



Planning & Zoning Board



ZON24-00855

The Craftsman on Elliot – Preliminary Plat



Request

- Preliminary Plat
- For a twelve-lot mixed use subdivision





Location

- North side of Elliot Road
- East side of South 82nd Street (future alignment)
- West side of Hawes Road





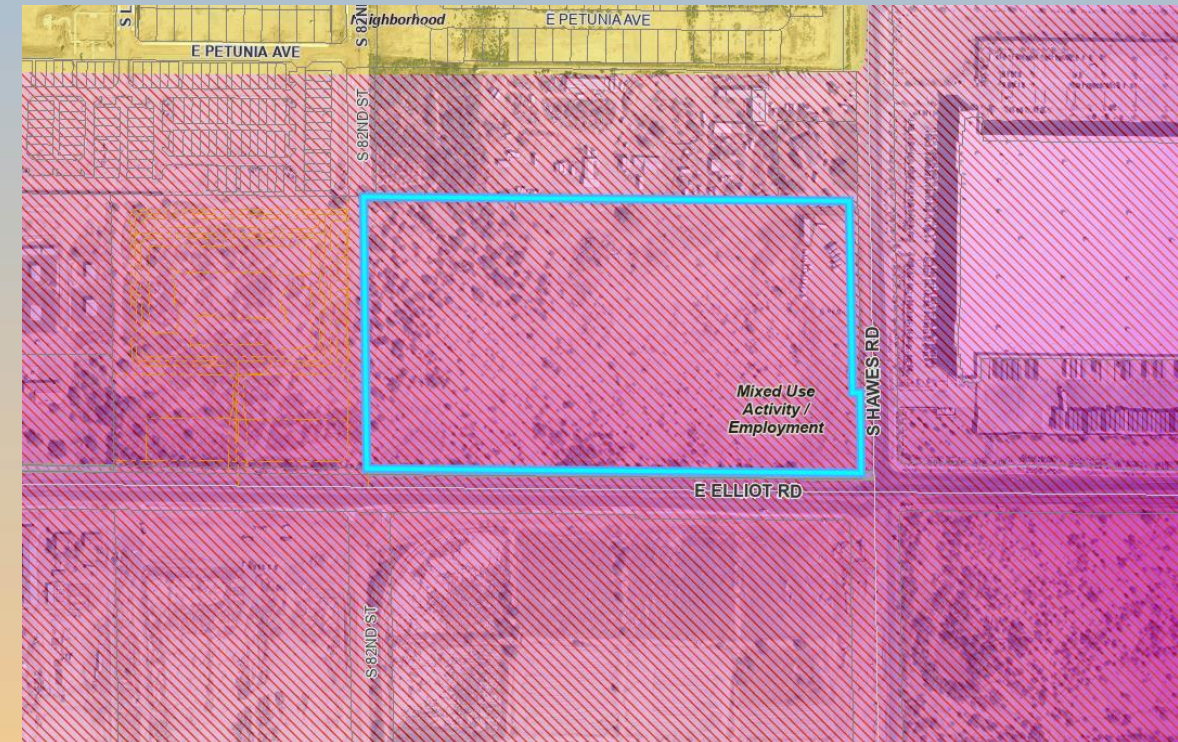
General Plan

Mixed Use Activity - Regional Scale Sub-type

- Large-scale community and regional activity areas
- Significant retail commercial component

Mesa Gateway Strategic Development Plan - Transit Corridor

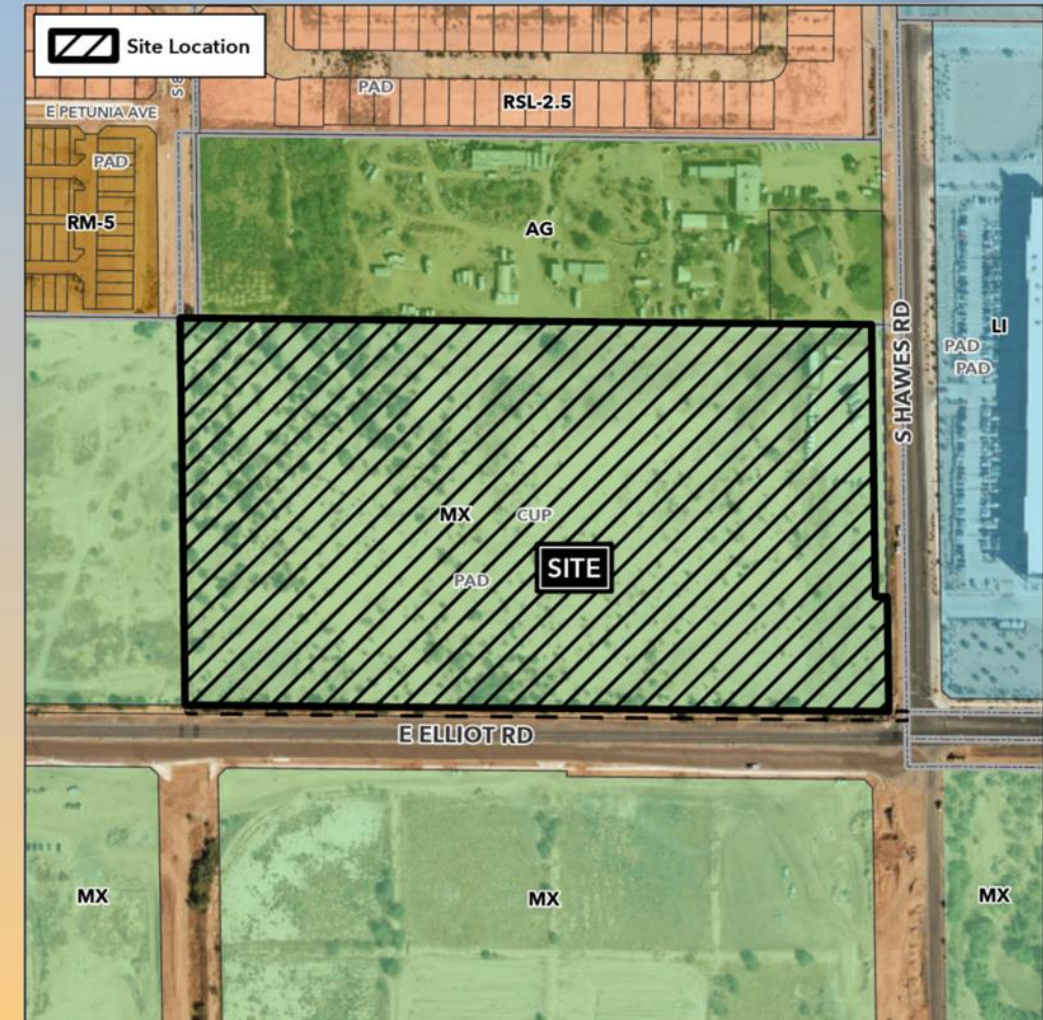
- Restaurants, retail, multiple residence uses
- Urban building form





