

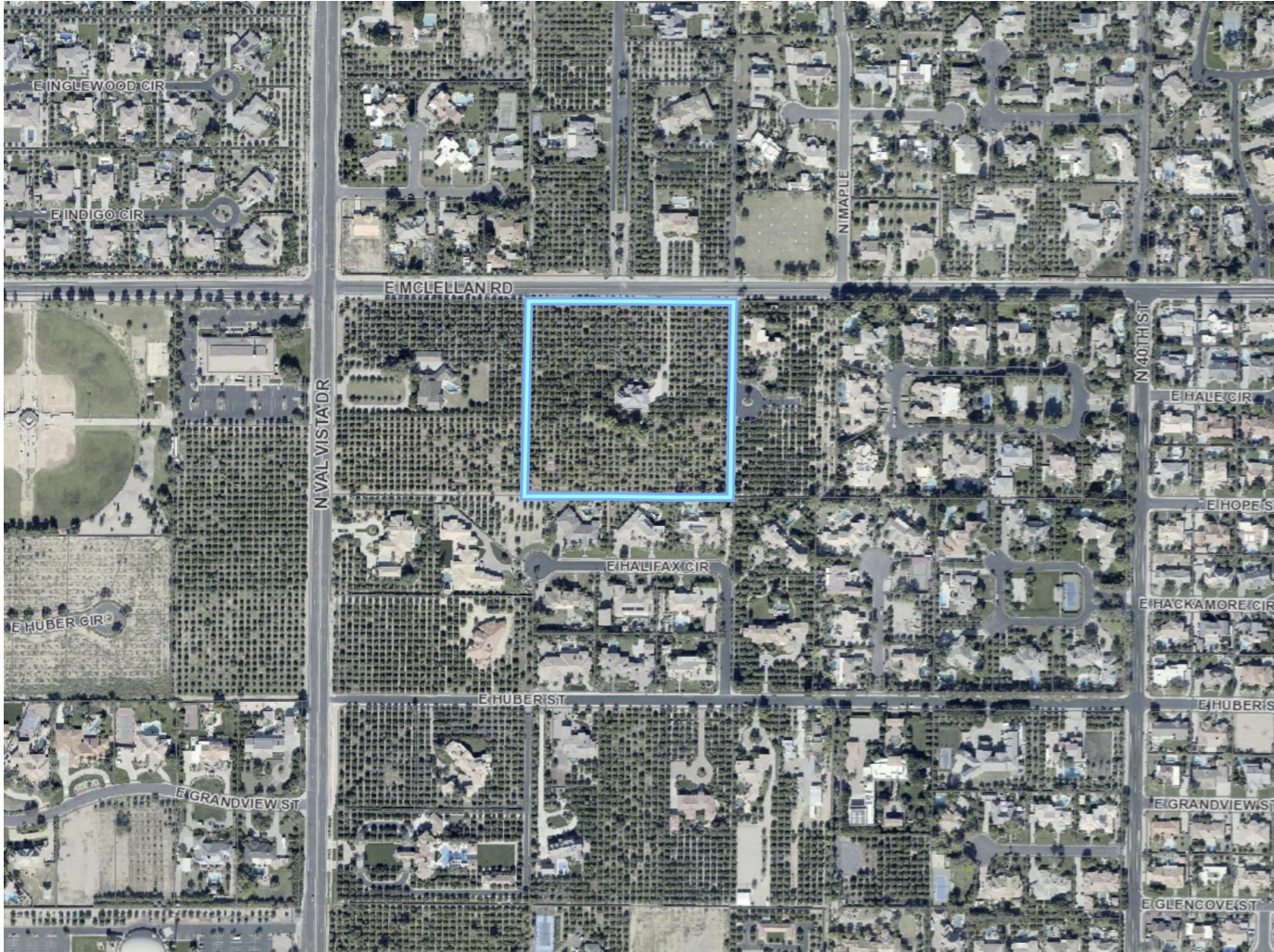


# PLANNING & ZONING BOARD

February 24, 2021



**ZON20-00628**



## Request

- Rezone from Agriculture (AG) to Single Residence 35 (RS-35) with a Planned Area Development Overlay (PAD)

