



Planning & Zoning Board



ZON24-00461



LOT 1

ALMA SCHOOL ROAD

BEVERLY POINTE HOMEOWNERS ASSOC
APN 135-53-166
2008-0967560 MCR

BEGAY
APN 135-53-146
2023-0107041 MCR

LOVELADY/SABBATHU
APN 135-53-145
2019-0157538 MCR

RADOFF/BOWEN
APN 135-53-144
2022-0343726 MCR

NGUYEN
APN 135-53-143
2017-0958562 MCR

GARDNER/SORENSEN
APN 135-53-142
2019-0837080 MCR

THE MARC CENTER
APN 135-53-017
2008-0693926 MCR

THE MARC CENTER
APN 135-53-015B
2008-0693926 MCR

THE MARC CENTER
APN 135-53-015C
2008-0693926 MCR

ADAMS REY TRUST
APN 135-53-015E
2020-0347052 MCR

CHELSEA CONDOMINIUMS
238-45 MCR

N 89°05'21"E 47.05'
N 89°05'21"E 251.88' (R3)
N 89°05'13"E 55.11' (R)
S 89°05'14"W 314.21' (C)
314.98' (R2)

S 33° R/W PER DKT. 125, PG 62 MCR
7" R/W DEDICATED PER 106-28 MCR
WEST LINE APN 135-53-056 PER 2015-0762154 MCR
WEST LINE TRACT A PER 106-28 MCR
5' PU & U EASEMENT PER DKT 9968, PG 690 MCR
N 89°05'13"E 2.77'
EASEMENT FOR POLES WIRES AND APPURTENANCES PER DKT 8860, PCS 254 & 255
5' PUE PER DKT 8493, PG 154 MCR
7" QUIT CLAIM TO CITY PER DKT 8493, PG 153 MCR
33' R/W PER DKT. 125, PG 62 MCR
N 89°05'14"E 40.03'

(C) 69'28" W 46.83' S
246.39'

(R) 21.12'

(C) 62'21" N 114.23' W 270.87'

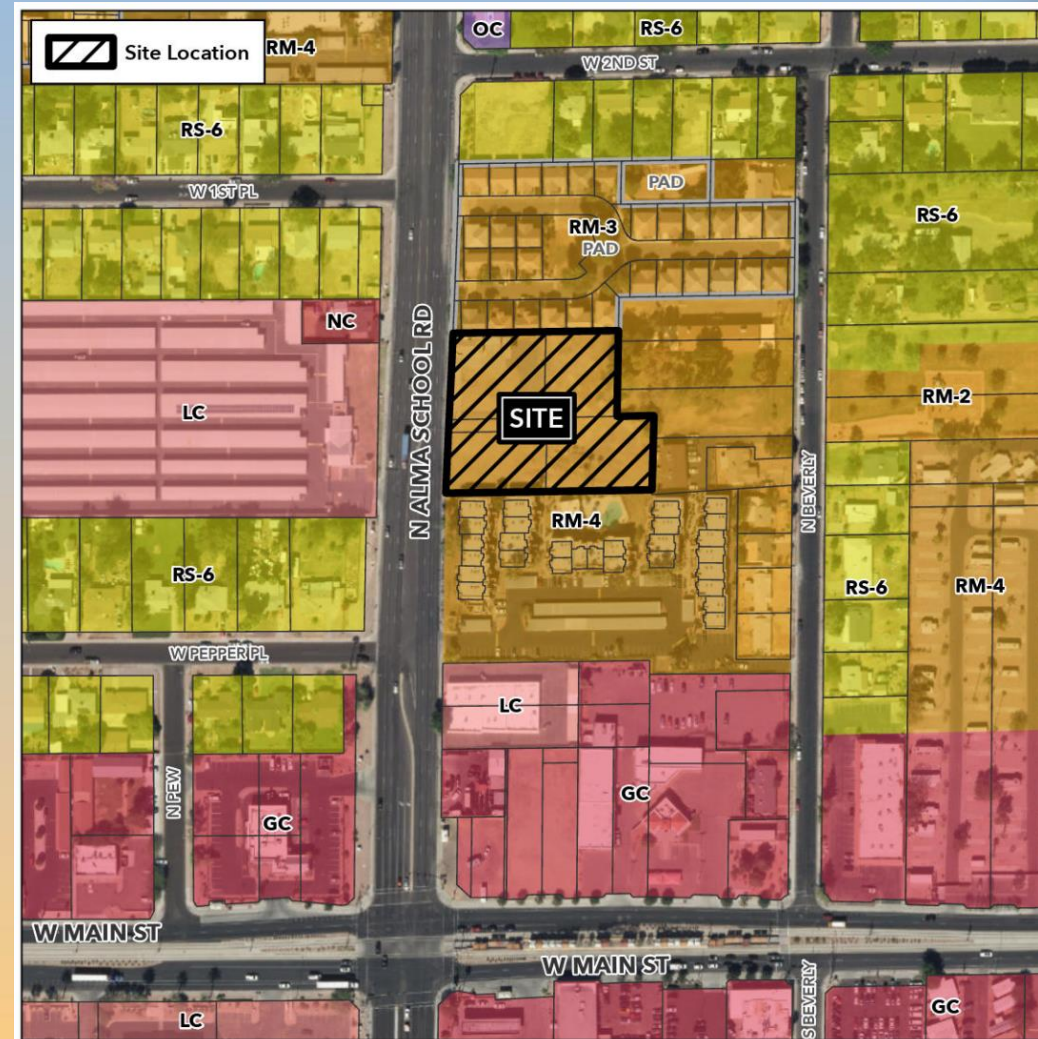
(R) 21.12'

