

PROJECT NARRATIVE

Date: August 2, 2023

Project Number: 22-010

The Edge on Main – Mixed Use

Mesa, Arizona

Project Description: The proposed development includes two separate mixed-use apartment buildings with an open pedestrian plaza between them. The buildings and pedestrian plaza area will be constructed within the current Morris street right-of-way. The abandonment of the Morris ROW is part of a development agreement between the City of Mesa and the property developers. Building 1 is located at the west of the property between Country Club and Morris and fronts on Main Street. It will have one level of concrete podium construction housing retail, tenant amenity space and structured parking. Building 1 will also have 5 levels of residential apartment units above the ground level podium with 157 units. Building 2 is located at the east of the property between Morris and the neighboring auto shop and fronts on Main Street. It will have three levels of concrete podium construction housing retail, tenant amenity space and structured parking. Building 2 will also have 5 levels of residential apartment units above the podium with 266 units. The total development will include approximately 423 apartment units, 262 parking stalls and 6,900 sf of retail. The upper levels of building 2 include proposed ROW encroachments on two sides of the building fronting Morris and Mahoney Ave.

Adopted Transect: T5 Main Street (T5MS)

Building Type: Mid-Rise

Frontage Types: Shopfront (Main and Country Club), Terrace (Country Club and Morris), Gallery (Mahone)

Proposed amenities include elevated outdoor decks in both buildings with a swimming pool, a hot tub, outdoor seating areas, outdoor game areas, BBQ grills, fire pits and outdoor exercise areas. The ground level pedestrian plaza is also an amenity for both building tenants and the general public. There will also be indoor amenities including fitness rooms, social rooms, pet wash and grooming and bike storage. Full amenities can be found in the development agreement.

PROJECT NARRATIVE

Date: August 2, 2023

Project Number: 22-010

The Edge on Main – Mixed Use

Mesa, Arizona

Requested Variance Table

C. Building Placement:

Build-to Lines (Distance from Property Line/ROW)		
	REQUIRED	PROPOSED
1. Side Street	0'	Variance Requested along Morris and Mahoney
BTL Defined by a Building Front		
2. Side Street	60% min. ¹	Variance Requested along Morris and Mahoney

F. Parking:

Location (Distance from Property Line/ROW)		
Side Street Setback		
3. Ground Floor	30'	Variance Requested at all side streets
Parking Access Drive Width		
4. Side Street Alley/	20' max.	Variance Requested to allow 25' drive at all locations
5. % of Frontage along Front	20% max.	Variance Requested along Morris

PROJECT NARRATIVE

Date: August 2, 2023

Project Number: 22-010

The Edge on Main – Mixed Use

Mesa, Arizona

Requested Variance Table

Section 11-59-14 Mid-Rise Building Form:

B: Lot

	REQUIRED	PROPOSED
LOT SIZE		
6. Depth	100' min.; 150' max.	Variance requested to allow proposed lot depth

D. Building Size and Massing

	REQUIRED	PROPOSED
7. Width	200' max.	Variance requested to allow bldg 2 width along Mahoney
8. Depth	150' max.	Variance requested to allow proposed depth for both buildings
Floors 3+		
9. Depth	65' max.	Variance requested to allow proposed depth upper floors

PROJECT NARRATIVE

Date: August 2, 2023

Project Number: 22-010

The Edge on Main – Mixed Use

Mesa, Arizona

Requested Variance Table

Section 11-59-16 of the MZO, Additional Standards for Mid-Rise and High Rise Buildings

B. High-Rise/Mid-Rise Buildings in T5MS

		REQUIRED	PROPOSED
	Front/Side Street Setback		
10.	Floor 6+	10' min	Variance requested to allow proposed setback
	Side/Rear Setback		
	Abutting T6/T5		
11.	Floor 6-8	10' min	Variance requested to allow proposed setback
	Abutting T4		
12.	Floor 1-5	10' min	Variance requested to allow proposed setback
13.	Floor 6-8	20' min	Variance requested to allow proposed setback