



PLANNING & ZONING BOARD

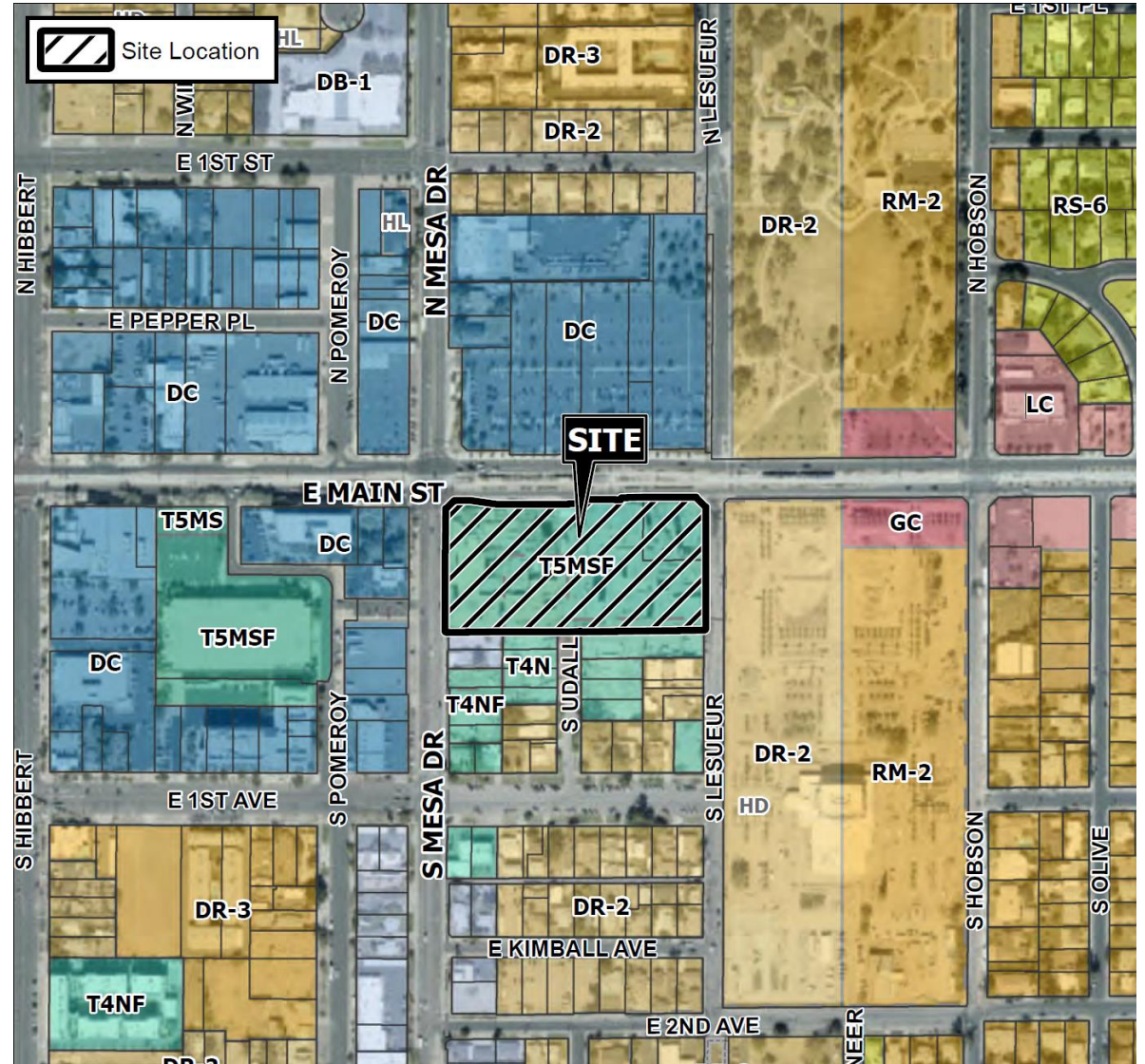
June 9, 2021



ZON20-00364