(R) 20.96' (M) 27.30' M 65.27AS
(R) 20.74' M 65.27AS



Location

- North of Main Street
- East of Alma School Road





General Plan

Neighborhood with a Traditional subtype:

- Safe places for people to live with a variety of housing and non-residential uses

Transit Corridor, and Station Area:

- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





General Plan

West Main Street Area - Transit Oriented Development (TOD) Corridor Area

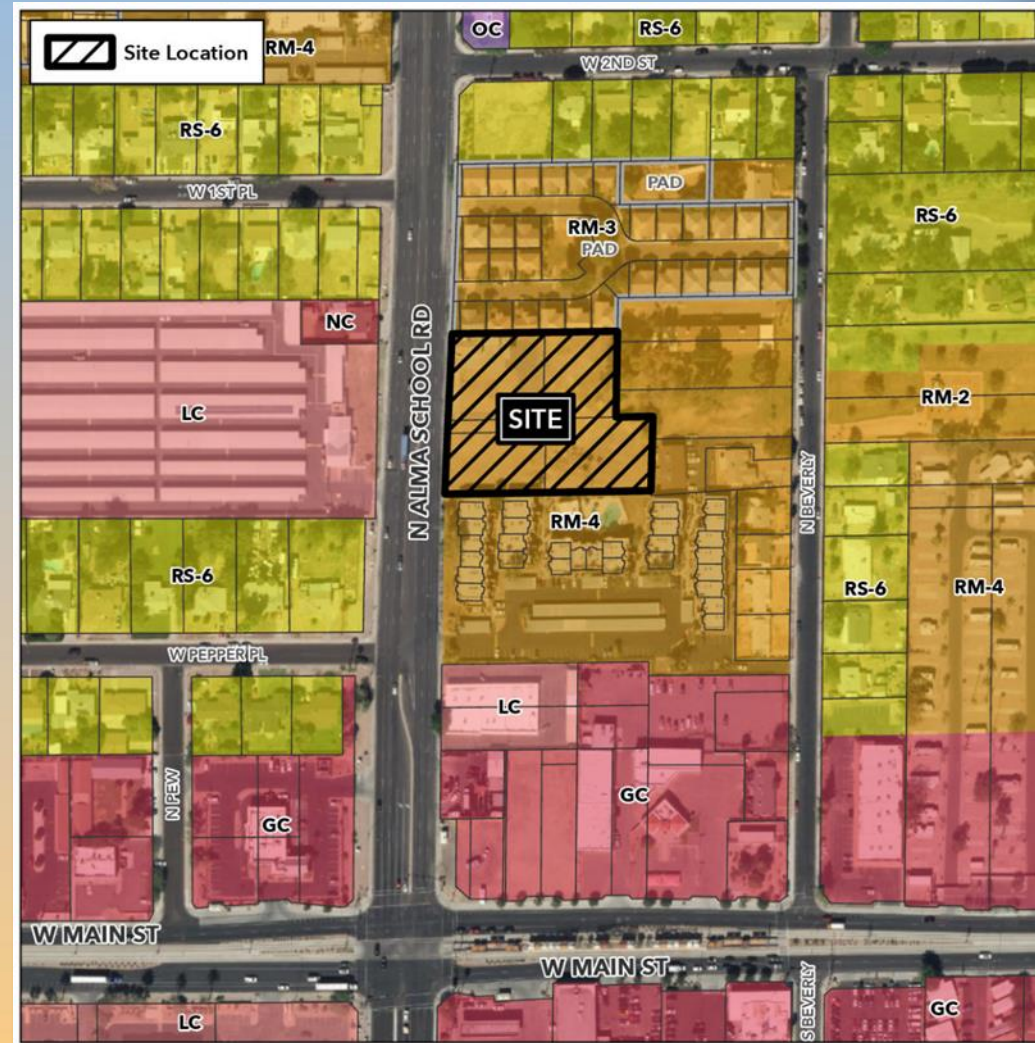
- Medium-density residential with a mix of commercial and office use within 1,320 feet of light rail line





