



# PLANNING & ZONING BOARD

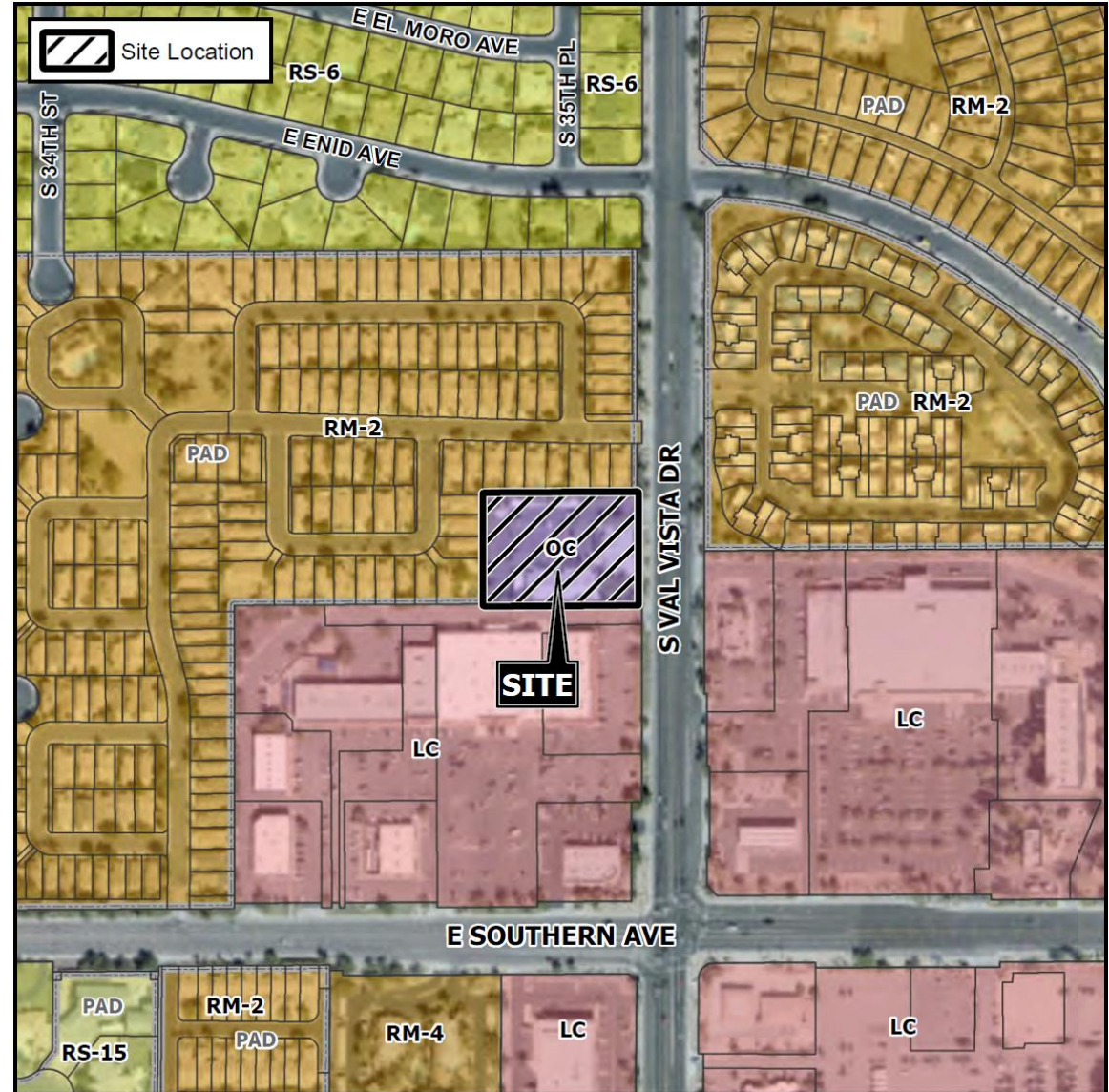
April 14, 2021



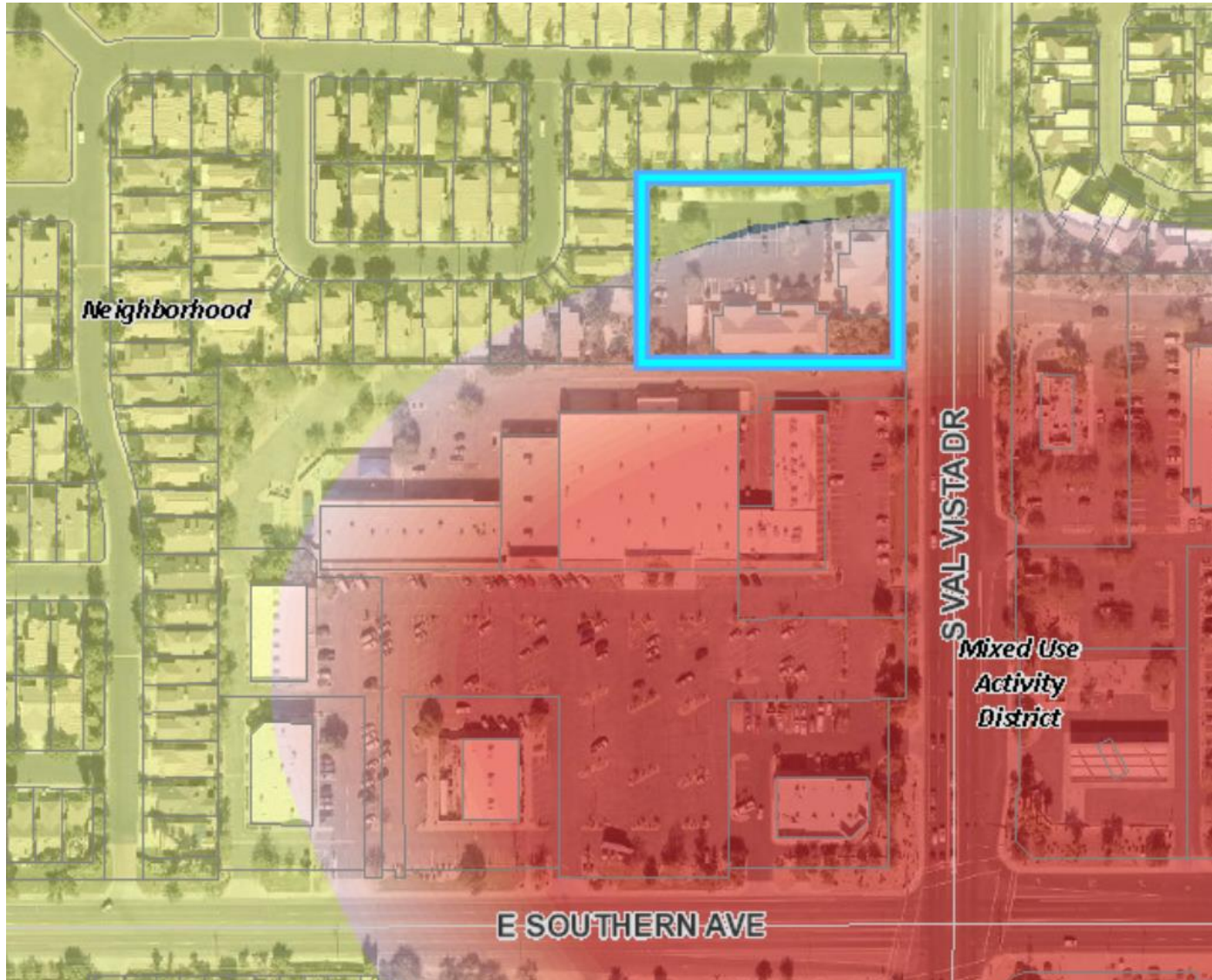
