



Marlowe Preliminary Plat PP21-06

Planning Commission, November 4, 2021





Request

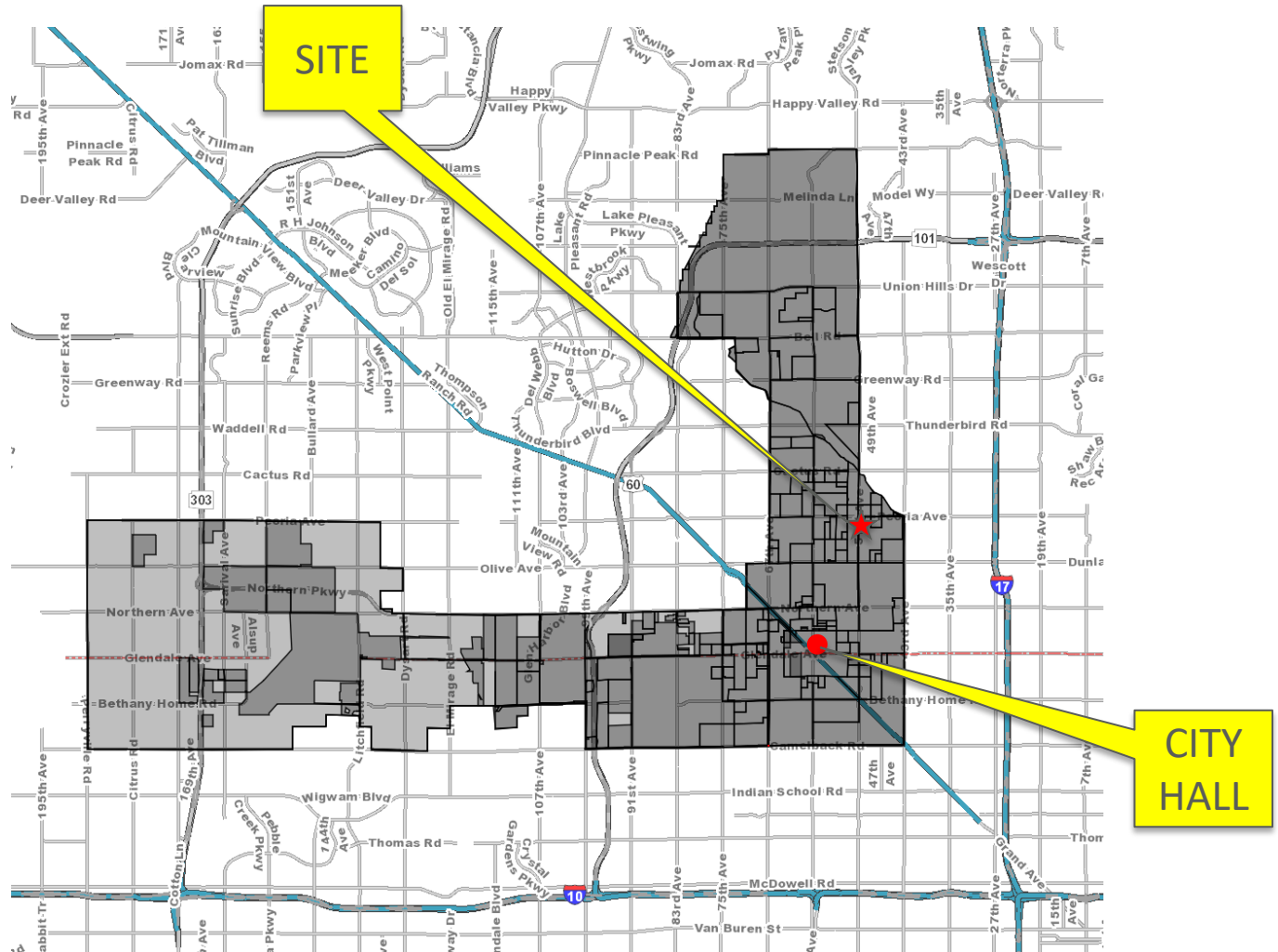
Request: Approval of the Marlowe Preliminary Plat.

Project Size: 17.43 acres.

