



PLANNING & ZONING BOARD

April 28, 2021



ZON21-00089



Request

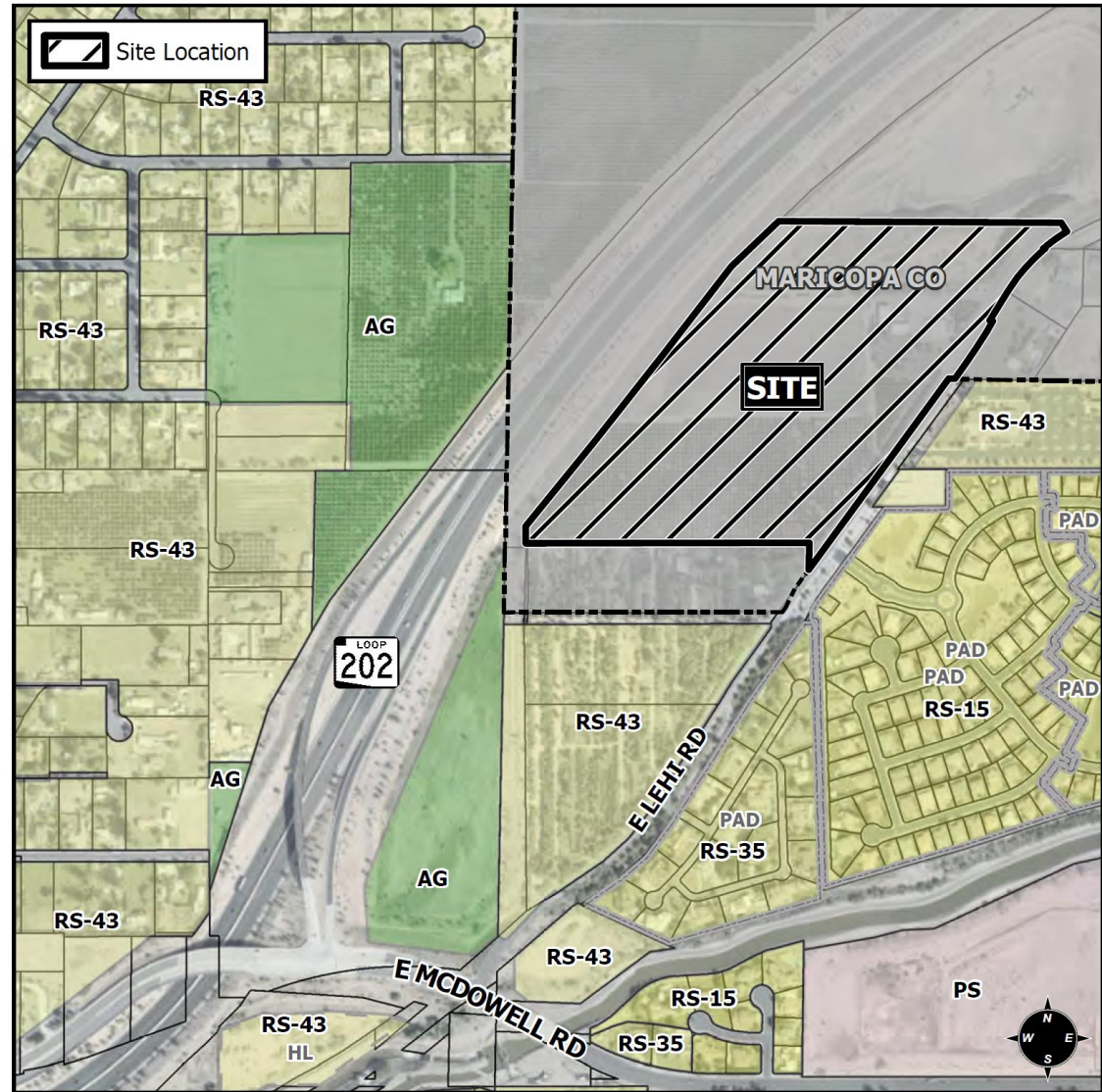
- Rezone from Single Residence 43 (RS-43) to Single Residence 15 (RS-15) with a Planned Area Development Overlay (PAD)

