



PLANNING & ZONING BOARD

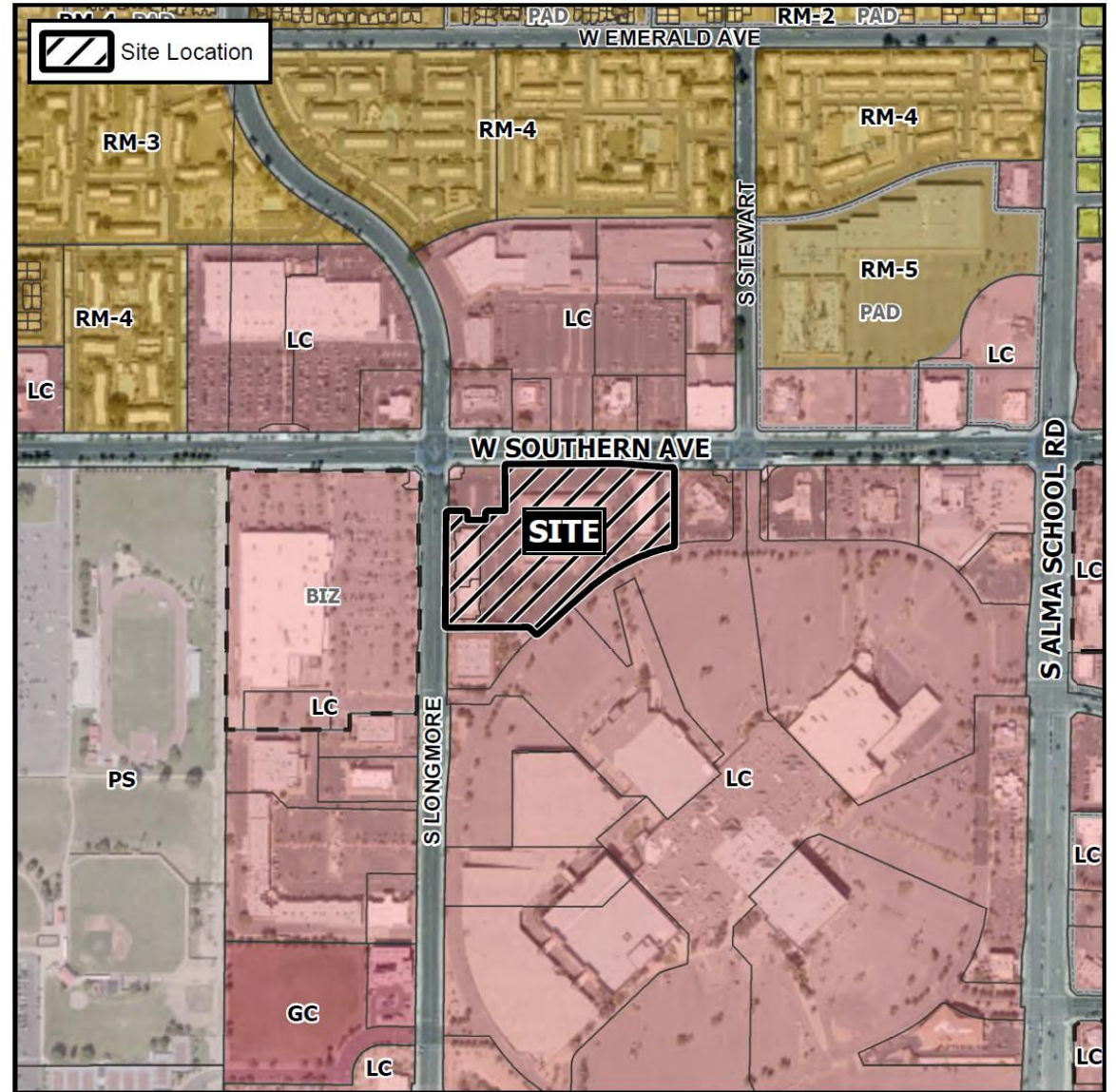
April 14, 2021

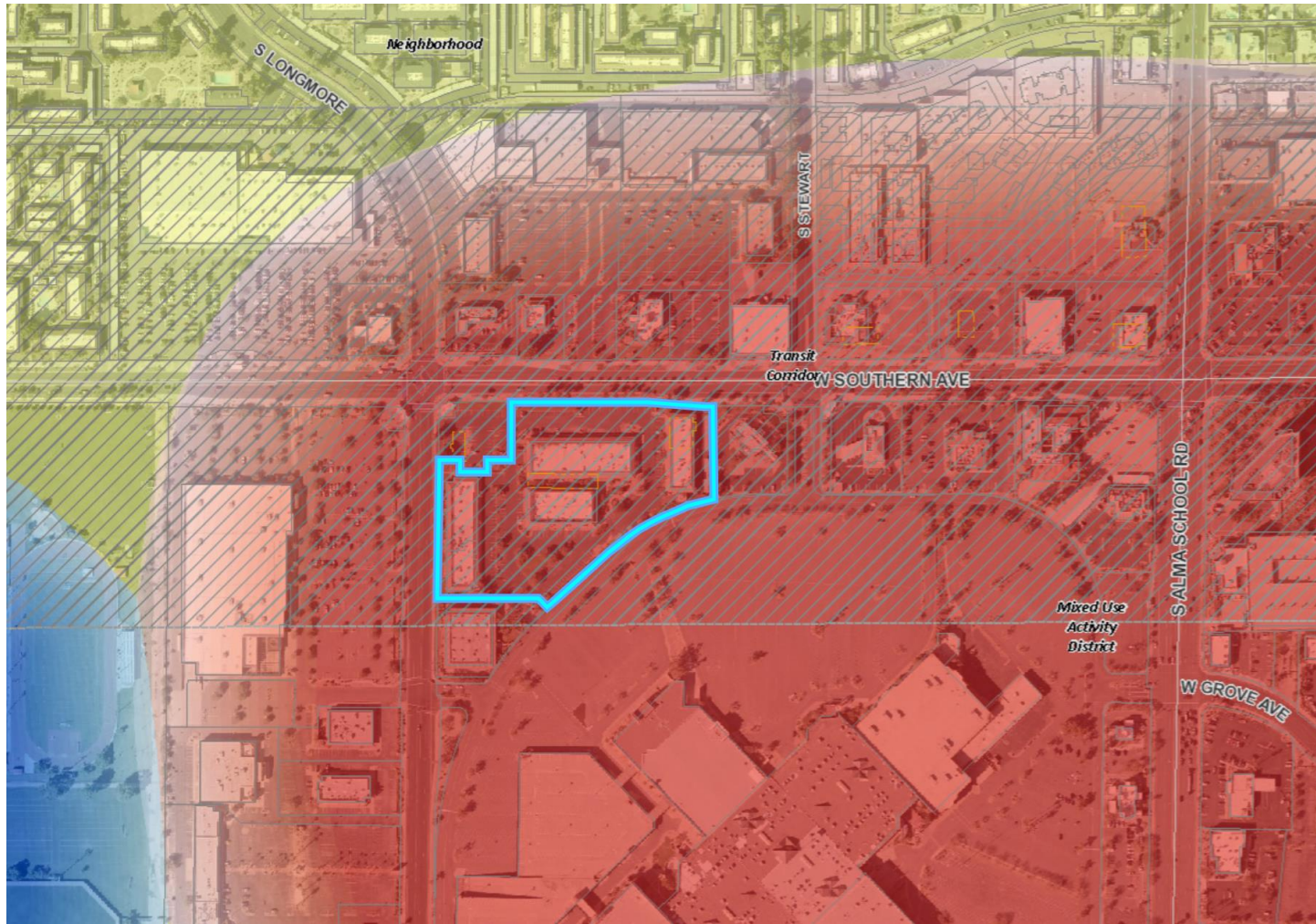


