



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**October 9, 2024**

CASE No.: **ZON24-00461**  
**Mesa**

PROJECT NAME: **Eden Village of**

Owner's Name:	Harriet Munguia
Applicant's Name:	Sean B. Lake, Sarah Prince, Pew & Lake, PLC
Location of Request:	Within the 0 to 200 blocks of North Alma School Road (east side). Located north of Main Street on the east side of Alma School Road.
Parcel No(s):	135-53-003C, 135-53-003D, 135-53-056, 135-53-058, 135-53-059
Request:	Preliminary Plat titled "Eden Village of Mesa"
Existing Zoning District:	RM-4
Council District:	4
Site Size:	1.6± acres
Proposed Use(s):	Multiple Residence development
Existing Use(s):	Vacant
P&Z Hearing Date(s):	October 9, 2024 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with conditions

**HISTORY**

On **January 5, 1949**, the City Council annexed 2,419± acres, including the project site, into the City of Mesa (Ordinance No. 228).

On **July 6, 1964**, the City Council approved the Beverly Terrace subdivision plat, which created four tracts, including a portion of the subject property.

**PROJECT DESCRIPTION**

**Background:**

The applicant is requesting approval of a Preliminary Plat for “Eden Village of Mesa”, a new one-lot multiple residence development on 1.6± acres (Proposed Project). The request would allow for development of a multiple residence development containing 21 micro homes, a community garden, and a community center.

**General Plan Character Area Designation and Goals:**

The General Plan Character area designation on the property is Neighborhood with the Traditional Sub-type, Transit Corridor, and Station Area. Per Chapter Seven of the General Plan, the purpose of the Neighborhood Traditional character area designation is to provide predominantly single residence in character but may contain a variety of lot sizes and dwelling types. The purpose for the Transit Districts including Transit Corridor and Station Area is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. Station Areas are intended to have more intense development than the associated corridor and are expected to transition into an urban building form. The Corridors sub-type applies to development of the corridors between stations and stops and will be less intense, but still evolve into a more urban pattern. The site is within a quarter of a mile of a light rail stop and are developing with a larger focus on using transit options by providing less parking and there for meets the intent of the character area designations.

**West Main Street Area Plan**

The subject site is located within the Transit-Oriented Development (TOD) Corridor Area of the West Main Street Area Plan. This area is generally within 1,320 feet of future light rail line and high-capacity transit station areas and represents the general distance that most individuals are willing to walk to transit high-capacity area is expected to primarily have a medium-density residential character with a mix of commercial and office use. The proposed development is consistent with the West Main Street Area Plan and will strengthen the character of the area by adding to the residential density of the area, and further enhance the intended character of the area by adding to the sense of place; in these ways this proposal meets the requirements for review of development per Chapter 15 of the General Plan.

**Zoning District Designations:**

The subject site is currently zoned Multiple Residence-4 (RM-4). Community gardens and multiple residence are permitted uses in the zoning district. The site plan was approved administratively on September 17, 2024 (Case No. ZON24-00461) and the requested deviations were approved by the Board of Adjustment through a Development Incentive Permit application on September 4, 2024 (Case No. BOA24-00448).

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Alma School Road) RS-6 Single Residences	<b>North</b> RM-3 PAD Single Family Residential	<b>Northeast</b> RM-3 PAD Multiple Residence
<b>West</b> (Across Alma School Road) LC/NC Self Storage and Auto Repair	<b>Subject Property</b> RM-4 Vacant	<b>East</b> RM-2/RM-3 Multiple Residence

<p style="text-align: center;"><b>Southwest</b> (Across Alma School Road) RS-6 Single Residences</p>	<p style="text-align: center;"><b>South</b> RM-4 Multiple Residence</p>	<p style="text-align: center;"><b>Southeast</b> RM-4 Multiple Residence</p>
--	---	---

**Compatibility with Surrounding Land Uses:**

Surrounding the site to the south and east are various multiple residence uses and to the north is an existing smaller lot single family residential development. Across Alma School Road to the west, is a self-storage development. The proposed development is compatible with the surrounding area.

**Preliminary Plat:**

This request includes approval of a Preliminary Plat for “Eden Village of Mesa”, a one-lot multiple residence development. Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The Proposed Project meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**Staff Recommendation:**

Staff finds that the subject request complies with the Mesa 2040 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 of the Proposed Project with the following **Conditions of Approval:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat for the subject parcel.
4. 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.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all City development codes and regulations, except as modified by BOA24-00448.

**Exhibits:**

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map  
Exhibit 3 – Project Narrative  
Exhibit 4 – Final Site Plan  
Exhibit 5 – Preliminary Plat  
Exhibit 6 – Landscape Plan  
Exhibit 7 – Preliminary Grading and Drainage Plan  
Exhibit 8 – Power Point Presentation