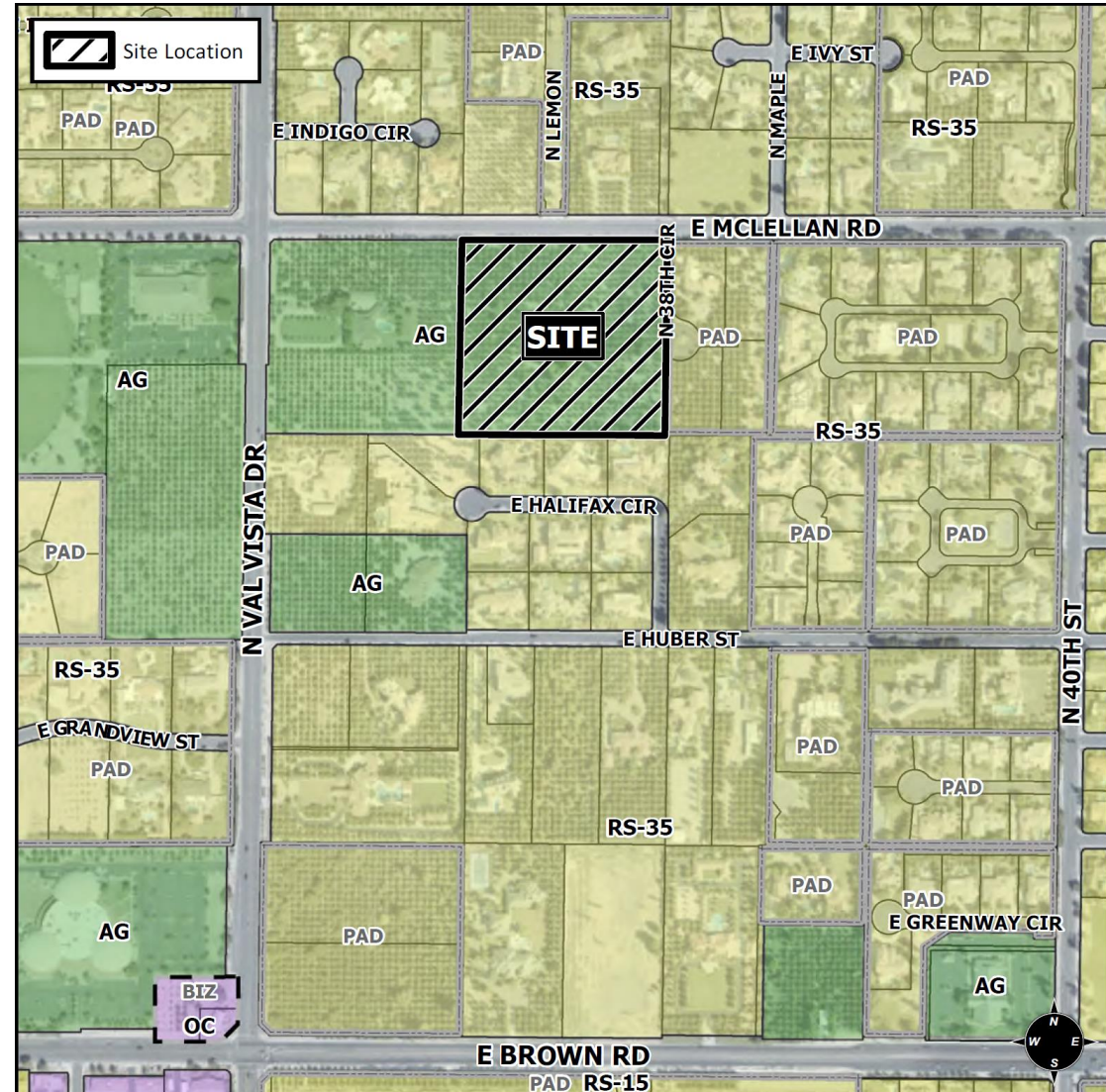
## Purpose

- This request will allow for the development of two single-residence subdivisions



# Location

- North of Brown Road and east of Val Vista Drive







# General Plan

- Neighborhood: Citrus sub-type
  - Large lots with single-residence homes surrounded by citrus trees
- Citrus sub-area plan:
  - New development should be compatible with existing custom-build homes and citrus style landscaping