Location

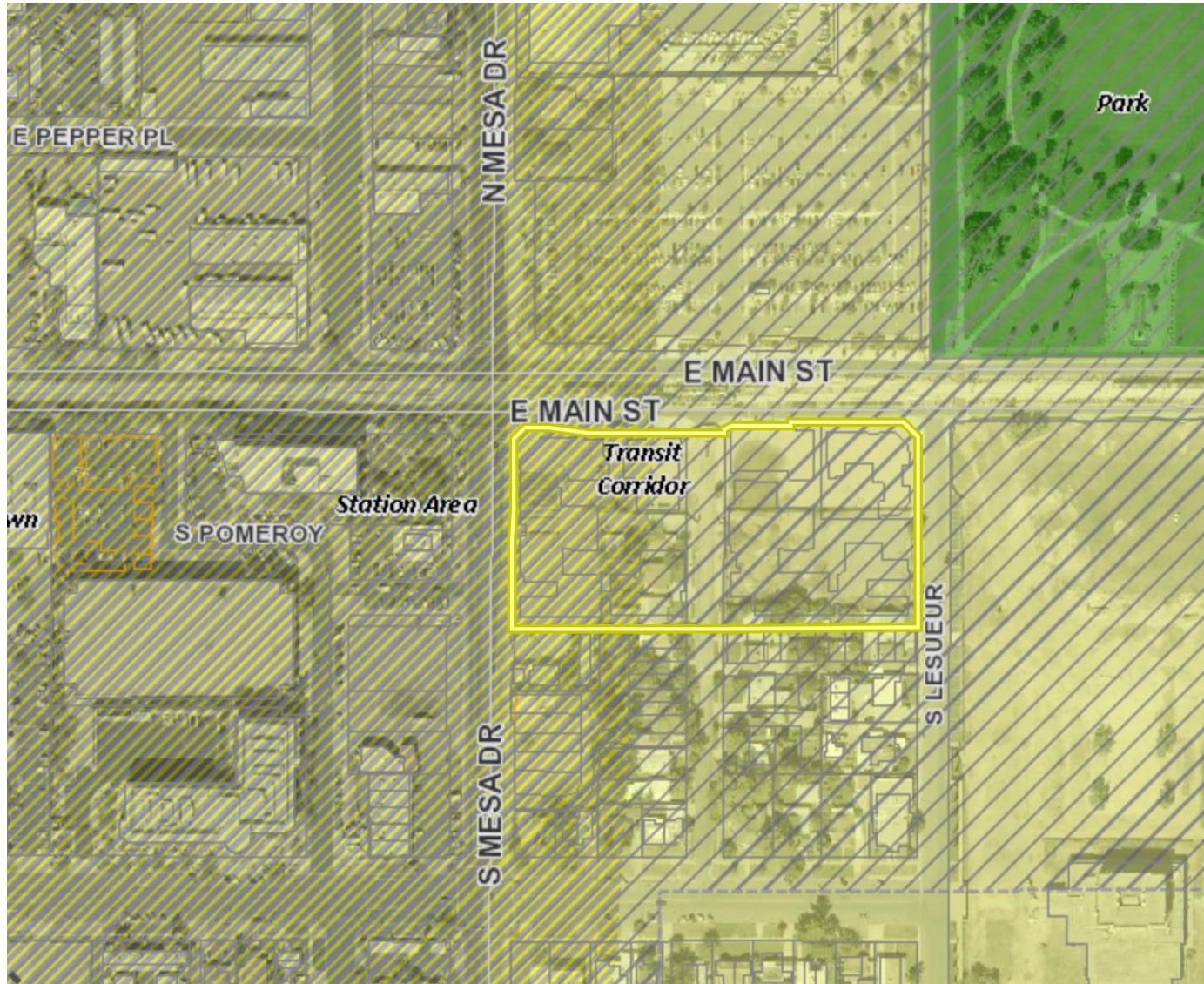
- East of Mesa Drive
- South of Main Street



