



GROVES OF HERMOSA VISTA REZONE & REPLAT

Request for Zone Change from
RS-35 to RS-15 and Replat

2137 & 2138 East Menlo Circle

Groves of Hermosa Vista Rezone & Replat
2137 & 2138 East Menlo Circle

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Executive Summary and Property Description

The purpose of this request is to rezone approximately 2 acres of vacant land generally located East of the North East Corner of Old Gilbert Road and Hermosa Vista Drive in Mesa, Arizona as shown on the Aerial Map (the “Property”).

The Property is composed of two existing lots at 2137 & 2138 East Menlo Circle in the Groves of Hermosa Vista Subdivision zoned RS-15 and a portion of the lot directly to the west at 2052 East Hermosa Vista Drive that is currently zoned RS-35.

Adjacent Land Uses:

- North: Single-family residential zoned RS-15 (City of Mesa)
- East: Single-family residential zoned RS-15 (City of Mesa)
- South: Single-family residential zoned RS-15 (City of Mesa)
- West: Single-family residential zoned RS-35 (City of Mesa)

The applicant, Michael Stephan (“Applicant”), seeks to rezone the western Property from RS-35 to Single-Family Residential (RS-15) and combine this land in two parts to the two existing lots thereby increasing their size. The applicant proposes this lot combination through a replat of the two existing lots. This rezone and replat is consistent with the surrounding communities, all of which contain lot sizes smaller to the proposed new lots.

This application is compatible with the City of Mesa’s General Plan and the development patterns in the area. The proposed density of the project (1 du/ac) is consistent with Mesa’s Suburban sub type and provides a density that is low and open for this Property. This proposal will respect the open nature of the land today and will preserve the rural feel that exists today.

Background

Groves of Hermosa Vista was subdivided and platted in the early 90s with the developer maintaining two lots adjacent to his primary residence. These two lots and the land to the west of them have never been developed and are today Orange Groves that have been watered but not maintained otherwise.

Request

The applicant is requesting to rezone a portion of 2052 E Hermosa Vista Drive from RS-35 to RS-15. The applicant is also requesting to replat 2137 & 2138 E Menlo Circle to enlarge them by including the newly zoned land.

Proposed Development

The proposed development will consist of two lots averaging one acre each. The lots will continue to front on and be accessed from Menlo Circle as they are today. These enlarged lots will maintain the character of the neighborhood and serve as an adequate transition between the large estate property to the west and the other surrounding lots.

Development Standards

This development follows all standards of the RS-15 District.

	Base RS-15 District Regulations	Proposed RS-15 District Regulations
Height	30' / 2 Stories	30' / 2 Stories
Min. Front Yard (Porch / Livable)	22'	22'
Min. Side Yard	7'	7'
Min. Aggregate Side Yard	20'	20'
Min. Rear Yard	30'	30'
Min. Lot Area	15,000 SF	38,407 SF
Min. Lot Width	110'	123'
Min. Lot Depth	120'	240'
Max. Lot Coverage	50%	50%

Mesa General Plan and Area Plans

Mesa 2040 General Plan

According to the City of Mesa's 2040 General Plan, the Property is classified under the "Neighborhood" character type and the "Suburban" sub type. The General Plan describes the Suburban sub type as the "predominant neighborhood pattern in Mesa". Primary zoning districts in the Suburban sub type are medium to small single lot single residence districts and low-density multiple dwelling districts:

Residential Single (RS) Dwelling: <ul style="list-style-type: none">• RS-15• RS-9• RS-7• RS-6
Residential Small Lot (RSL) Dwelling
Residential Multiple Dwelling (RM) <ul style="list-style-type: none">• RM-2

This is consistent with the existing zoning patterns and residential development in the surrounding properties in the City of Mesa. According to the General Plan, density is generally between two and 12 dwelling units per acre; changes in density should be gradual. This plan provides a sensible transition from the multi-acre estate to the west and the Suburban lots that surround it. The proposed plan is also consistent with the land use and residential density contemplated for this site and consistent with larger development patterns for the area.

