

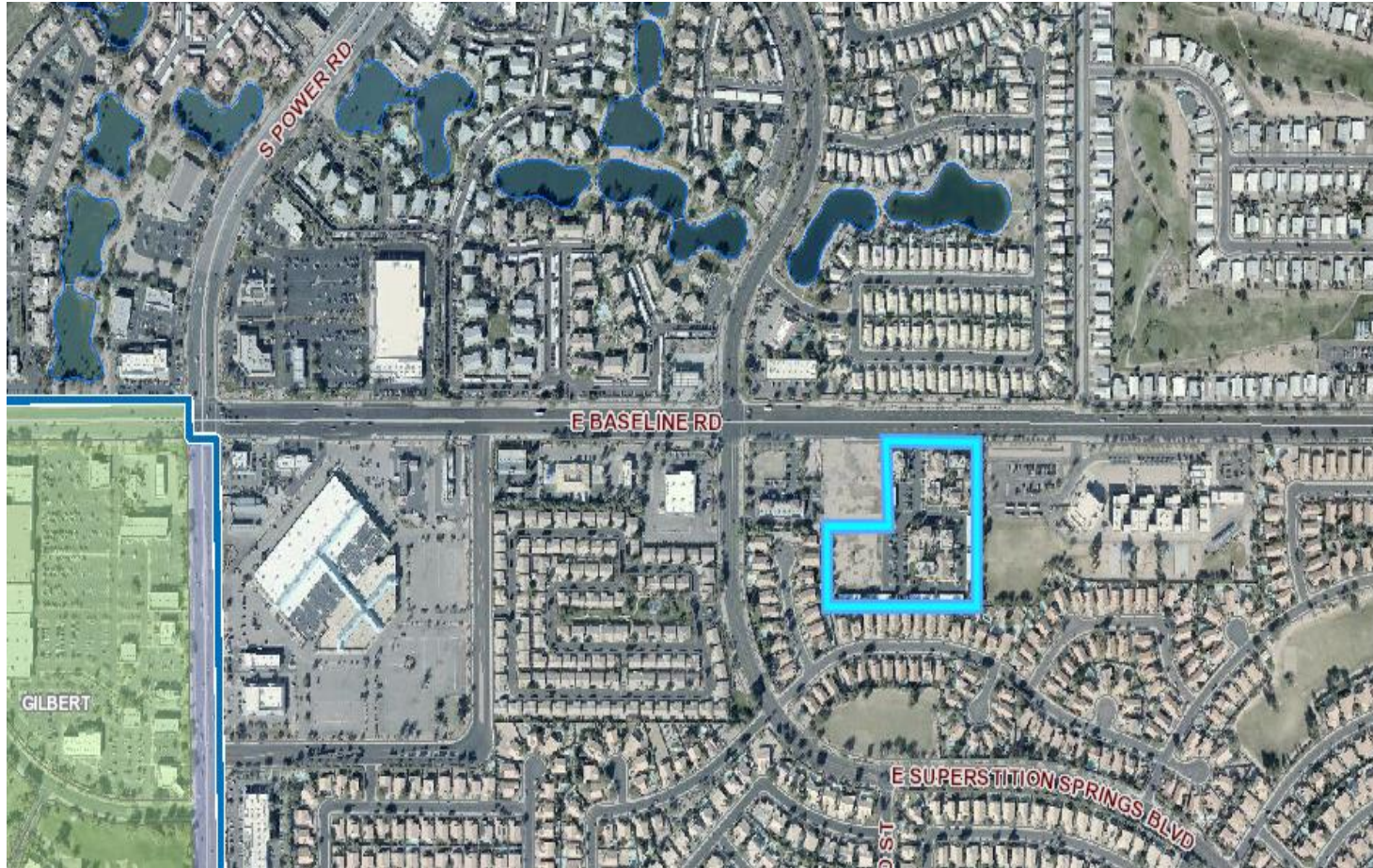


# PLANNING & ZONING BOARD

December 16, 2020



**ZON20-00669**



## Request

---

- Pre-Plat