ZON21-00148

Location

- South side of Southern Avenue
- West of Alma School Road





General Plan

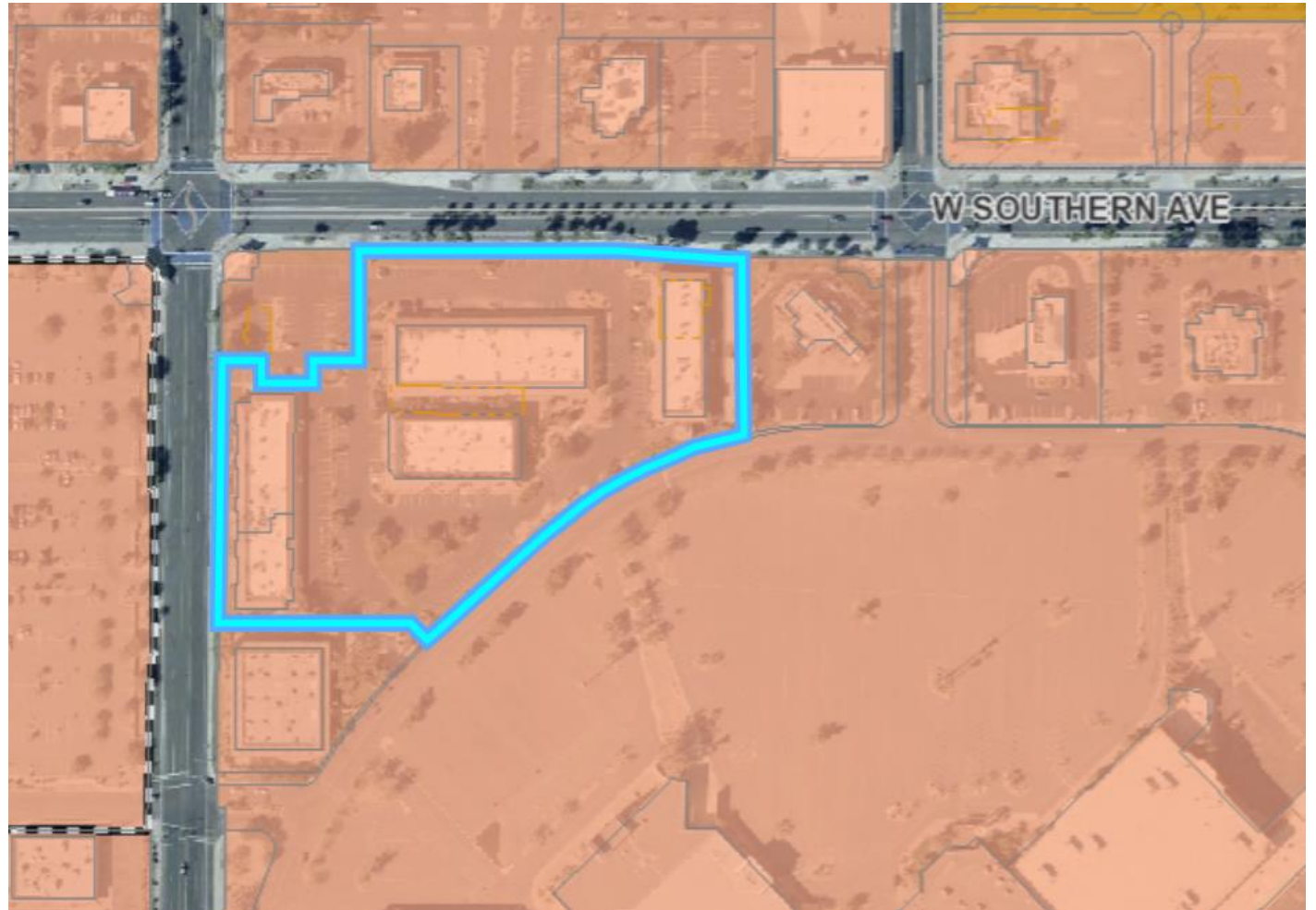
Mixed use Activity District
with a Regional Scale
subtype