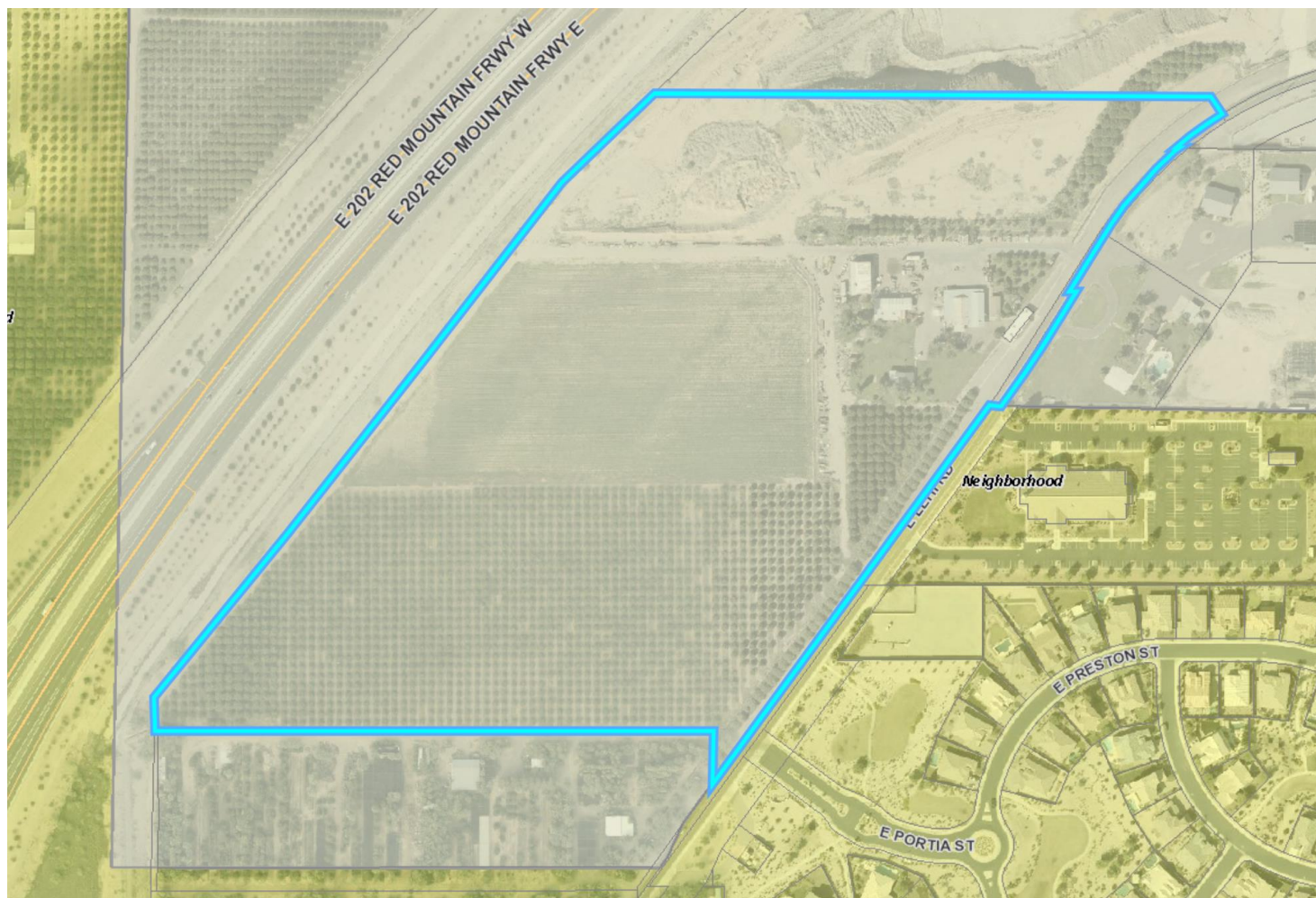
Purpose

- This request will allow for the development of a 108 lot single residence development