Zoning

- MX-PAD
- Proposed uses are permitted within the MX zoning district





Site Photo

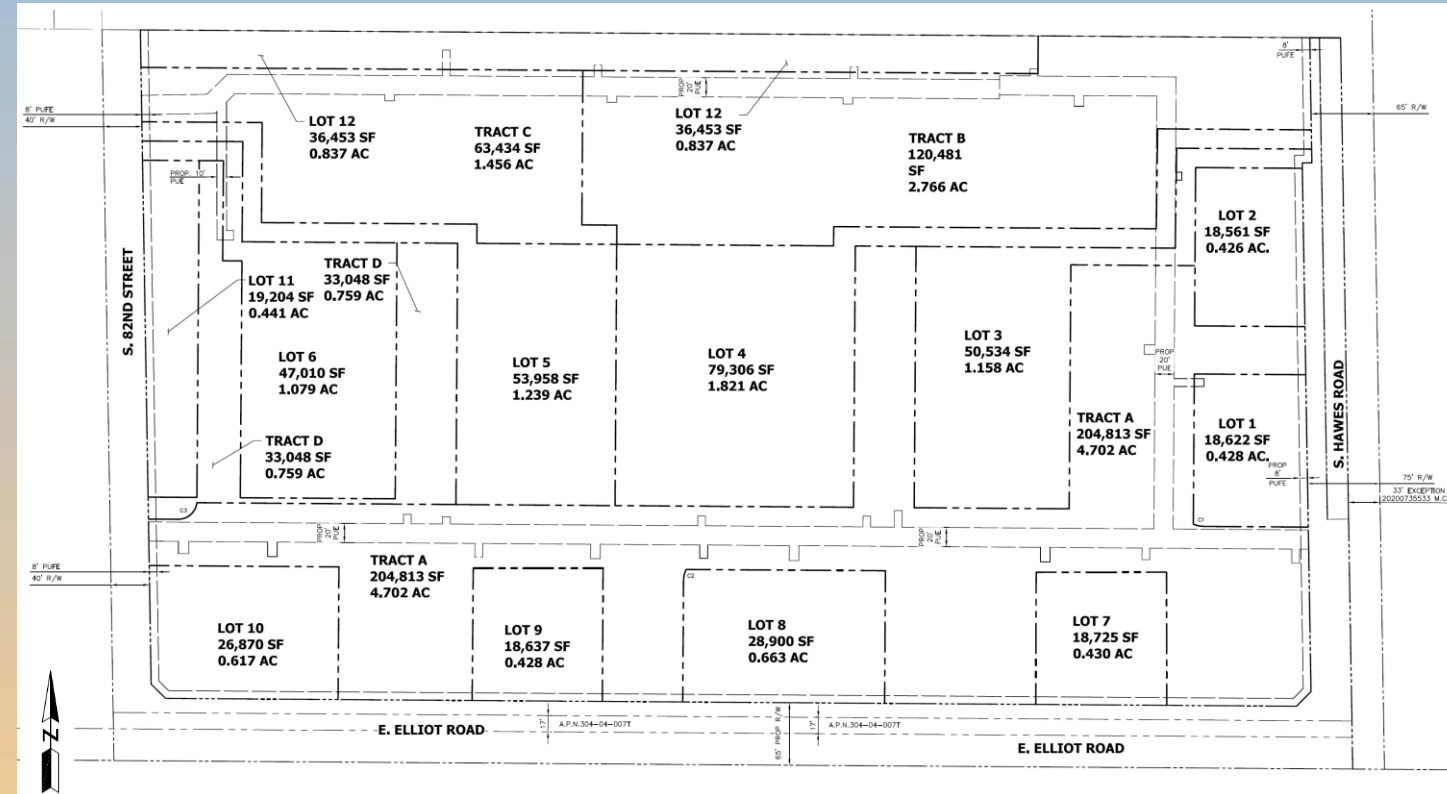


Looking north towards the site from Elliot Road



Preliminary Plat

- 12 proposed lots and 4 tracts
- The tracts are dedicated for cross access, shared parking, landscape, utilities, drainage and retention, irrigation and signage





Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



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