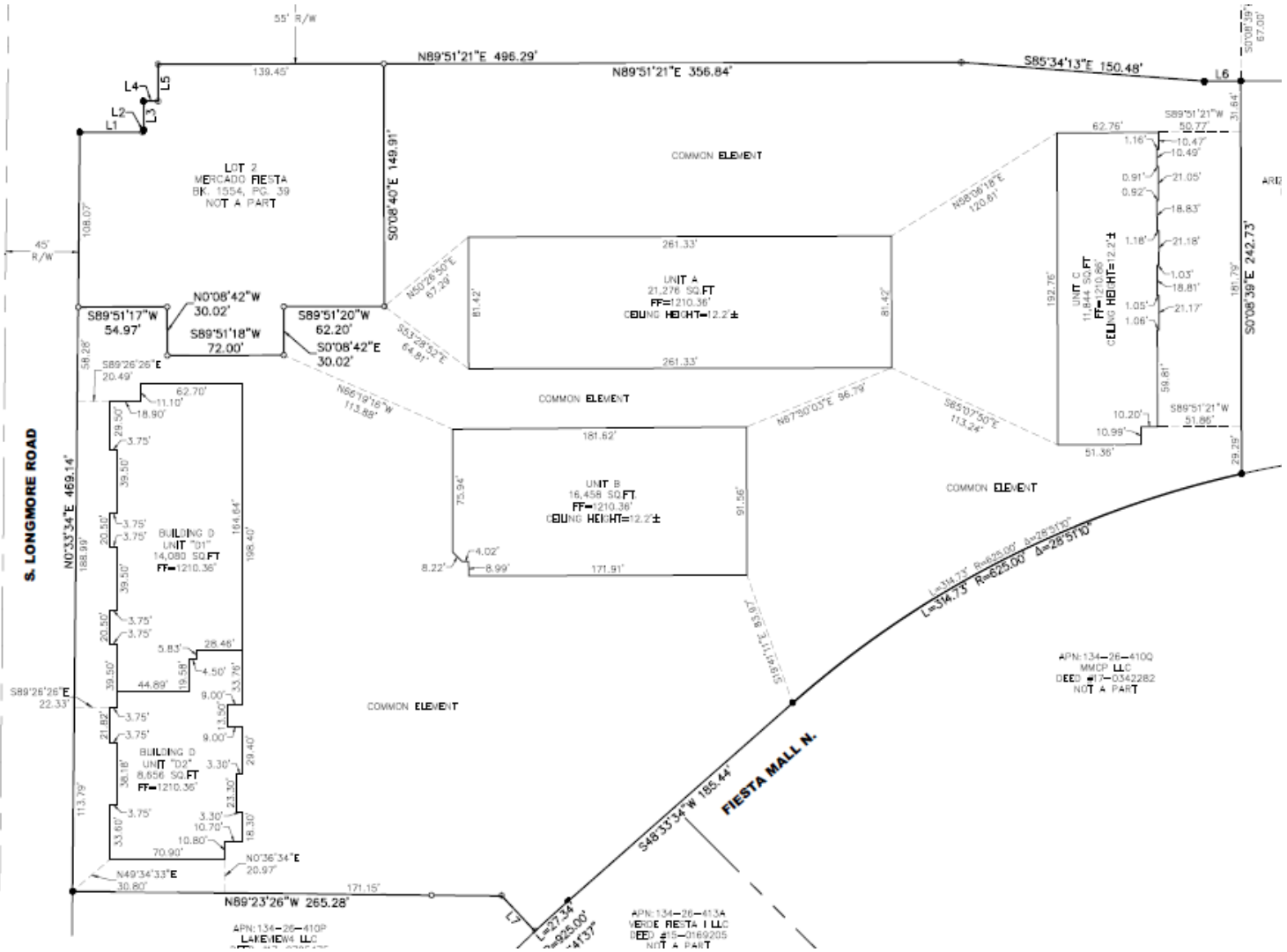
- Large scale community/regional activity areas
- Centers of commercial activity

Zoning

Limited Commercial (LC)

- Retail, offices, restaurants are permitted uses
- Serve surrounding area within 1 to 10 mile radius





