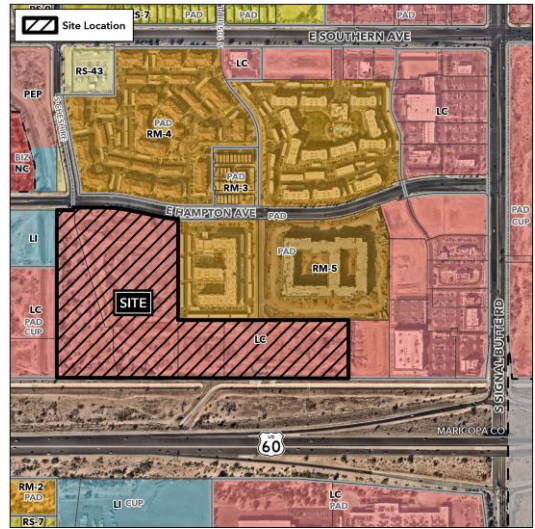


**Planning & Zoning Board Staff Report
2025**

June 11,

Case No.	ZON24-01090	
Project Name	Mountain Vista Preliminary Plat	
Request	Preliminary Plat for the creation of a seven-lot commercial subdivision	
Project Location	Located approximately 1,900 feet west of the southwest corner of the intersection of East Hampton Avenue and South Signal Butte Road.	
Parcel No(s)	220-80-992A, 220-80-992B, 220-81-991D, 220-81-991C, 220-81-991A	
Project Area	24.7± acres	
Council District	District 5	
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)	
General Plan Designation	Regional Center	
Applicant	Bela Flor	
Owner	Signal Butte BFC LLC	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of a Preliminary Plat titled “Mountain Vista Marketplace” to create a seven-lot commercial subdivision (Proposed Project).

Site Context

General Plan:

- The Placetype for the project site is Regional Center and the Growth Strategy is Evolve.
- The Proposed Project will facilitate the development of the existing and future commercial use, generating employment opportunities that strengthen Mesa’s economic base. By attracting quality jobs, the project will contribute to long term economic vitality and enhance the quality of life of residents.
- The Proposed Project is consistent with Regional Center Placetype, and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.

Zoning:

- The site is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD). Per the Mountain Vista Development Plan approved with Case No. ZON19-00872, the properties included in the Proposed Project are identified as Parcels D1 and D2, which are intended for commercial development.
- Any future site plan will need to be reviewed and approved by the appropriate process under the Mesa City Code and must meet the development regulations for Limited Commercial zones in addition to the requirements of the Mountain Vista Design Guidelines.

Site History:

- **September 2, 1987:** The City Council annexed 746.5± acres, including the project site, into the City of Mesa (Case No. A87-008; Ordinance No. 2250).

- **October 5, 1987:** The City Council approved a rezoning of 746.5± acres, including the project site, from Maricopa County Single Residence-43 (RU-43), Maricopa County Single Residence-8 (R1-8), Maricopa County C-2, and Maricopa County C-3 to City of Mesa Suburban Residential (SR, equivalent to current RS-43), Single Residence R1-9, C-2 (equivalent to Limited Commercial), and C-3 (equivalent to General Commercial. (Case No. Z87-067, Ordinance No. 2272).
- **April 16, 2007:** The City Council approved a rezone of 113.8± acres, including the project site, from R1-43 DMP (Conceptual O-S, C-2, M-1) to Multiple Residence 4 (RM-4), Limited Commercial with a Planned Area Development Overlay (LC-PAD) and Limited Commercial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LC-PAD-BIZ) (Case No. Z07-022; Ordinance No. 4689).
- **July 8, 2020:** The City Council approved a rezone of 81.4± acres, including the project site, from Limited Commercial with a Planned Area Development Overlay (LC-PAD) and Limited Commercial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LC-PAD-BIZ) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Multiple Residence 5 with a Planned Area Development (RM-5-PAD) and Multiple Residence 4 with a Planned Area Development (RM-4-PAD) (Case No. ZON19-00872; Ordinance No. 5580)

Project/Request Details

Preliminary Plat:

- **Plat Name:** The applicant is requesting approval of a Preliminary Plat titled “Mountain Vista Marketplace”.
- **Lots:** The Preliminary Plat shows the creation of seven lots which will allow for future commercial development. Per Table 11-6-3.A of the MZO, the minimum lot width and depth in the LC district is 100 feet. Per the submitted preliminary plat, all of the proposed lots exceed these dimensional requirements. Additionally, the minimum lot size in the LC district is 10,000 square feet. All seven of the proposed lots exceed the minimum lot area with the smallest lot being 52,264 square feet.

Conditions of Approval

Staff recommends **approval** of the Preliminary Plat, subject to the following conditions:

1. Compliance with Ord. No. 5580.
2. Compliance with the adopted Mountain Vista Design Guidelines.
3. Compliance with all conditions of approval of Case No. ZON19-00872.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with the Subdivision Regulations.

6. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
8. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Preliminary Plat

Exhibit 4 – Power Point Presentation