Site Photo



Looking southeast from Mesa Drive and Main Street

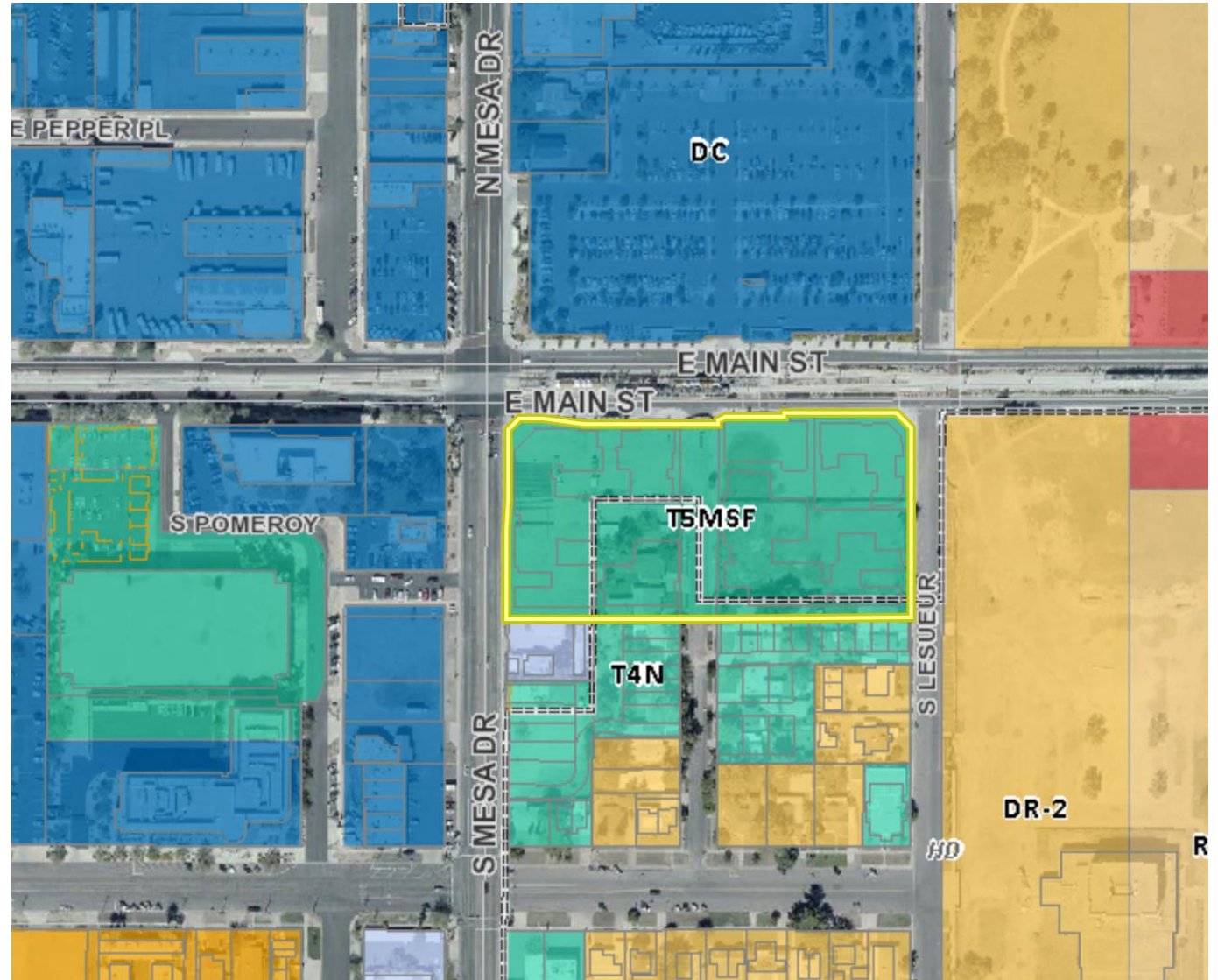


General Plan

- Neighborhood, Transit District, Station Area
- Temple / Pioneer Park Neighborhood Planning Area of the Central Main Plan

Zoning

- T5 Main Street Flex (T5MSF)
- Flexible transition from commercial to residential
- mixture of ground-floor uses