Request

- Preliminary Plat

Purpose

- To create a five-unit commercial condominium plat

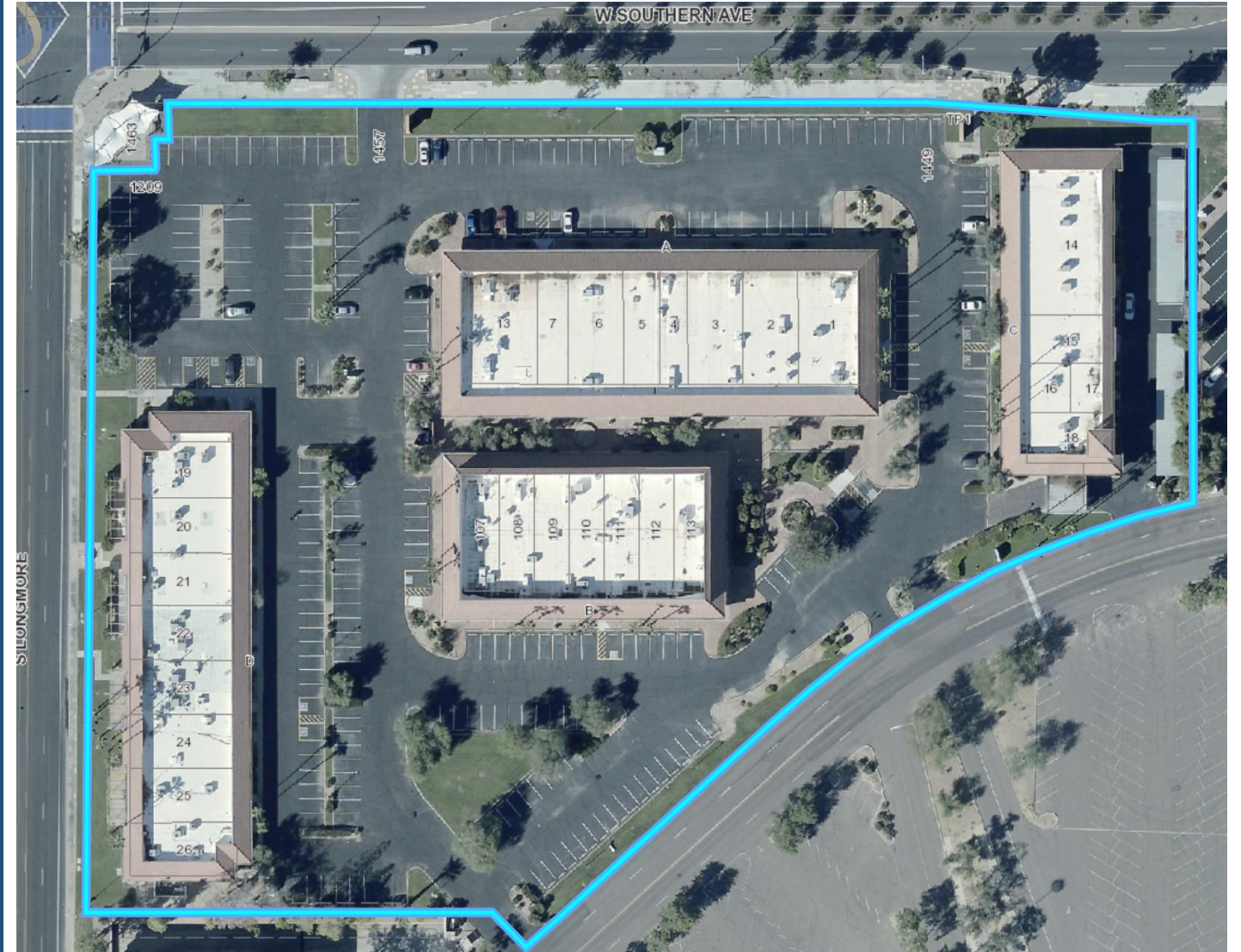
Site Photo



Looking south towards the site

Preliminary Plat

- Amended to match existing building configurations
- Shared parking and drive aisles



Summary

Findings

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

Staff Recommendation

Approval with Conditions



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