Zoning

- Multiple Residence - 4 (RM-4)
- Use is permitted within RM-4





Site Photos

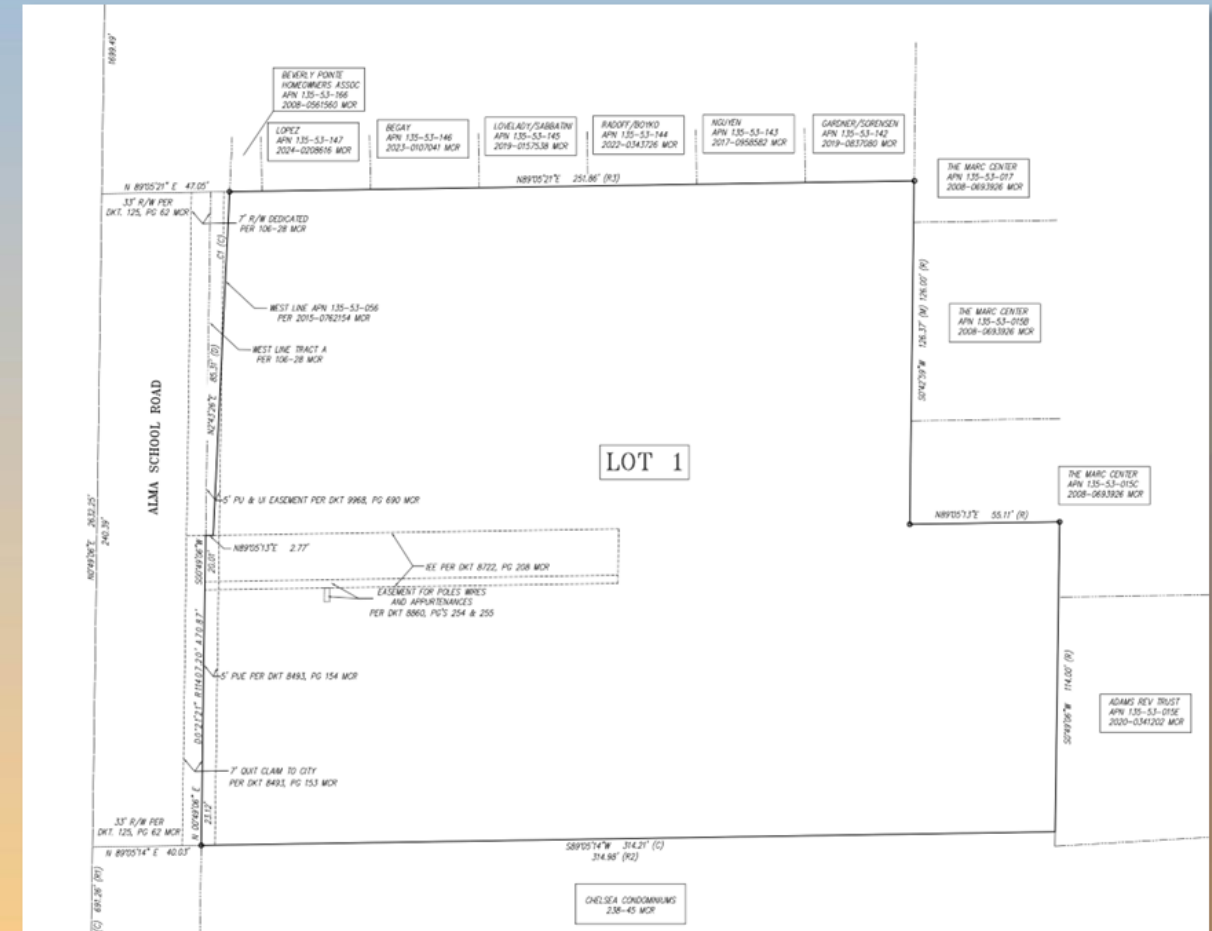


Looking east towards the site from Alma School Road



Preliminary Plat

- Combining five lots into one lot
- To allow a 21 micro unit multiple residence development that includes a community garden and a community center





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions



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