## Purpose

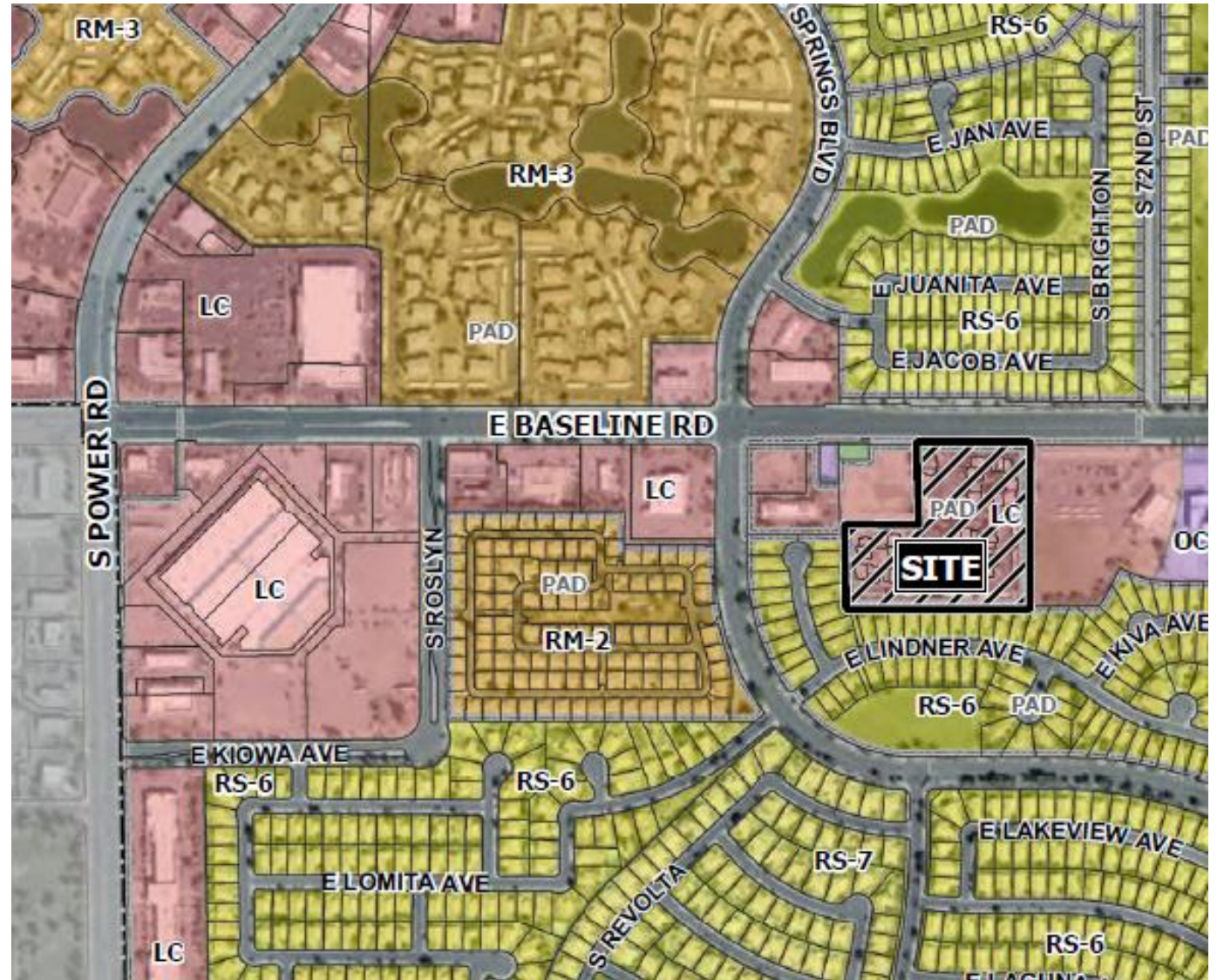
---

- Create a standalone lot (Lot 1) within the Siena Springs Office Condominium plat

