

Narrative

Siena Springs Lot Split

7217 E Baseline Road, Mesa AZ 85209

Introduction:

This project is to split off Phase 3 from the Siena Springs development located at 7217 E. Baseline Road. The site is currently vacant with the retention, utilities, and parking to be shared through joint agreements with the existing development. Along with this lot split / plat, a future development with a different owner will be developed on this land. Currently, the site will stay within the 18,000 sf of the original development, although the configuration and number of buildings will change. The new development will adhere to the previously approved zoning uses of offices and medical. Additional parking will be added, as required.



Offsites and Utilities:

The future lot is interior and surrounded by the existing Siena Springs development to the east, existing housing on the south and west, and a future dental center to the north. No offsites are expected. The northern property is preparing an access easement to this piece to facilitate movement between the two lots, once the lot split is accomplished. Utilities for this piece are in place and shall have a joint utility use through existing easements.

Retention:

The area to be divided off has retention that is shared with the rest of the Siena Springs development. This retention area is in place and landscaped. A minor amount of retention will be added to complete the previously permitted requirements.

Architecture:

The architecture of the building will complement the existing architecture of Siena Springs, but may be more simplified and updated.