

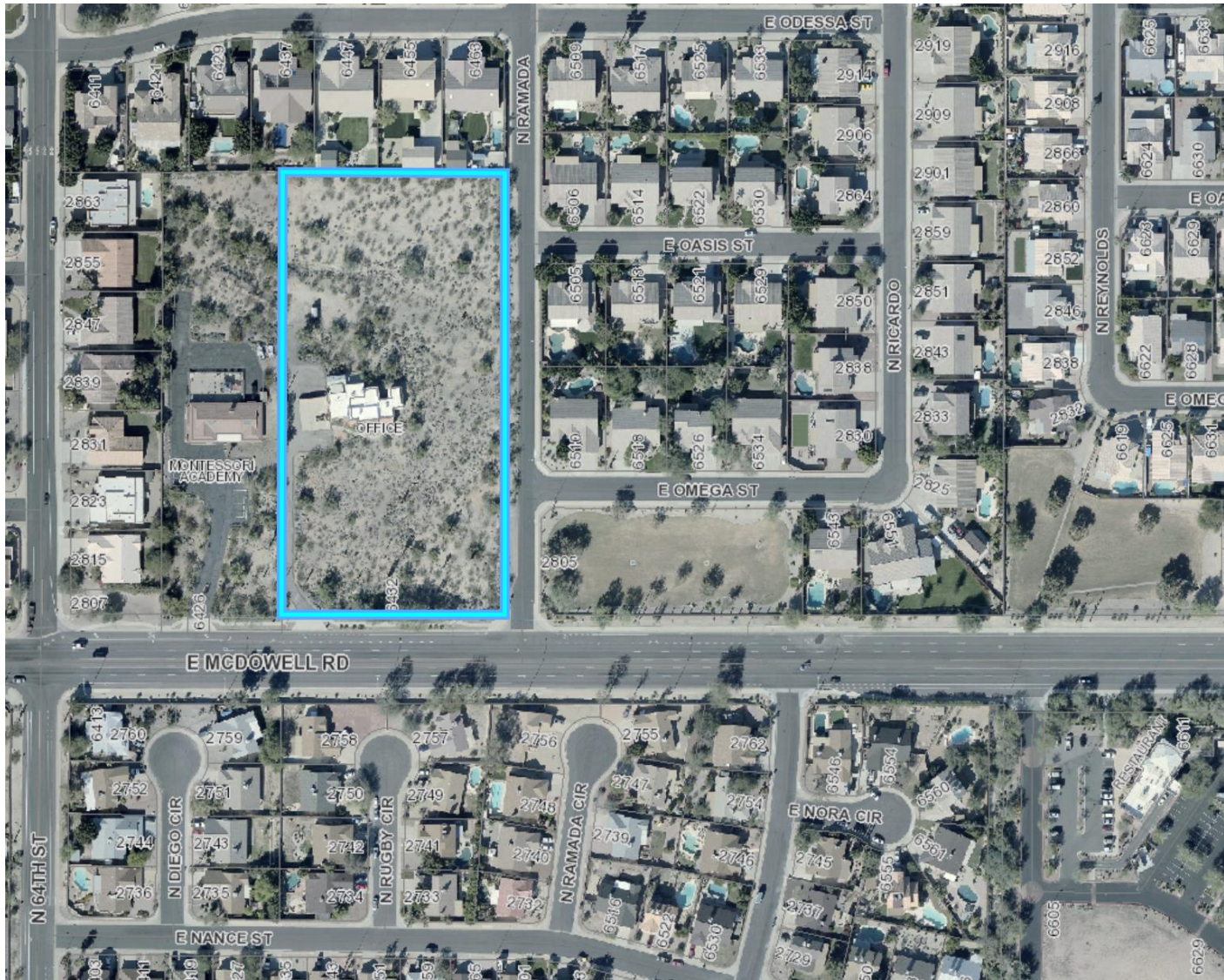


PLANNING & ZONING BOARD

October 27, 2021



ZON21-00566



Request

- Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD); Preliminary Plat review

Purpose

- Allow for a multiple residence development

Location

- West of N. Power Road
- North side of E. McDowell Road
- West side of N. Ramada Street

Planning and Zoning Vicinity Map: ZON21-00566



Case Details

CASE:
ZON21-00566

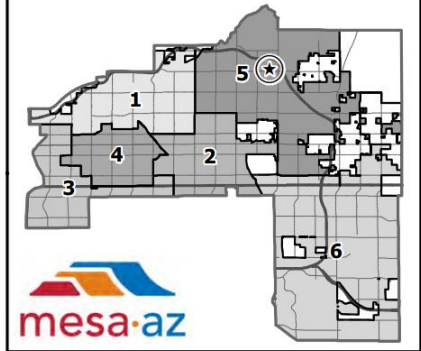
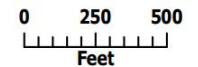
PRE-PLAT: ☒

