



Planning & Zoning Board



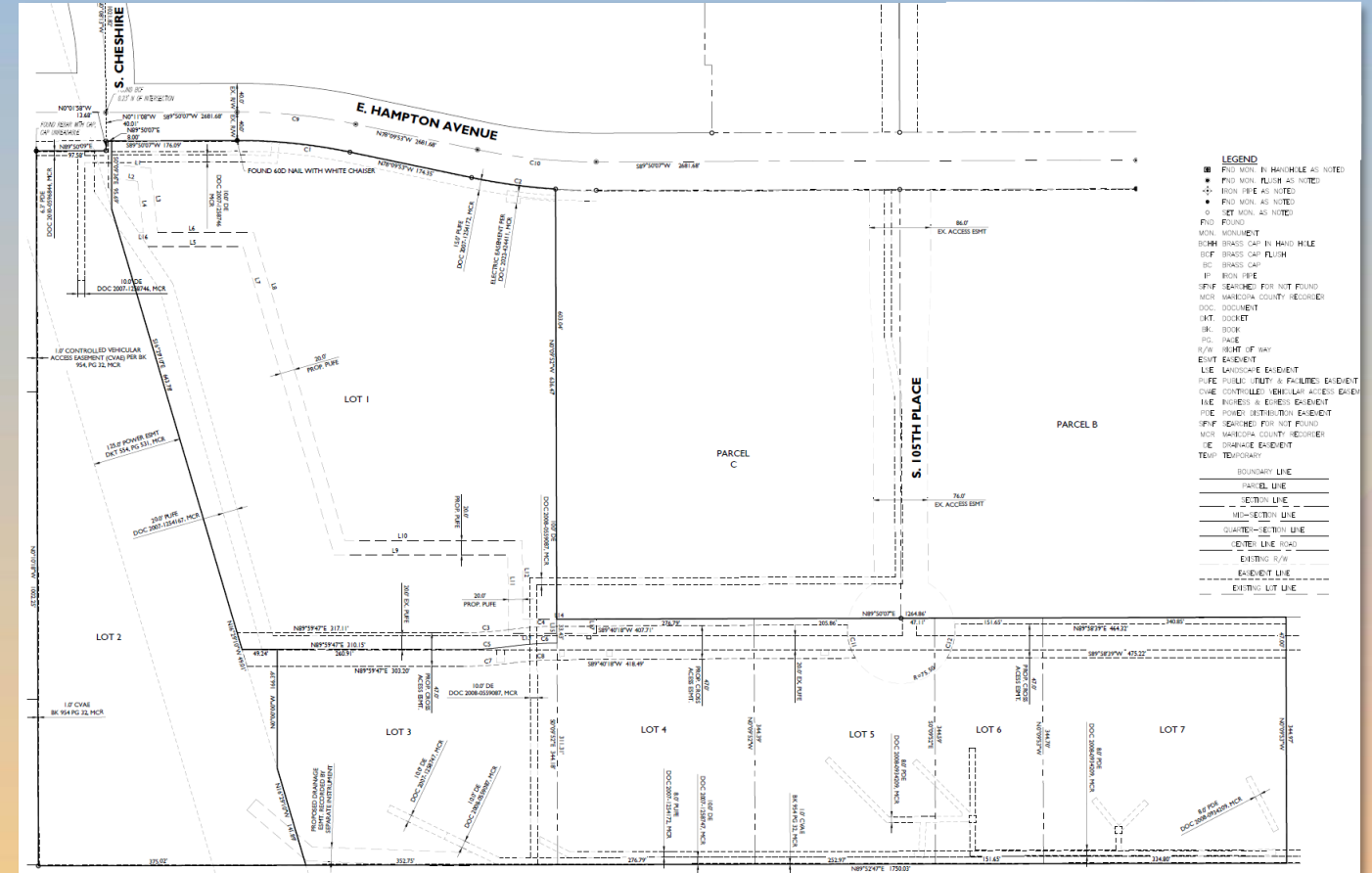
ZON24-01090

Mountain Vista – Preliminary Plat



Request

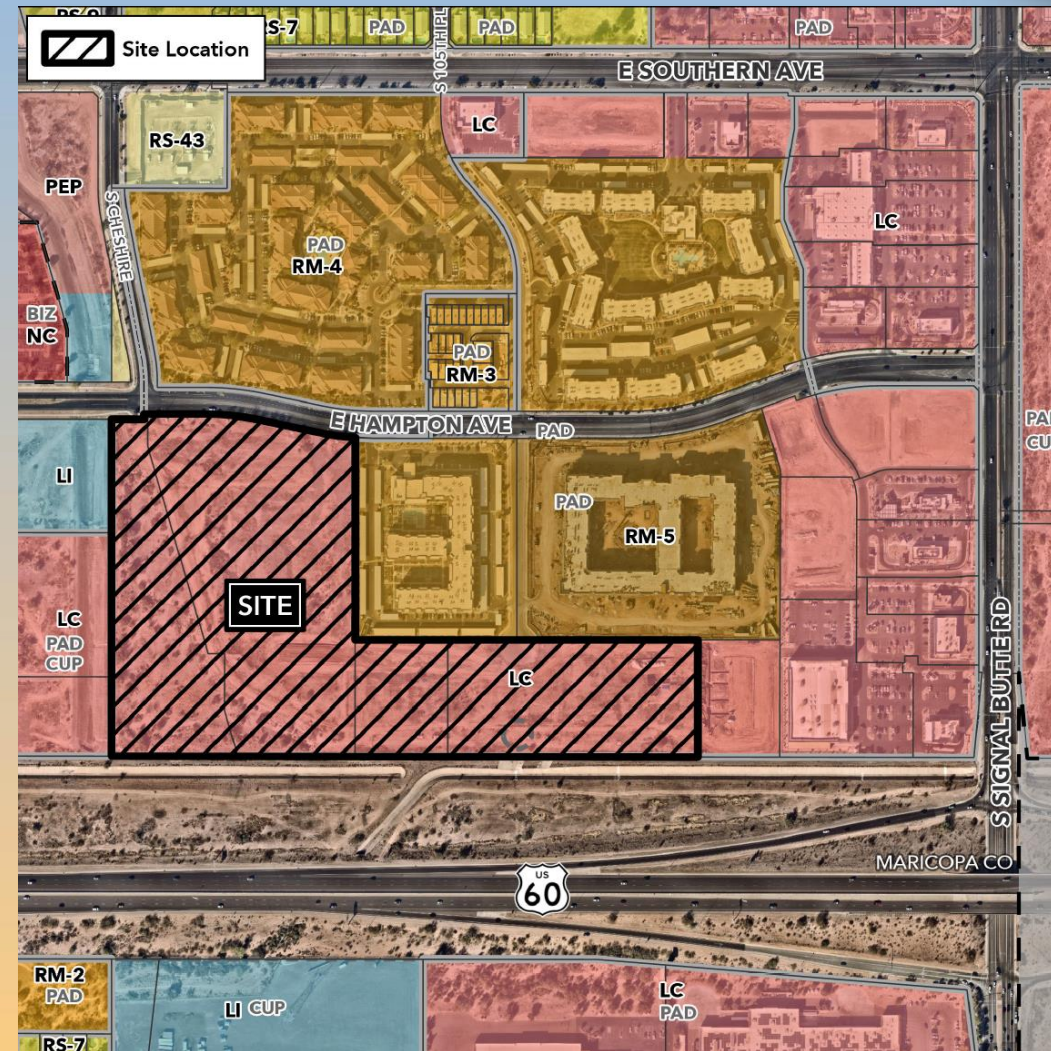
- Preliminary Plat
- For a seven-lot commercial subdivision





Location

- Approximately 850 feet west of the southwest corner of East Hampton Avenue and South Signal Butte Road
- South side of Hampton Avenue

