



PLANNING DIVISION
STAFF REPORT

City Council Hearing

February 22, 2021

CASE No.: ZON20-00609	PROJECT NAME: Courtney Rezoning
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Owner's Name:	Randal L. Courtney
Applicant's Name:	Randy Courtney
Location of Request:	731 North Alma School Road. Located north of University Drive on the east side of Alma School Road. (1.2± acres)
Parcel No(s):	135-29-113
Request:	Rezone from Office Commercial (OC) to Single Residence 6 (RS-6). This request will allow for a single residence use.
Existing Zoning District:	Office Commercial (OC)
Council District:	1
Site Size:	1.2± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Single Residence
P&Z Hearing Date(s):	January 27, 2021 / 4:00 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **April 24, 1954**, the subject property was annexed into the City of Mesa as part of a 58± acre annexation area and subsequently zoned to Single Residence 6 (RS-6) (Ord. No. 293).

On **November 6, 2000**, the City Council approved a rezoning of the subject property from Single Residence 6 (RS-6) to Office Commercial (OC) to allow an existing single-residence to be converted into an office use. (Case No. Z00-062; Ord. No. 3827).

On **December 14, 2004**, the Board of Adjustment approved a variance to allow a six foot block wall within the required front yard setback of the subject property. (BA04-057).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the subject property from Office Commercial (OC) to Single Residence 6 (RS-6) to allow a single residential use on the property. The subject property is located approximately one third mile north of University Drive on the east side of Alma School Road and is immediately adjacent to RS-6 zoned properties to the north, south, and east. Currently, there is a single residence house on the property. Although the property was rezoned to OC from RS-6 in the year 2000 to allow for office uses, the existing home was never converted into an office and has always been used as a single residence home. According to the submitted documents, the applicant is requesting to rezone the property back to RS-6 to allow additions to the existing home on the property. The submitted plan shows the existing house and proposed additions of an attached garage and accessory dwelling unit.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The Suburban Sub-type is the predominant neighborhood pattern in Mesa; these neighborhoods are primarily single residence in nature but may also contain areas for higher density residential and commercial uses along arterial frontages. The subject request is consistent with the Neighborhood – Suburban General Plan Character Area, as the rezoning and intended use of the property will help strengthen the fiber and character of the residential neighborhood area, as well as allow the property owner to maintain and improve the existing residential property.

Zoning District Designations:

This request is to rezone the property from OC to RS-6 to allow a single residence use on the property. Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), a single residence use is permitted in the RS-6 zoning district.

Site Plan and General Site Development Standards:

According to Section 11-69-2 of the MZO, Site Plan Review is not required for individual, detached single-family residences. Although site plan review is not required as part of this request, the applicant submitted a site plan illustrating the proposed future additions to the existing home on the site. The proposed additions conform to all applicable development standards for the RS-6 District.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Alma School Road) RM-2 Single Residence	North RS-6 Place of Worship	Northeast RS-6 Single Residence
West (Across Alma School Road) RM-2 Single Residence	Subject Property OC Single Residence	East RS-6 Single Residence
Southwest (Across Alma School Road) RS-6 Single Residence	South RS-6 Public Park and Single Residence	Southeast RS-6 Single Residence

Compatibility with Surrounding Land Uses:

The subject site is surrounded by single residence zoning and land uses to the north, east, south and across Alma School Road to the west. The existing single residence use and proposed rezoning is compatible with the character of the surrounding developments.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. The applicant held two neighborhood meetings on December 14, and December 28, 2020. From the applicant's submitted report, the four people who attended the neighborhood meetings support this rezoning request.

As of writing this report, staff has received several emails from surrounding property owners expressing support to rezone the property to RS-6. Copies of the emails are included in the Citizen Participation Report. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

The subject request is consistent with the General Plan, and meets the development standards for the RS-6 District outlined in Section 11-5-3 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

Exhibit 4-Citizen Participation Report