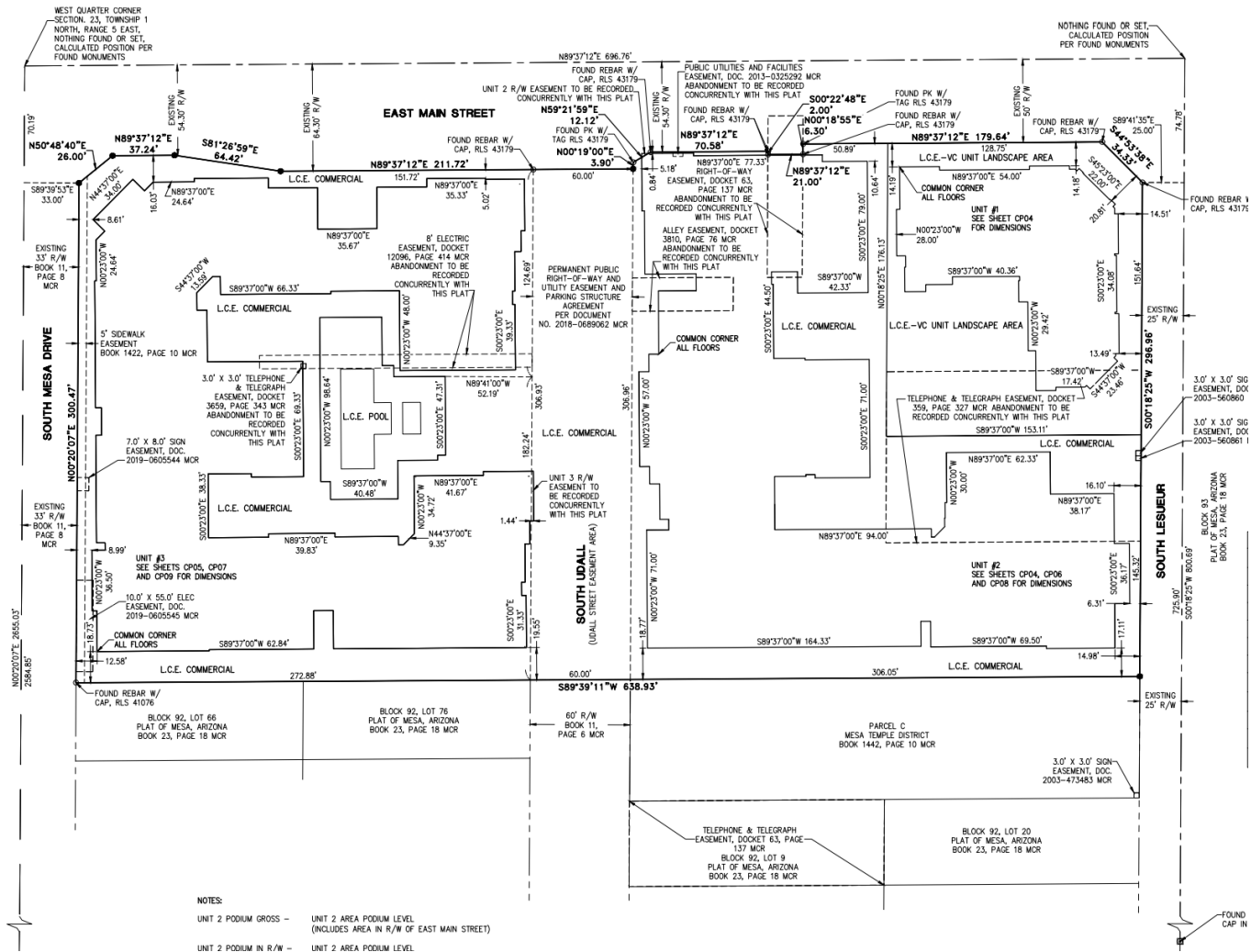
Request

- Preliminary Plat

Purpose

- To provide condominium ownership for common spaces in the development

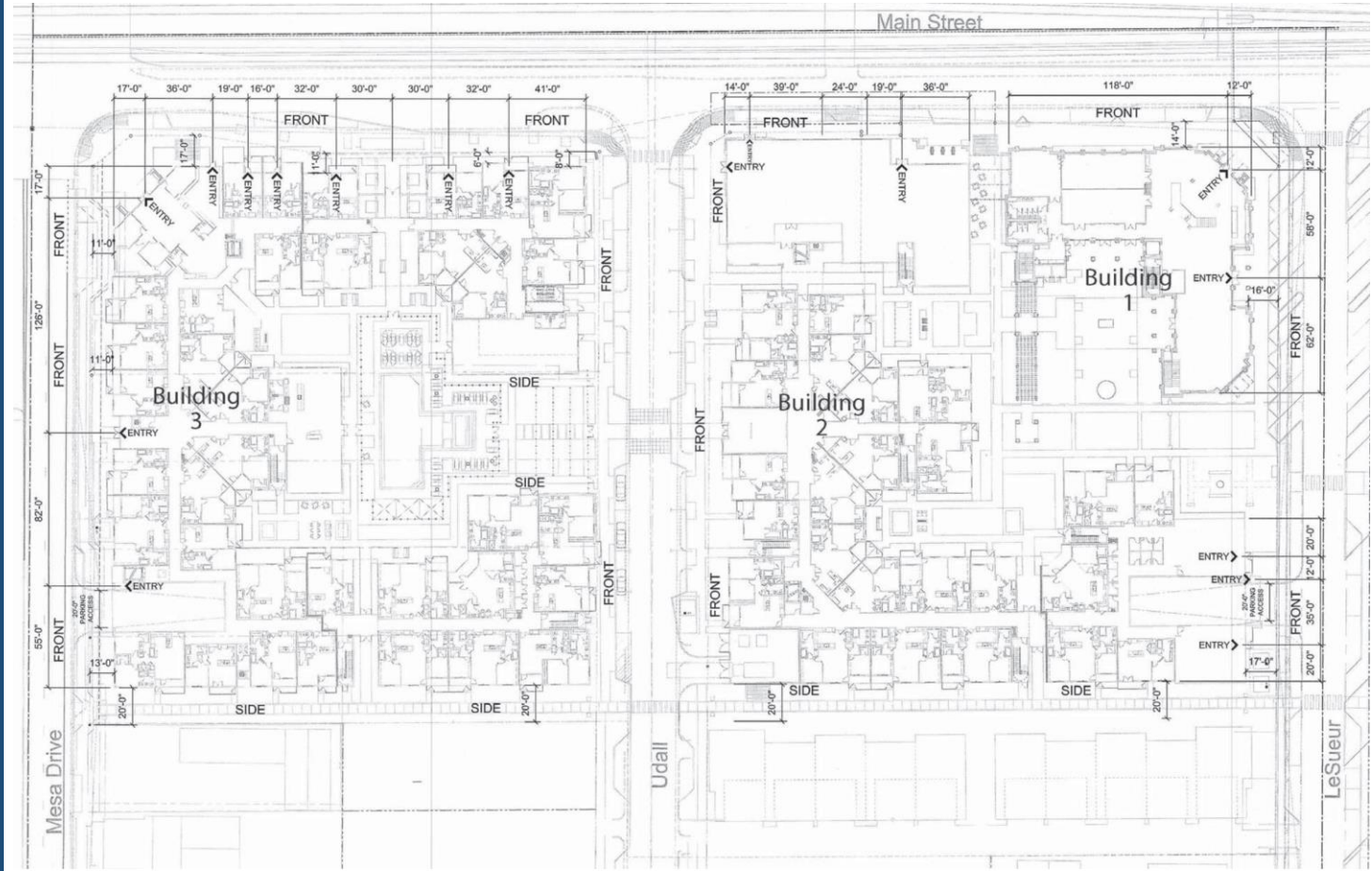
"THE GROVE ON MAIN CONDOMINIUM"



Preliminary Plat

Site Plan

- Site plan approved November 5, 2018 through the Zoning Clearance case ADM18-00742



Zoning Clearance Map - Building Entries

Mesa and Main Redevelopment

Summary

Findings

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

Staff Recommendation

Approval with Conditions



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