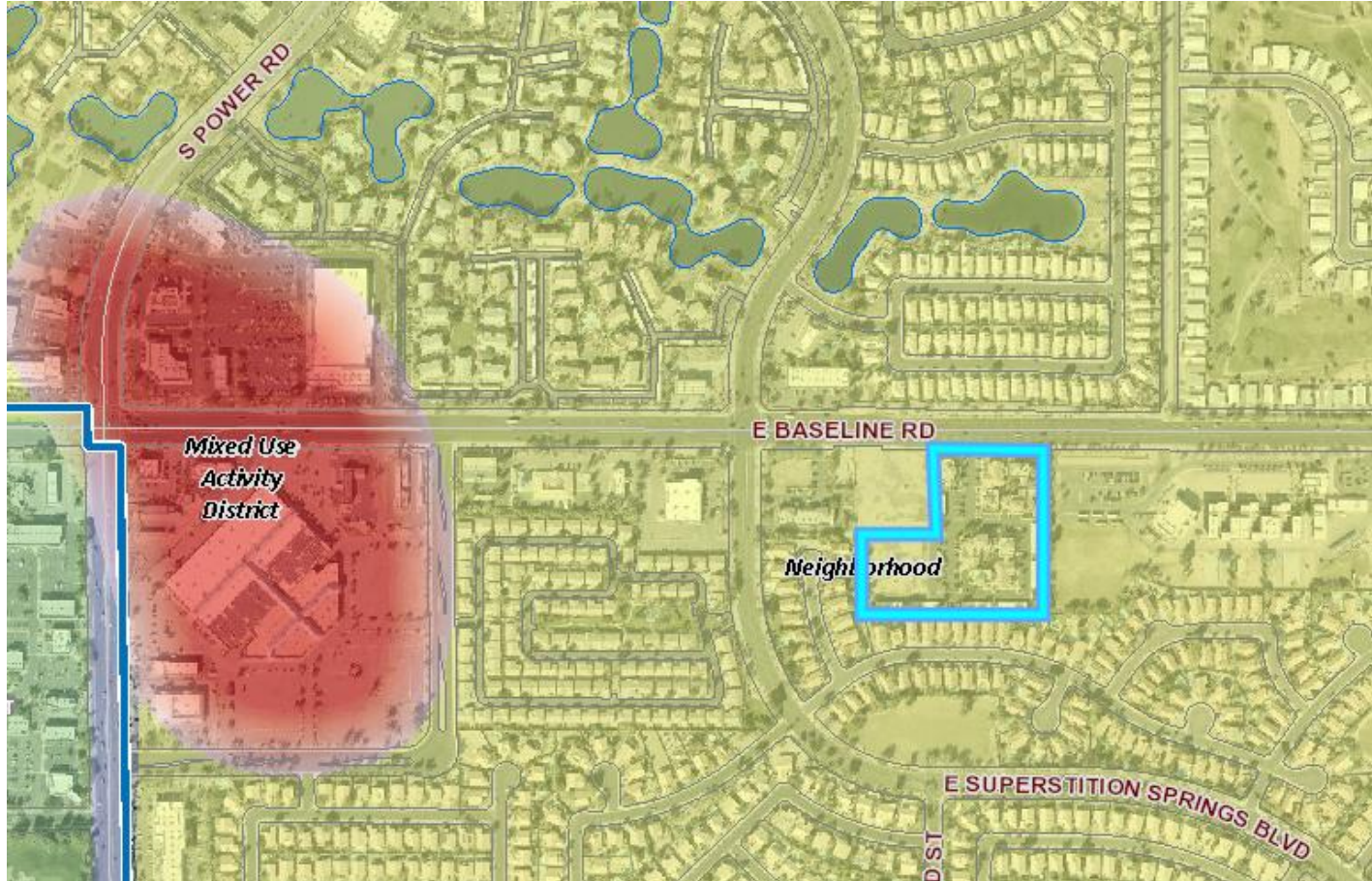


# Location

- Located south of Baseline Road and east of Power Road.







