



Board of Adjustment



BOA25-00403



Request

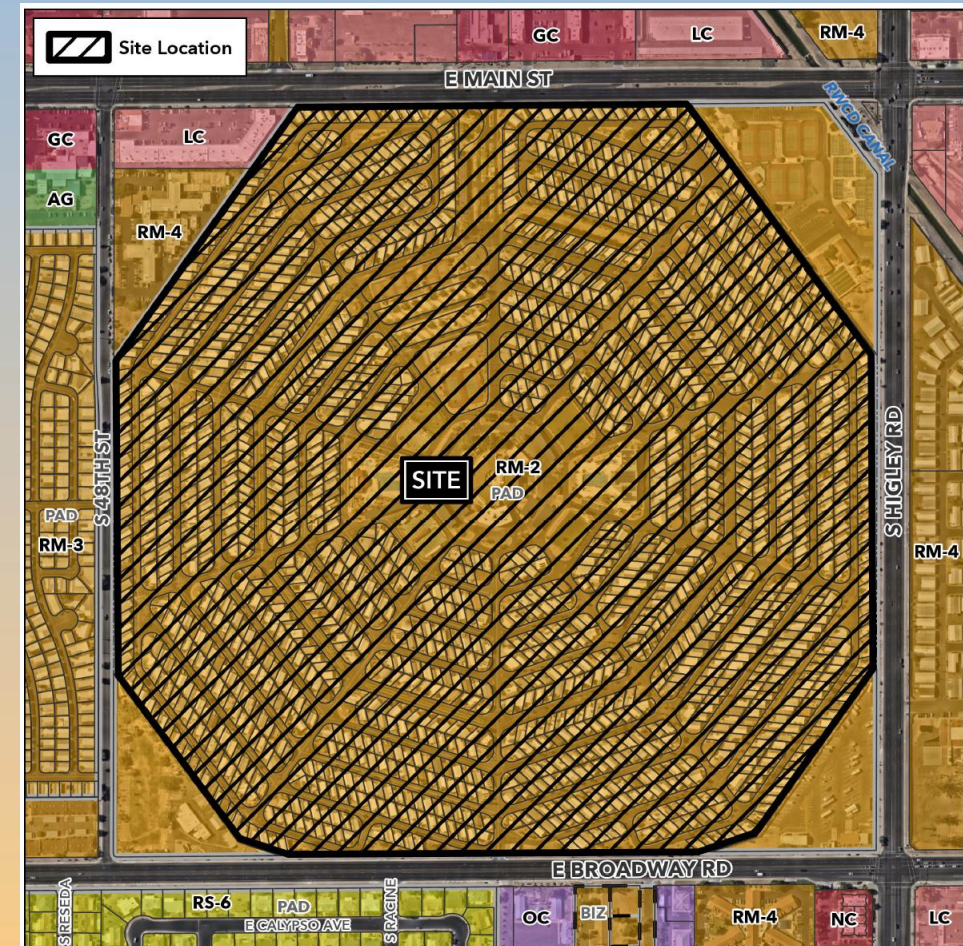
- Minor modifications to a PAD overlay to allow for a reduction to the required front setback of 225 corner lots from 20 feet to 4 feet





