

MESA INVESTMENT BLOCK REDEVELOPMENT

Phase 2 Residential West

Project Narrative

Final Plat

Overview and Background

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately 1.18 acres in Downtown Mesa at the Southwest corner of 1st Avenue and Mesa Drive and along South Udall. The subject property is one part of a collection of 2 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-NF and T4-N.



Purpose for Site Plan Review

The purpose for making this “Final Plat Review” request is to redevelop the subject parcel into a 7-unit Townhome residential building and a 5-unit Townhome residential building integrated into the existing neighborhood. Each unit in the Townhome parcels will be platted as an individual lot within the parcel. The Townhomes will be single family attached. Separate tracts are also created for common open space amenities, service access, and utility services where needed.

The redevelopment parcels are currently vacant and have been residential use in the past. The proposed redevelopment is to bring residential back into the neighborhood in building types that are allowed by form-based code. Both residential products are “Townhouse: building type. Along South Udall, seven new residences are proposed, each with an entry facing the street and garage orientated off the back alley. Along Mesa Drive, five new residences are proposed, each with entries facing the street and with internal private courtyards to provide open space protected from the arterial frontage condition.

Temple Historic District

The subject property is within the Temple Historic District. Any structures that were removed were declining in quality and were demolished with required permits and approvals.

MESA INVESTMENT BLOCK REDEVELOPMENT

Phase 2 Residential East

Project Narrative Final Plat

Overview and Background

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately 1.07 acres in Downtown Mesa South Udall and LeSueur and north of 1st Avenue. The subject property is one part of a collection of 2 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.



Final Plat Review

The purpose for making this “Final Plat Review” request is to redevelop the subject parcel into a 10-unit “Rowhome” (townhome) residential building and a 6-home Single Family Cottage products integrated into the existing neighborhood. Each unit in the Rowhome and Cottage parcels will be platted as an individual lot within the parcel. The Rowhomes will be single family attached. The Cottages will be single family detached. Separate tracts are also created for common open space amenities, service access, and utility services where needed.

The redevelopment parcels are currently vacant and have been residential use in the past. The proposed redevelopment is to bring residential back into the neighborhood in building types that are allowed by form-based code. One of the types of residential products are “Townhouse: building type. The other type is single family detached homes. Along South Udall, six new residences are proposed, each with an entry facing an internal “garden court” and garage orientated off the back alley. Along the pedestrian via between LeSueur and South Udall, ten new residences are proposed, each with entries facing the via with garages accessed off an internal driveway.

Temple Historic District

The subject property is within the Temple Historic District. Any structures that were removed were declining in quality and were demolished with required permits and approvals.