# General Plan

---

Neighborhood

Sub-type: Suburban

- Commercial development along arterial frontage

# Zoning

Limited Commercial with a  
Planned Area Development  
overlay (LC-PAD)

- Office, retail and service  
uses permitted in the LC  
district

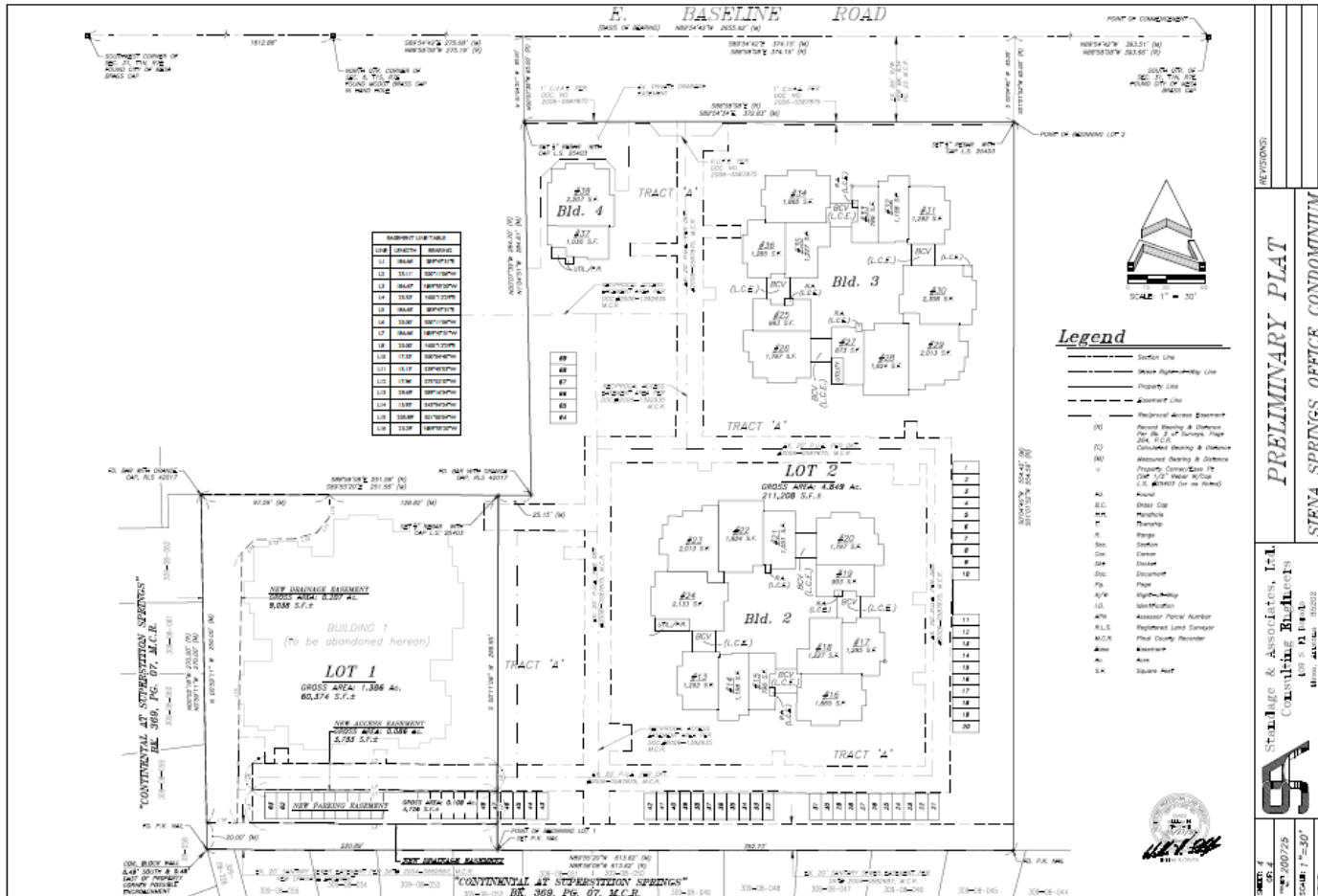




# Street View



Looking southeast from Southern Avenue into the site



# Preliminary Plat

- Two lots. Existing condo plat developed on Lot 2. Lot 1 will be a standalone lot that can develop under one ownership
- Access from Southern Avenue through Tract A



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

## Staff Recommendation

Approval with Conditions



# PLANNING & ZONING BOARD

December 16, 2020