Neighborhood)

- Neo-Traditional residential (NBH 6-12 and 8-15)
- Shorter block lengths to promote walkability
- Variety of lot sizes including variation within a block

RSL-4.0-PAD-PAD Request

Development Standard	Required	Proposed
Minimum Lot Depth	85 feet	75 feet

- Letter mailed to all property owners within 1,000 feet and HOAs and registered neighborhoods within 1-mile
- No comments received from interested parties

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Complies with criteria in Chapter 22 of the MZO for a PAD
- ✓ Complies with Hawes Crossing PAD

Staff Recommendation

Approval with Conditions



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