# Zoning

- Agriculture (AG)
  - Proposed RS-35 PAD

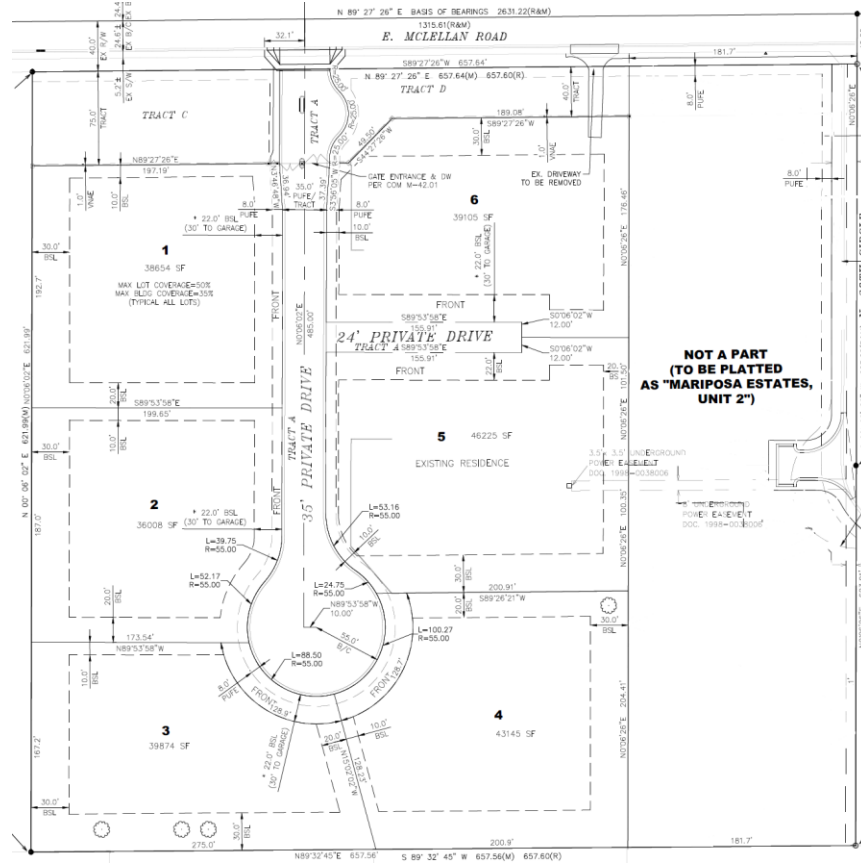


# Street View

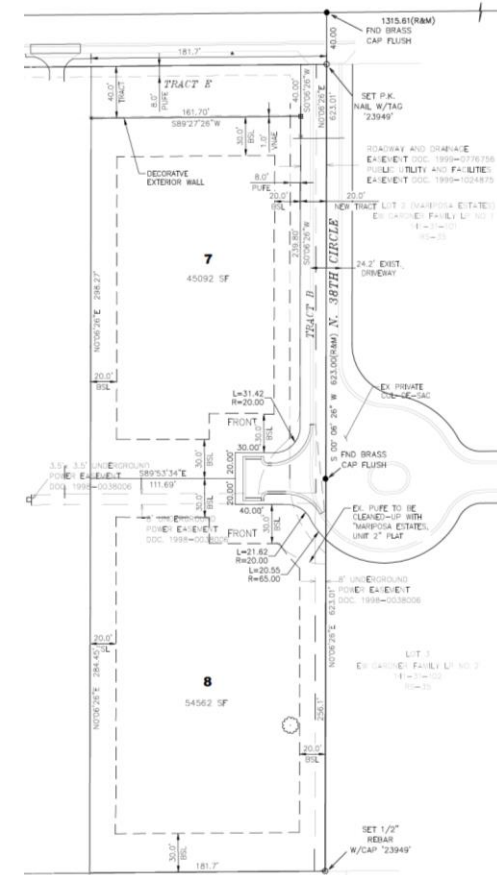


Looking south from McLellan Road

# Preliminary Plat



Heritage Grove



Mariposa Estates, Unit 2

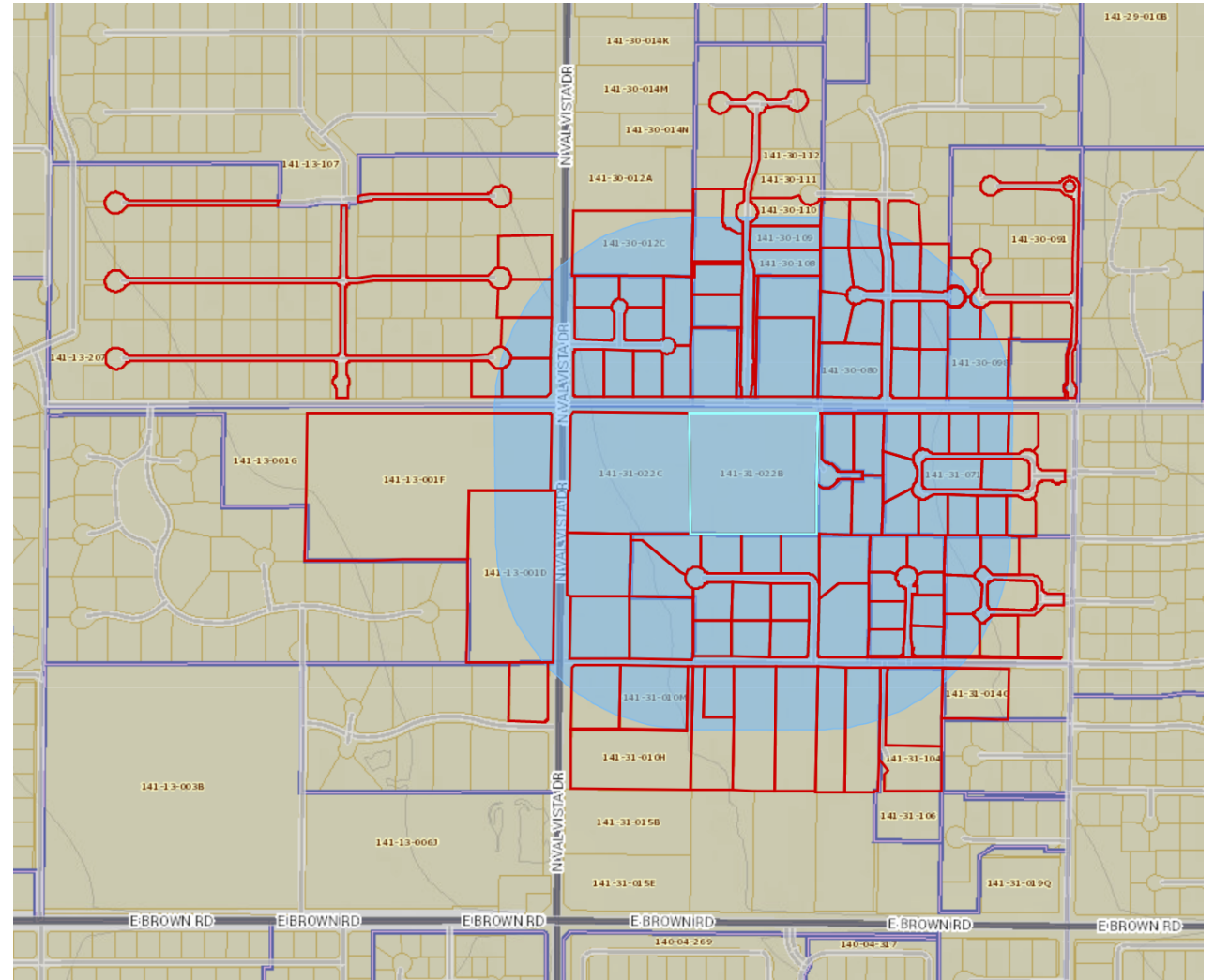


# PAD Request

Development Standard	Required RS-35	Proposed RS-35 PAD	Staff Recommendation
Minimum lot width – interior lot (ft.) MZO Section 11-5-3(A)(1)	130'	128' For lots 3 & 4 of Heritage Grove	As proposed
Lots and subdivision (street frontage) MZO Section 11-30-6(H)	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development.	The applicant is proposing to construct a private street within the development (Heritage Grove and Mariposa Estates Unit 2) and have the proposed lots front along the private street.	As proposed

# Citizen Participation

- Property owners within 1,000'
- HOA's & Registered Neighborhoods
- Virtual meeting October 6, 2020





# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Citrus Sub-area Plan
- ✓ Meets the review criteria for Planned Area Development Overlays outlined in Section 11-22-5 of the MZO

## Staff Recommendation Approval with Conditions



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