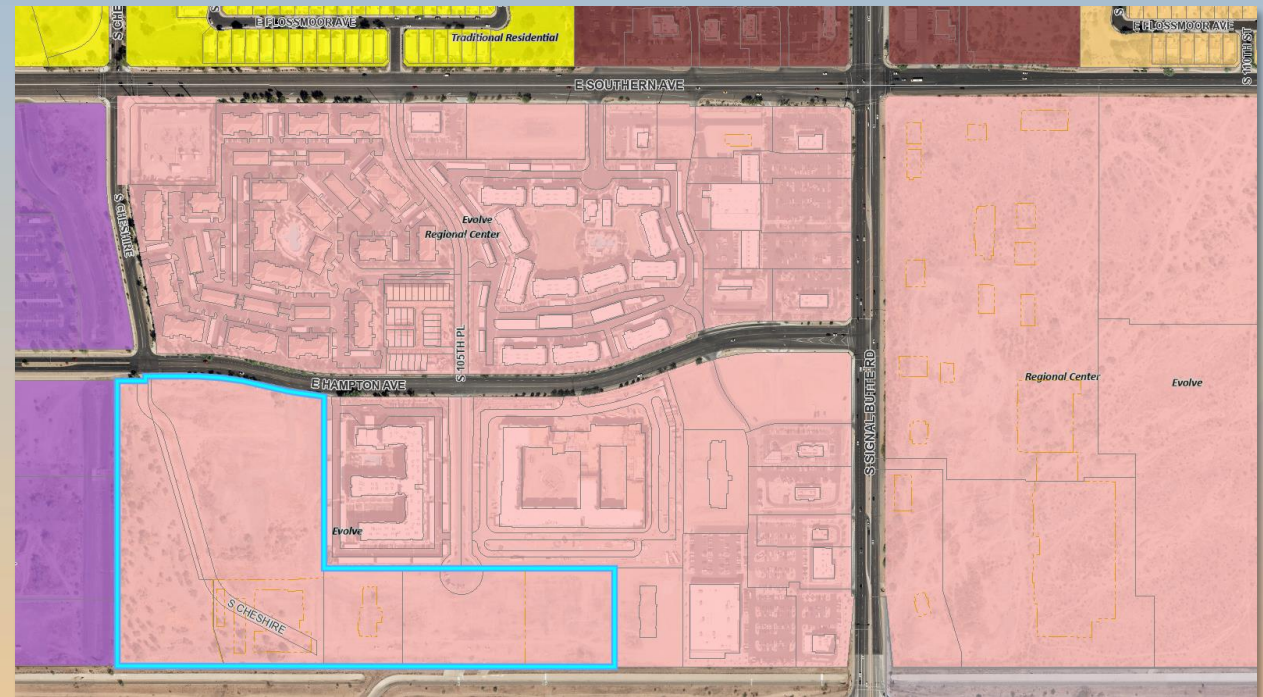




General Plan

Regional Center

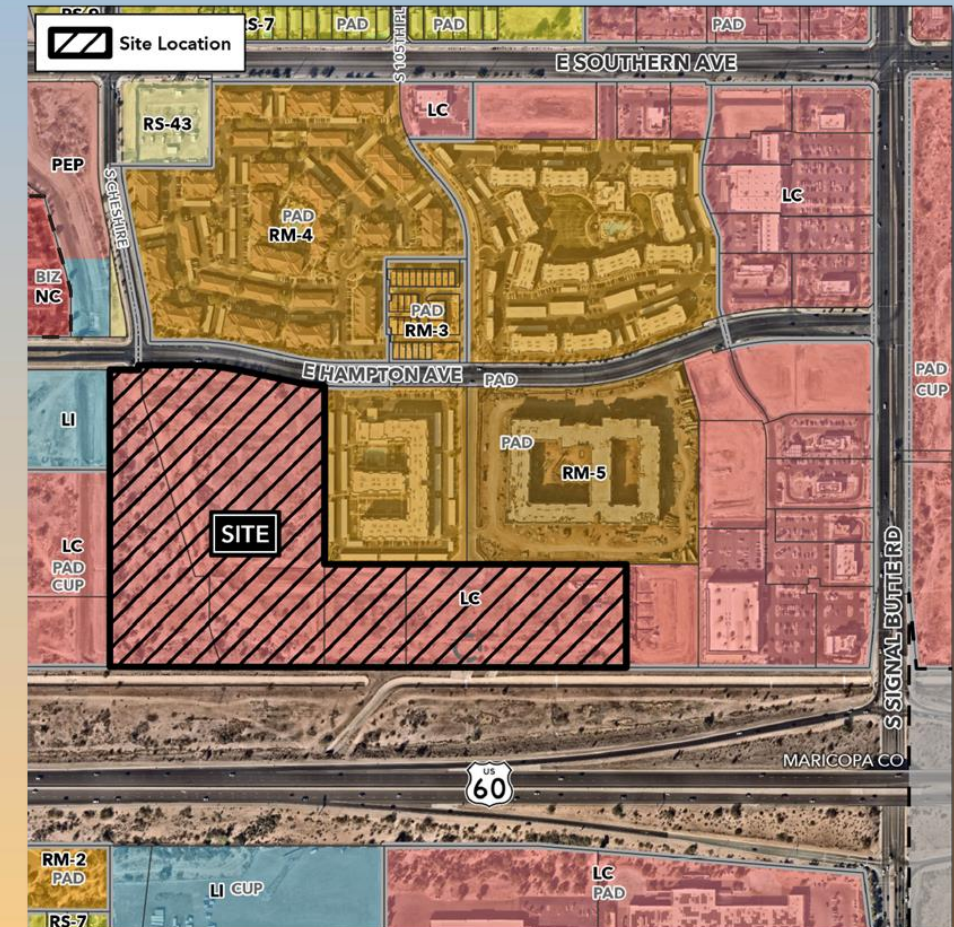
- Mixed-use activity centers that include varied commercial uses such as retail or dining, a variety of housing choices, and recreational opportunities.





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Commercial uses are permitted within the LC District





Site Photo



Looking south towards the site from Hampton
Ave

[illegible]



Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



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