Location

- West of Lehi Road
- North of McDowell Road





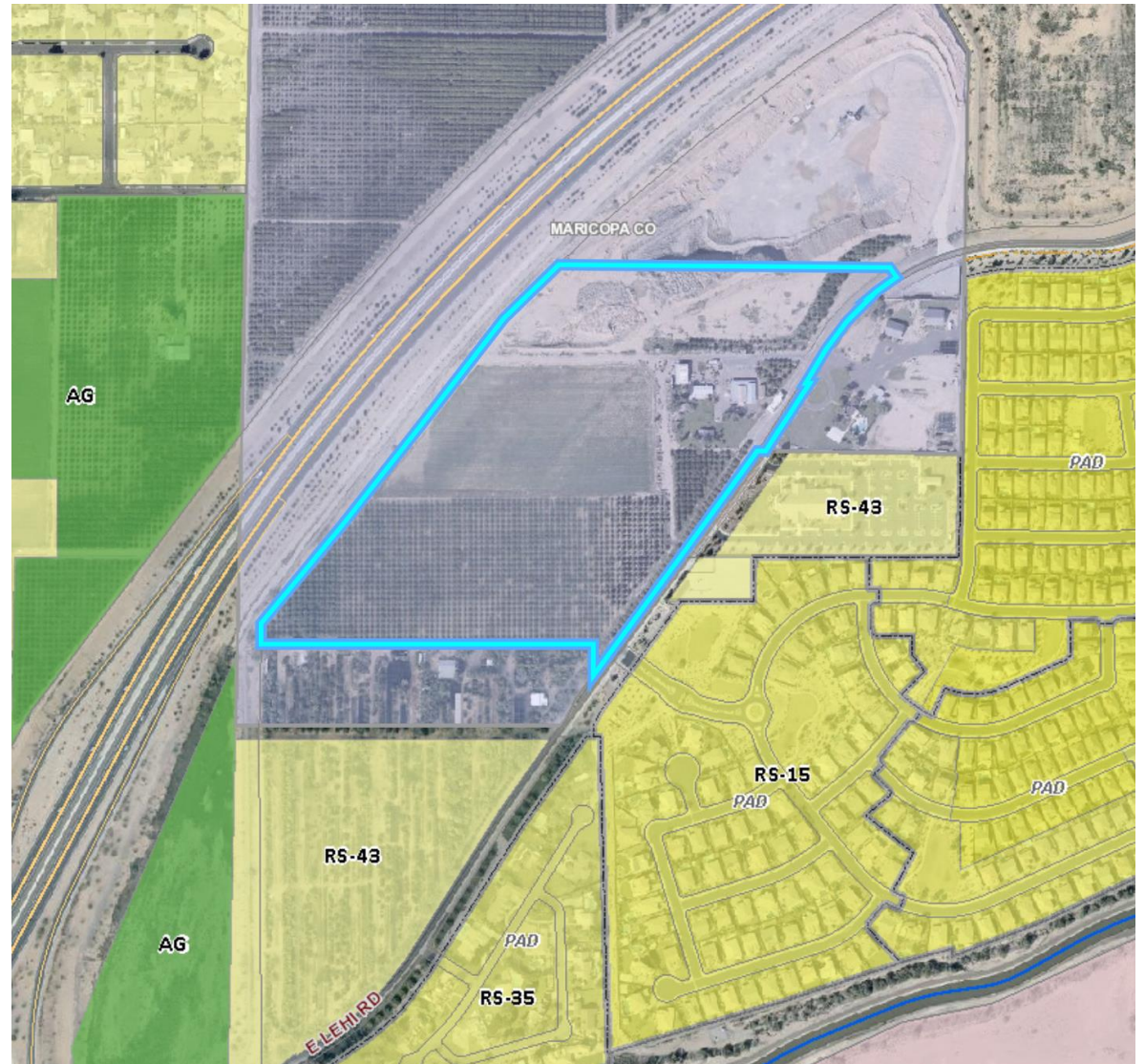
General Plan

Neighborhood

- Safe places to live
- Primarily single residence
- Supportive uses include schools, parks, etc.

Zoning

- Currently zoned RU-43 in Maricopa County
- ANX21-00095
- RS-43 comparable City of Mesa zoning
- Rezoning request from RS-43 to RS-7-PAD



Street View



Looking northwest into the site from Lehi Road

Site Plan

- 108 lots
 - Variety of lot sizes
 - 9,100 - 20,300 sq. ft
- 8.76 acres of open space
- Private streets



PAD Request

Development Standard	Required RS-15	Proposed RS-15-PAD	Staff Recommendation
Minimum Lot Area (sq. ft.) MZO Section 11-5-3(A)(1)	15,000 sf	9,100 sf	As proposed
Minimum lot width – interior lot (ft.) MZO Section 11-5-3(A)(1)	110'	65'	As proposed
Minimum lot depth – interior depth MZO Section 11-5-3(A)(1)	120'	140'	As proposed
Minimum yard – front garage (ft.) MZO Section 11-5-3(A)(1)	30' (front facing) 30' (side facing)	20' (front facing) 15' (side facing)	As proposed
Minimum yard – front (enclosed livable areas, porches and porte cocheres) (ft.) MZO Section 11-5-3(A)(1)	22'	15'	As proposed
Minimum yard – interior side, aggregate of two sides (ft.) MZO Section 11-5-3(A)(1)	20'	15'	
Minimum yard – interior side, street side (ft.) MZO Section 11-5-3(A)(1)	22'	15'	
Minimum yard – rear (ft.) MZO Section 11-5-3(A)(1)	30'	25'	

PAD Request

Development Standard	Required RS-15	Proposed RS-15-PAD	Staff Recommendation
Maximum building coverage (% of lot) MZO Section 11-5-3(A)(1)	40%	50% for lots with floorplan numbers 2568 and 3177	As proposed
Garage frontage and location MZO Section 11-5-3(B)(4)(b)	Garages with three or more doors are permitted only on lots 75 feet wide or greater	Garages with three or more doors are permitted only on lots 65 feet wide or greater	As proposed
Maximum wall height in the RS district MZO Section 11-30-4(A)(1)(b)	6'	8'	As proposed
Lots and subdivision (street frontage) MZO Section 11-30-6(H)	Every lot shall have frontage on a dedicated public street	Every lot must have frontage along a private street.	As proposed
Minimum dimensions for residential enclosed garages MZO Section 11-32-4(2)	20' wide and 22' long	20' wide and 19' long floorplan numbers 2342, 2568 and 3177 only	

- Neighborhood meeting
 - November 19, 2020
 - 39 attendees
- No major concerns



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO

Staff Recommendation

Approval with Conditions



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