

February 1, 2021

Preliminary Plat Project Narrative *Val Vista Condo*

INTRODUCTION

EPS Group, Inc. submits this Preliminary Plat approval request for a ±1.72-acre existing office/commercial site, located north of the northwest corner of Val Vista Drive and Southern Avenue in the City of Mesa. The site is zoned OC and is identified as Maricopa County Assessor Parcel Number (APN): 140-46-001S.

PROPOSAL

The developer is ultimately seeking a split of the parcel into three (3) separate condominium parcels in order to sell the individual units. The development team respectfully request expedited review and approval of the submitted Preliminary Plat documents since the site is existing and all improvements have been installed. We are seeking to meet the 2/22/21 Comment Resolution Deadline in order to be placed on the 3/24/21 Planning & Zoning Board hearing agenda.

CURRENT USE AND PLANNED CHANGES

This site has two (2) existing office/commercial buildings and 65 existing parking stalls, including four (4) ADA parking stalls. It is anticipated that upon approval of the Final Plat the unoccupied building (Building 2) will be sold first. Building 1 will be split into two individual parcels, as well, and sold at a later time.

SURROUNDING LAND USES

This development is proposed on existing developed land. Surrounding uses include commercial and residential uses.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
Subject Site	Office/Commercial	OC
North	Val Vista Greens Subdivision	RM-2
East	Safeway Store / Val Vista Park Townhomes	LC / RM-2
South	Vista Plaza	LC
West	Val Vista Greens Subdivision	RM-2

CONCLUSION

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Mesa as we move forward into the Final Plat and permitting approvals.