

MESA INVESTMENT BLOCK REDEVELOPMENT

Project Narrative

Overview and Background

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately .25 acres in Downtown Mesa at the Southeast corner of 1st Avenue and LeSueur. The subject property is one part of a collection of 5 individual residential infill lots located between Mesa Drive and the Mesa Arizona Temple and within ¼ mile of the light rail corridor. The subject property is currently a vacant lot. The Landowner has opted into Form Base Code (“FBC”) zoning for this project redevelopment. Based on the FBC Neighborhood Regulating Plan, the parcel is designated as T4-N.



Purpose for Request

The purpose for making this “variance” request is to redevelop the subject parcel into duplex residential with relief from the following Form Based Code requirements:

- a. Remove the requirement to have Private Open Space located behind the main body of the house
- b. Allow for both units to have front entries facing 1st Avenue

The request is made due to the parcel size and lack of alley access to serve the garages. In the T4N transect, the duplex building type is allowed and is considered an appropriate residential type for the location on 1st Avenue. At 76’ x 132’, the lot is compact. The absence of the alley, and with a side street orientation facing the Temple, means that the garage cannot be accessed from the rear property line and the double garage should not dominate the elevation of the side street on LeSueur. Without the circulation space an alley would provide, vehicular circulation needs to be accommodated on the lot, and thus the private open space is displaced. The FBC does not provide an option for a Private Open Space condition without an alley. 1st Avenue is an important street and having both Entries to the units will further emphasize its importance.

The FBC states that “On corner lots, each unit shall front a different street”. The request is to allow this duplex to have both entries face the primary address street on 1st Avenue.

Temple Historic District

The subject property is within the Temple Historic District. The structure that was removed was a non-contributing structure and was demolished with required permits and approvals.