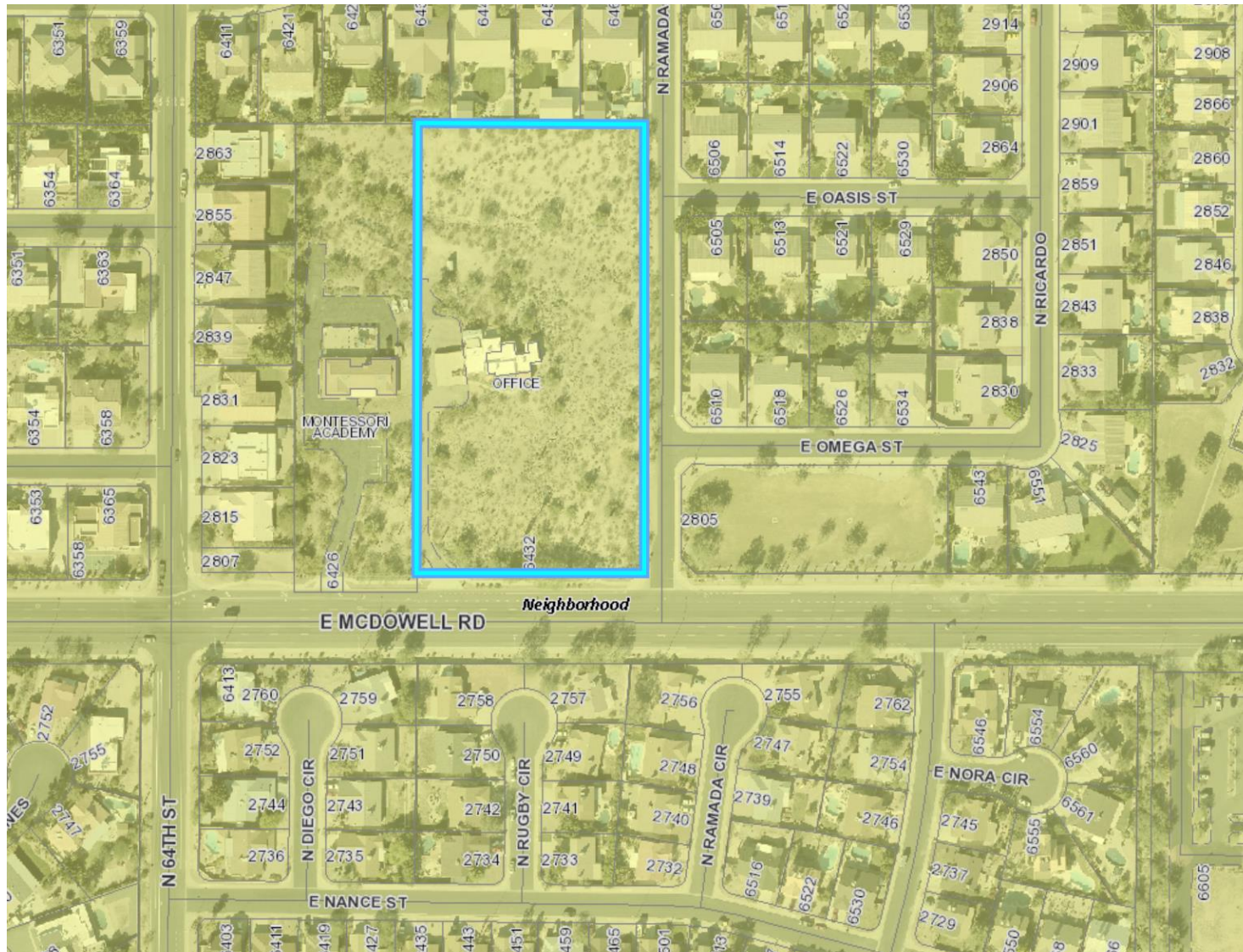
SITE / ADDRESS:

District 5. Within the 6400 block of East McDowell Road (north side) and within the 2800 block of North Ramada (west side). Located west of Power Road on the north side of McDowell Road. (4.1± acres).

REQUEST:

Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision.