Number of Lots: 80

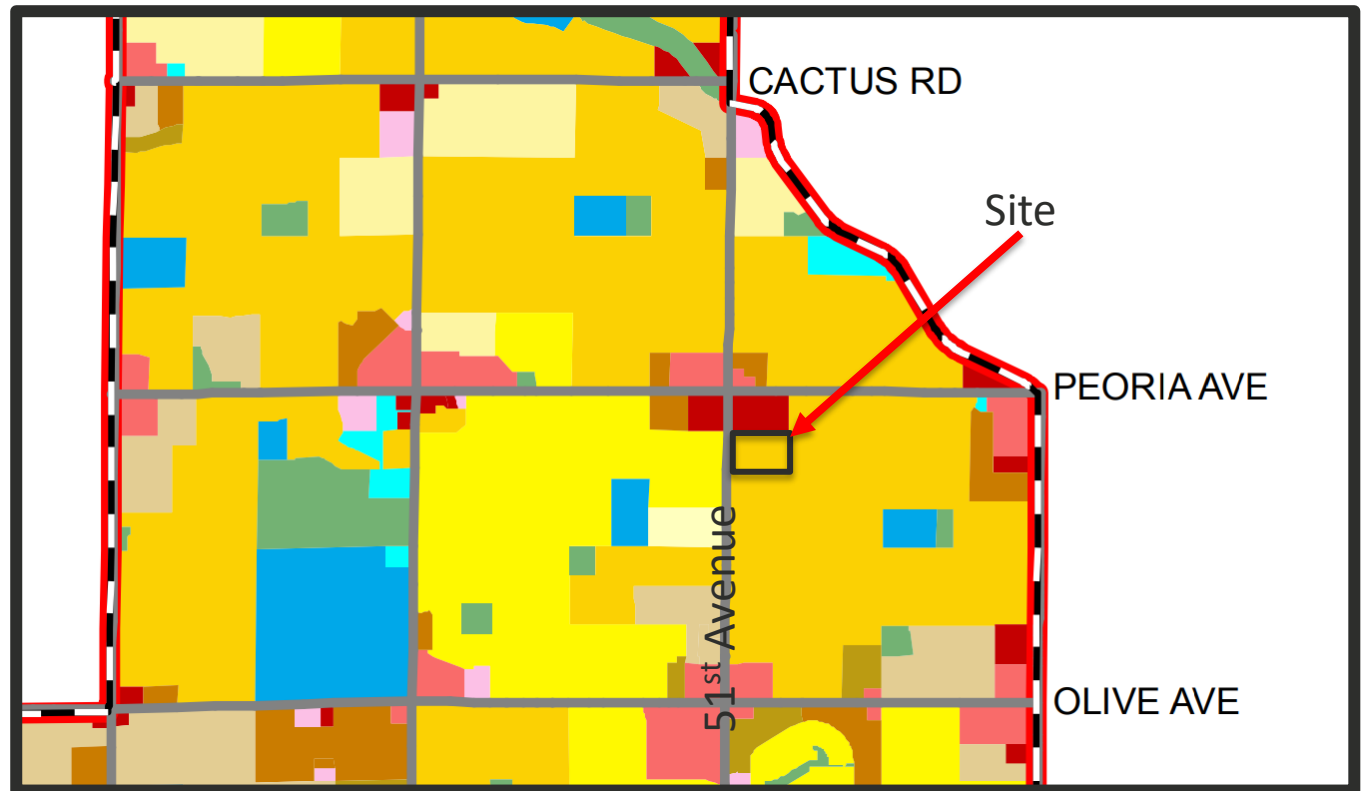
Vicinity Map


NEC 51st
Avenue
and Brown
Street



General Plan

General Plan designation is MDR-5 (Medium Density Residential 3.5-5.0 du/ac.)



 MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac

Conceptual Site Plan





R1-6 Development Standards

Development Standards	R1-6 Requirements
Min. Lot Area	6,000 Sq. Ft.
Min. Lot Width	60 Ft.
Min. Lot Depth	100 Ft.
Min. Front Yard (to living)	15 Ft.
Min. Front Yard (to garage)	20 Ft.
Min. Side Yard	5/10 Ft.
Min. Building Separation	15 Ft.
Min. Rear Yard	20 Ft.
Max. Lot Coverage	40%
Max. Building Height	30 Ft.



Public Involvement

Citizen Involvement:

- Citizen Participation Letter mailed August 17 to property owners within 300 feet.
- Hearing/Request advertised October 13 in *The Arizona Republic*.
- Hearing notice postcards mailed to adjacent property owners on October 15.
- Proposal posted on-site October 20.



Findings

1. This request meets the requirements of the Subdivision and Minor Land Division Ordinance and meets the intent of providing suitable building lots under the Residential Design and Development Manual.



Findings

2. The proposal would be a viable use of an infill property near existing infrastructure, would provide housing in proximity to jobs, shopping and services, and thereby adds to the housing variety in the area.
3. Preliminary Plat has provided all information required in Section 31-24 of the City Code.



Findings

4. All applicable City Departments have reviewed this request and have recommended approval.



Recommendation

Staff finds the request conforms to these standards and recommends approval.



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