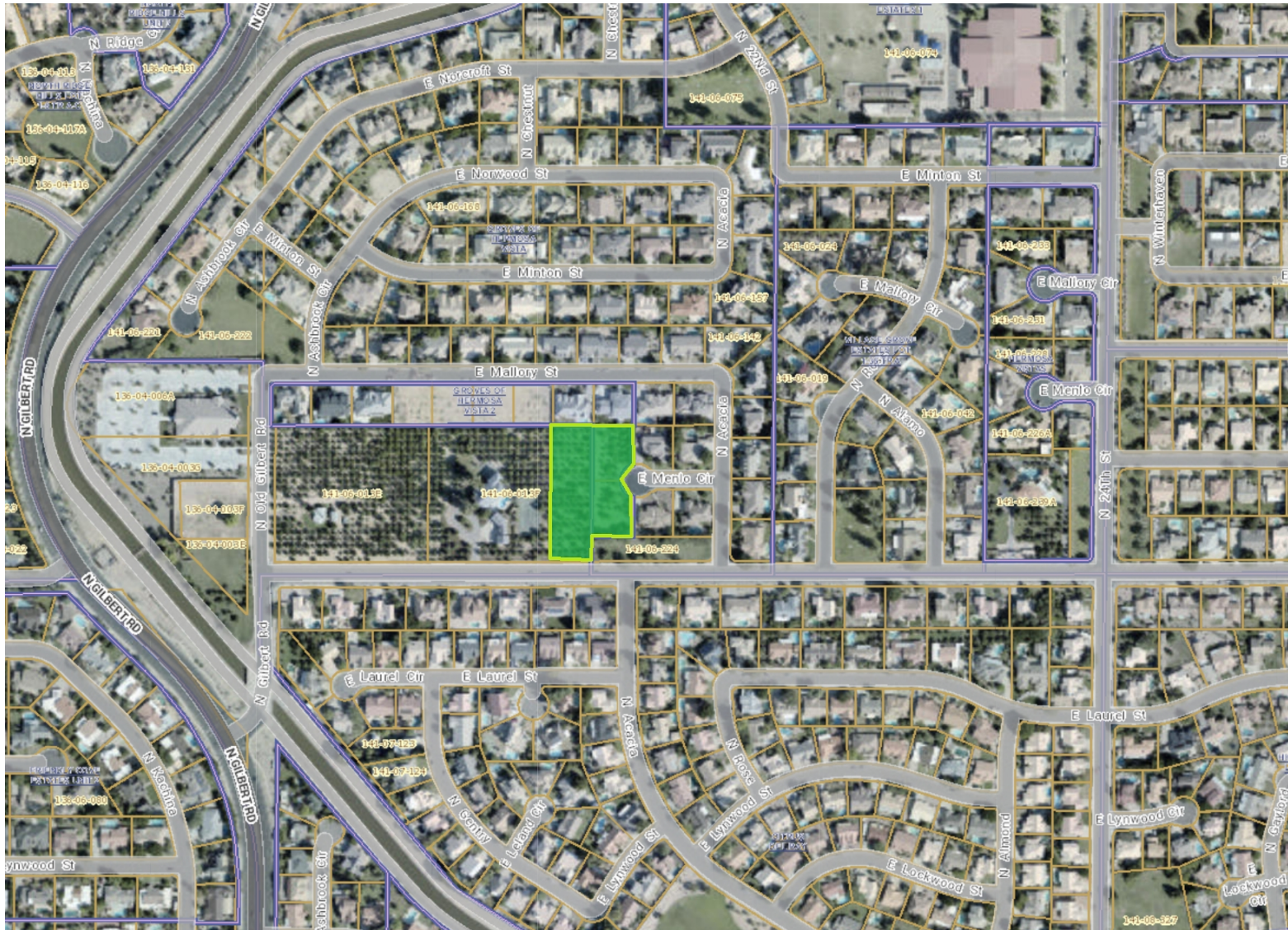
Drainage

A preliminary drainage report is not required with this application. A Preliminary Drainage Plan is included and shows the existing neighborhood drainage is large enough to accommodate the contemplated lots.

Conclusion

The proposed project is consistent with the character of the area and does an excellent job of respecting the current rural feel and transitioning to the predominant suburban uses that surround it.

Aerial Map



East of the NE Corner of Old Gilbert Road and Hermosa Vista, Mesa