General Plan

- Chapter 7 - Neighborhood Character Area Designation
 - ✦ Variety of housing types
- Chapter 4 - safe living environments
 - ✦ Avoiding incompatible land uses
 - ✦ Providing transitions between uses

Site Photos



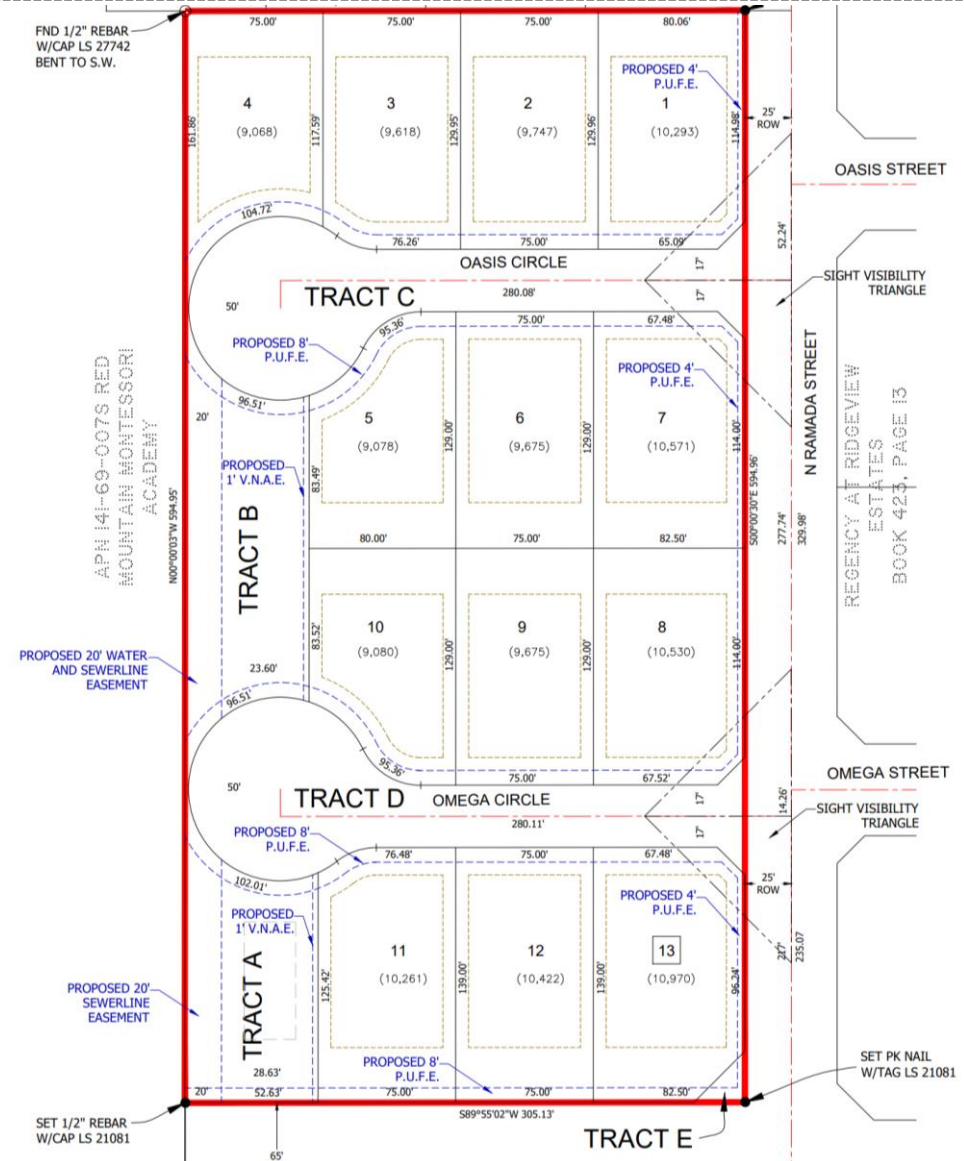
Looking west from Ramada Street



Looking north from E. McDowell Road

RS-9-PAD

- 7



PAD Request

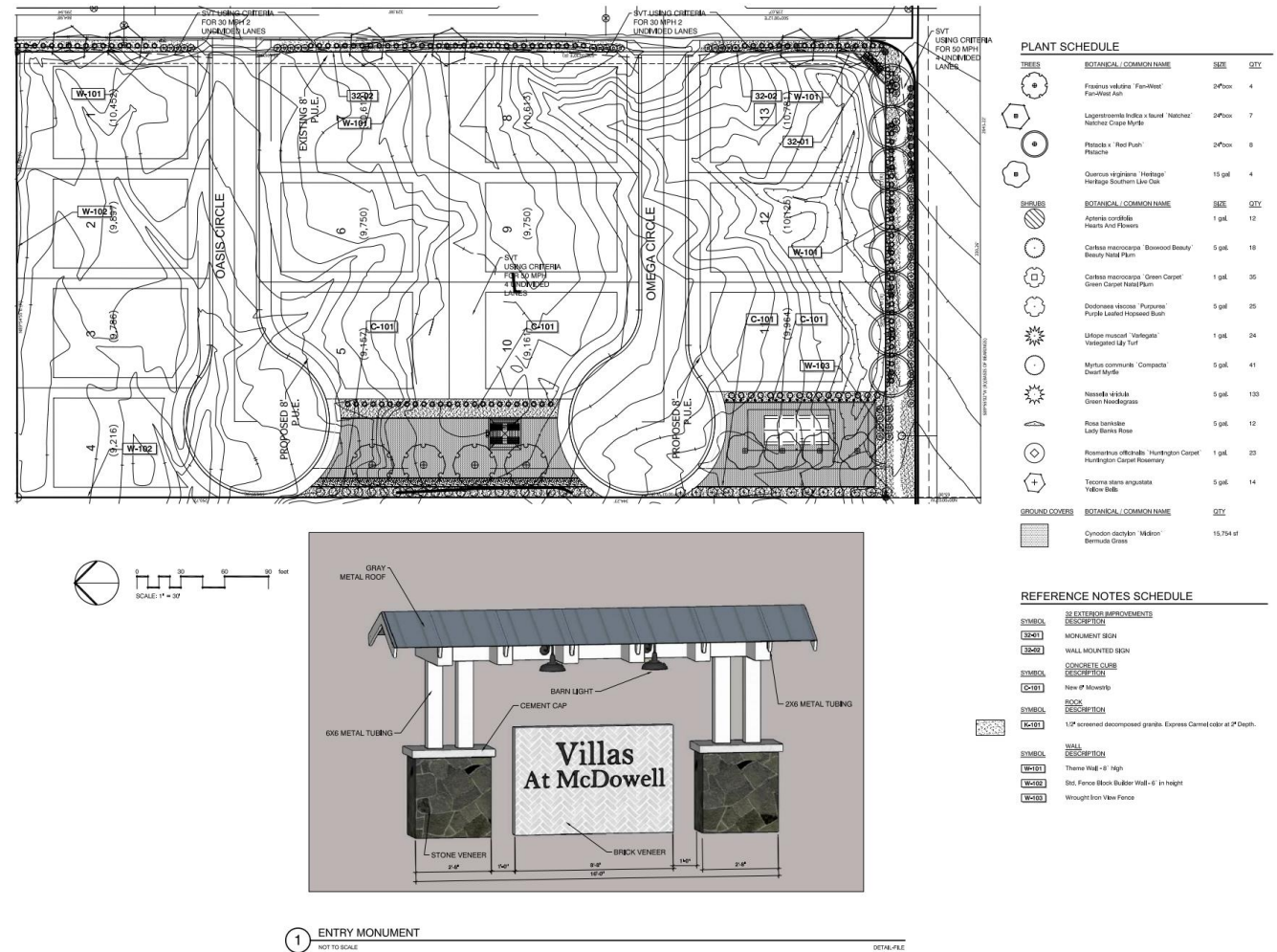
Development Standard	Required RS-9	Proposed RS-9-PAD	Justification
Minimum Lot Width - <i>MZO Section 11-5-3</i> <i>-Interior Lot</i>	75' + 10% additional for corner lots	73'	<ul style="list-style-type: none"> 2' reduction needed for corner lots
Building Setbacks - <i>MZO Section 11-5-3</i> - Front, livable area - Front, garage - Side, interior - Side, aggregate - Rear	15' 25' 7' 17' 25'	Requested for Lots 4, 5, and 10 only 10' 20' 5' 15' 20'	<ul style="list-style-type: none"> Lots 4, 5, and 10 have irregular shapes due to the required radius for cul-de-sac streets Reduced setbacks needed to accommodate chosen house plans

PAD Request

Development Standard	Required RS-9	Proposed RS-9-PAD	Justification
Maximum Building Coverage - <i>MZO Section 11-5-3</i>	45%	55% for Lots 4, 5, and 10; 50% for all other lots	<ul style="list-style-type: none">• Increase needed to accommodate chosen house plans
Lot frontage on a dedicated public street - <i>MZO Section 11-30-6</i>	Each lot shall have frontage on a dedicated public street	Each lot will have frontage on a private street	<ul style="list-style-type: none">• Applicant's intention to create a private subdivision