Location

- Located at the northwest corner of E. Broadway Road and S. Higley Road



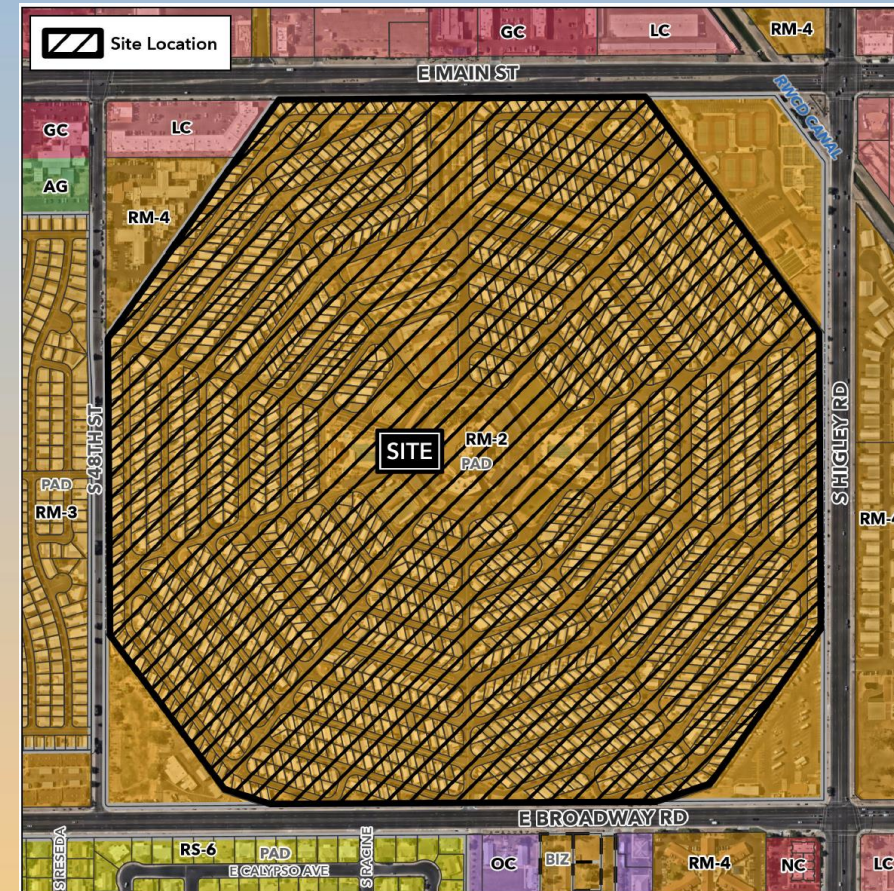


General Plan



Zoning

- Existing:
 - Multiple Residence with a Planned Area Development Overlay (RM-2-PAD)





Site Photos

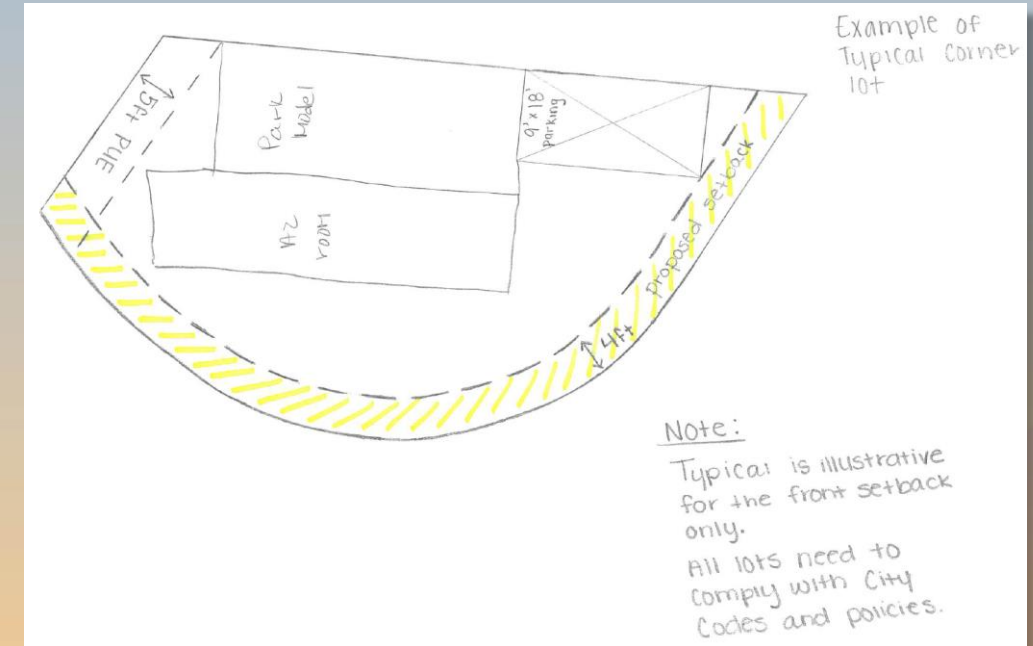


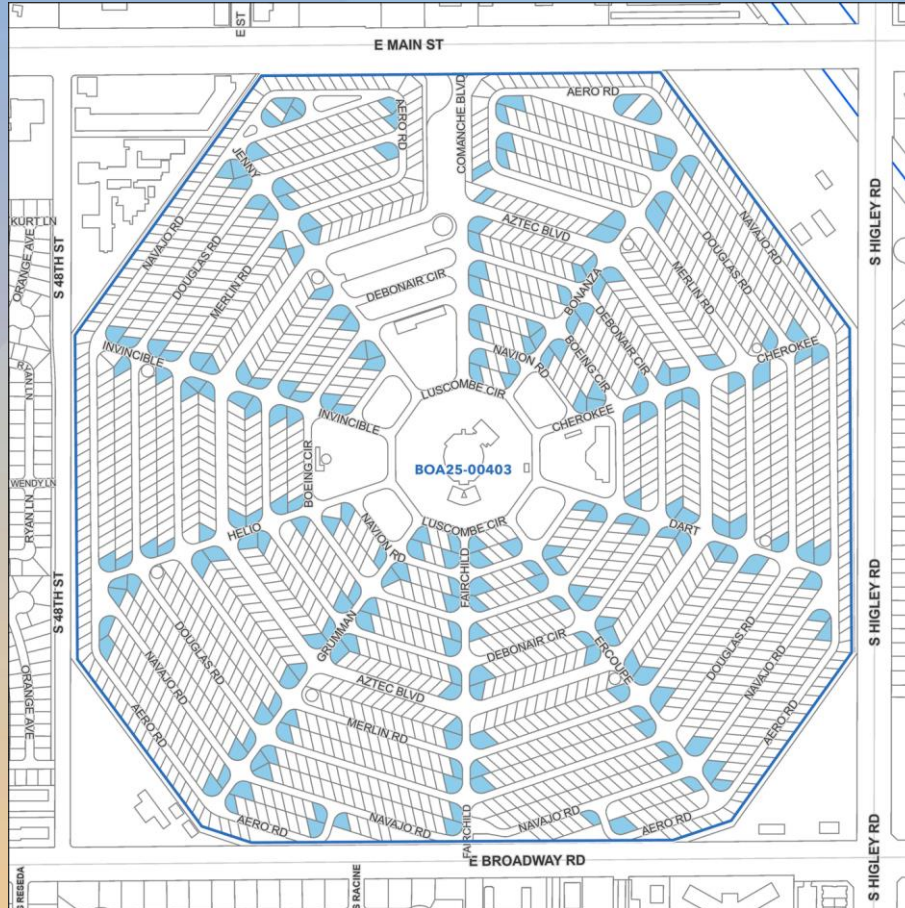
Looking from E. Main Street



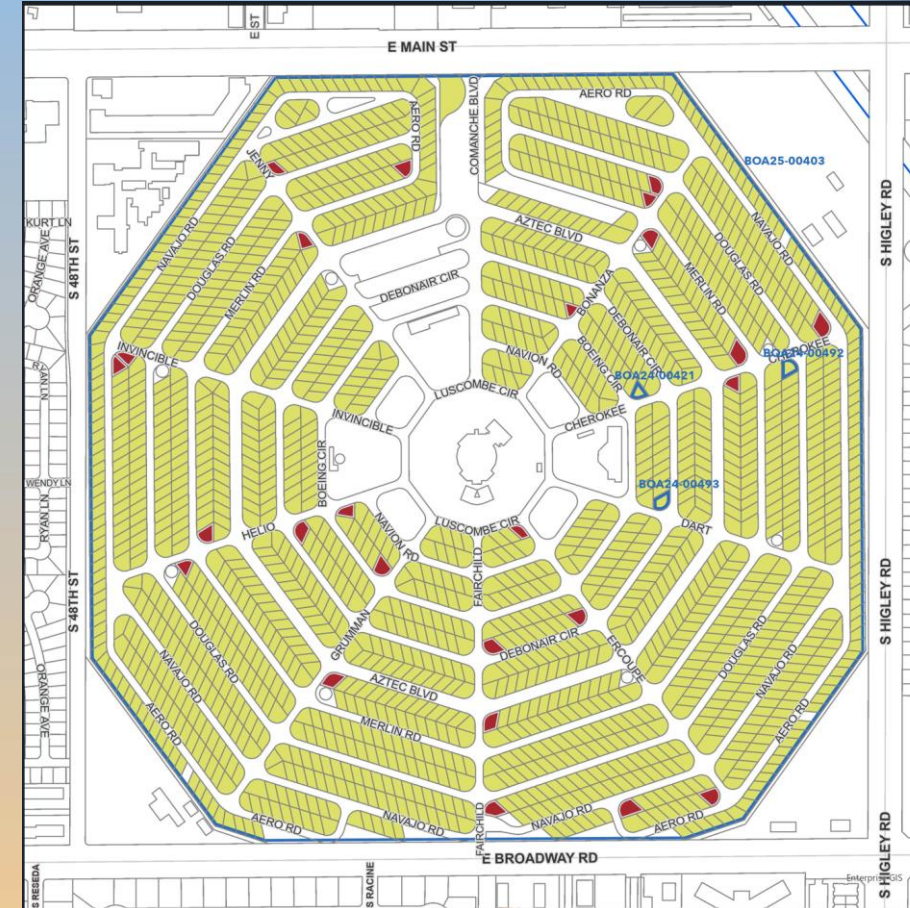
Site Plan

- The existing corner front setback is 20 feet
- Proposed corner front setback of 4 feet





Blue designates lots
a part of this request

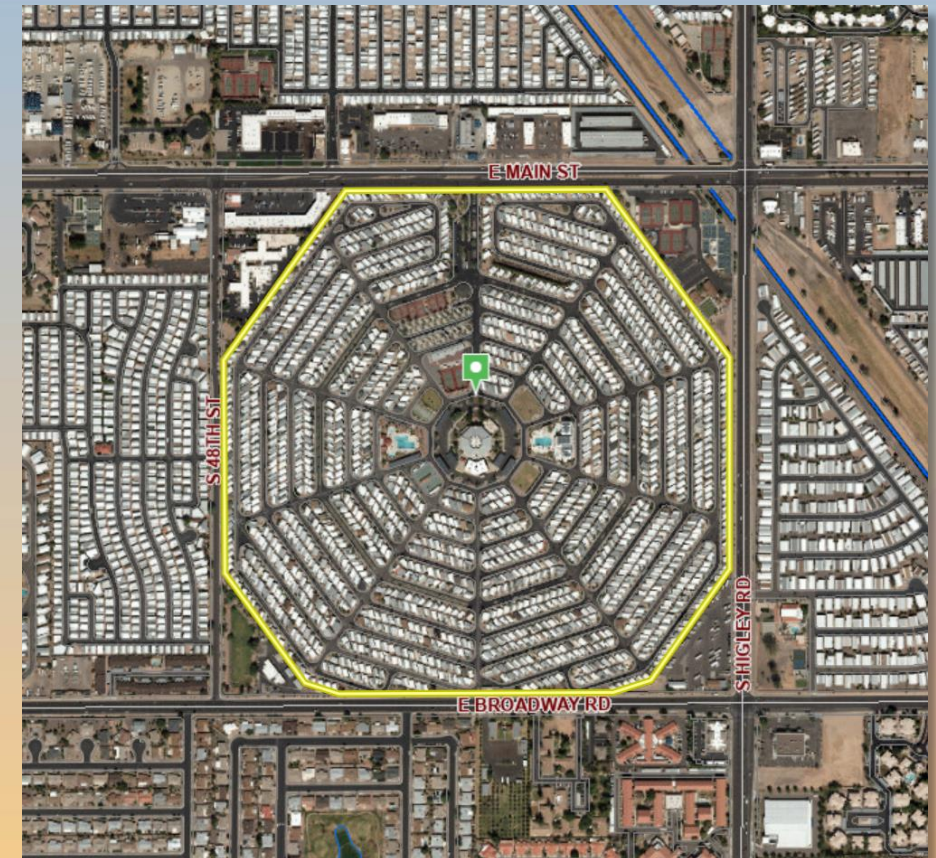


Red designates excluded lots



Citizen Participation

- Notified property owners within 500 feet
- Multiple calls and emails were received requesting information but none in opposition





Findings

- ✓ Complies with the 2050 Mesa General Plan

Staff recommends Approval with Conditions



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