Purpose of the PAD District

- Landscaping in common open space areas and along street corridors
- Open space amenities including a pickle ball court and ramada
- Entry monument signage
- High-quality building design for chosen house plans

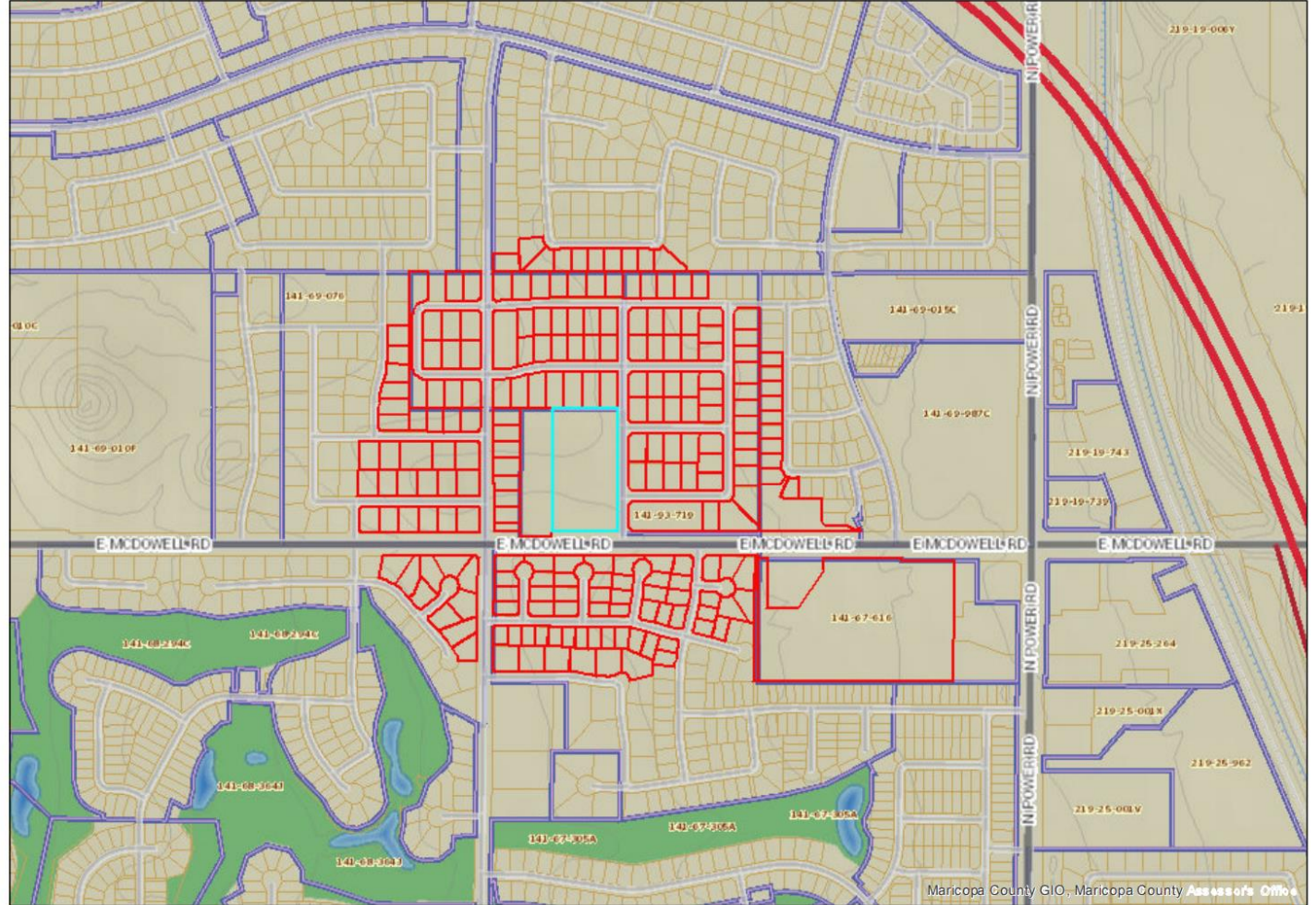


Citizen Participation

- Mailed required notifications
- Virtual meeting held on August 13, 2021 via ZOOM
- No concerns



1000 Ft Buffer from APN 141-69-990A



Summary

Findings

Complies with:

- 2040 Mesa General Plan
- Criteria in Chapter 22 for PAD
- Mesa's Subdivision Regulations (Section 9-6-2)

Staff Recommendation

Approval with Conditions



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