**ZON21-00087**

# Location

- North of Southern Avenue
- West side of Val Vista Drive







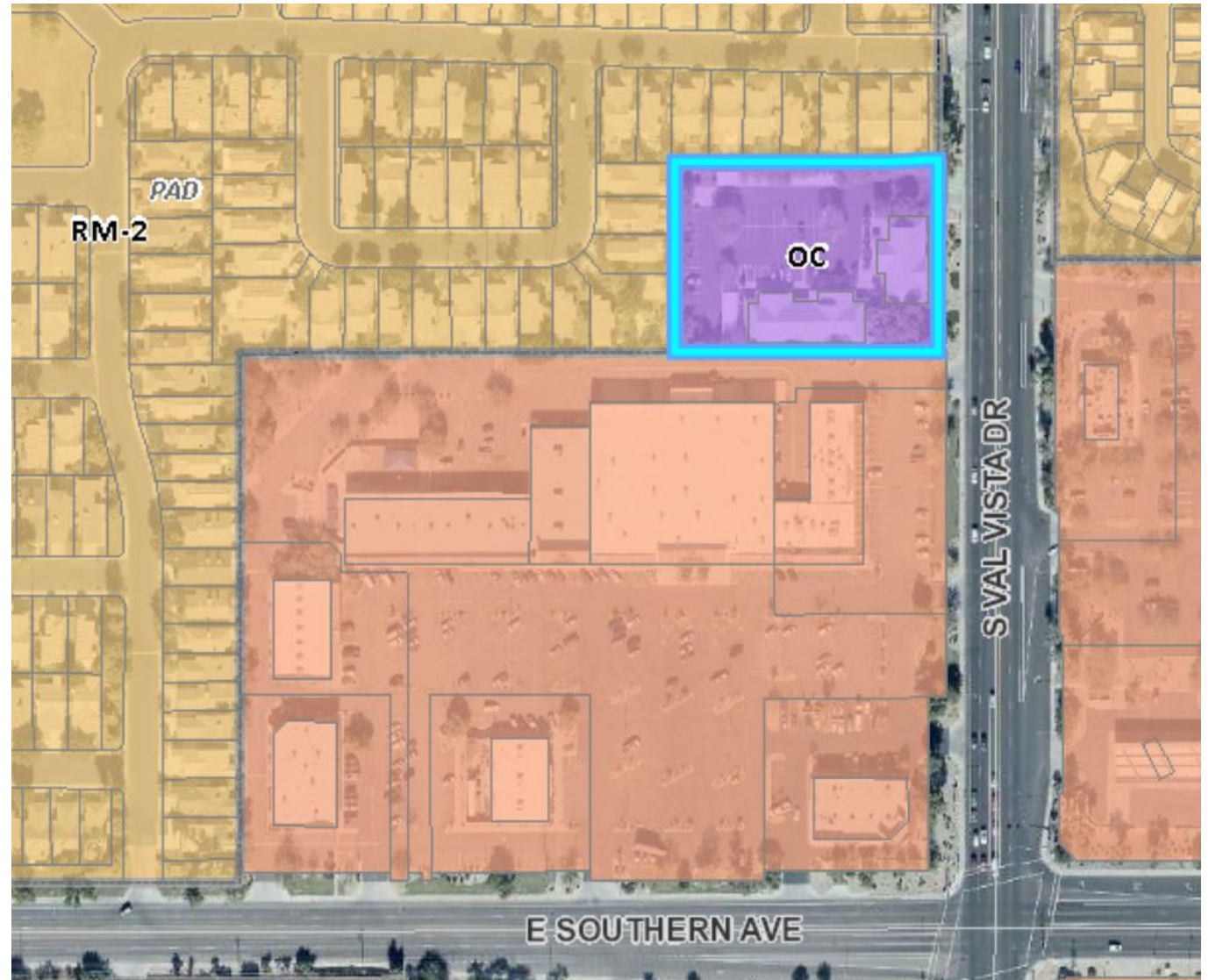
# General Plan

Mixed use Activity District with a community scale subtype

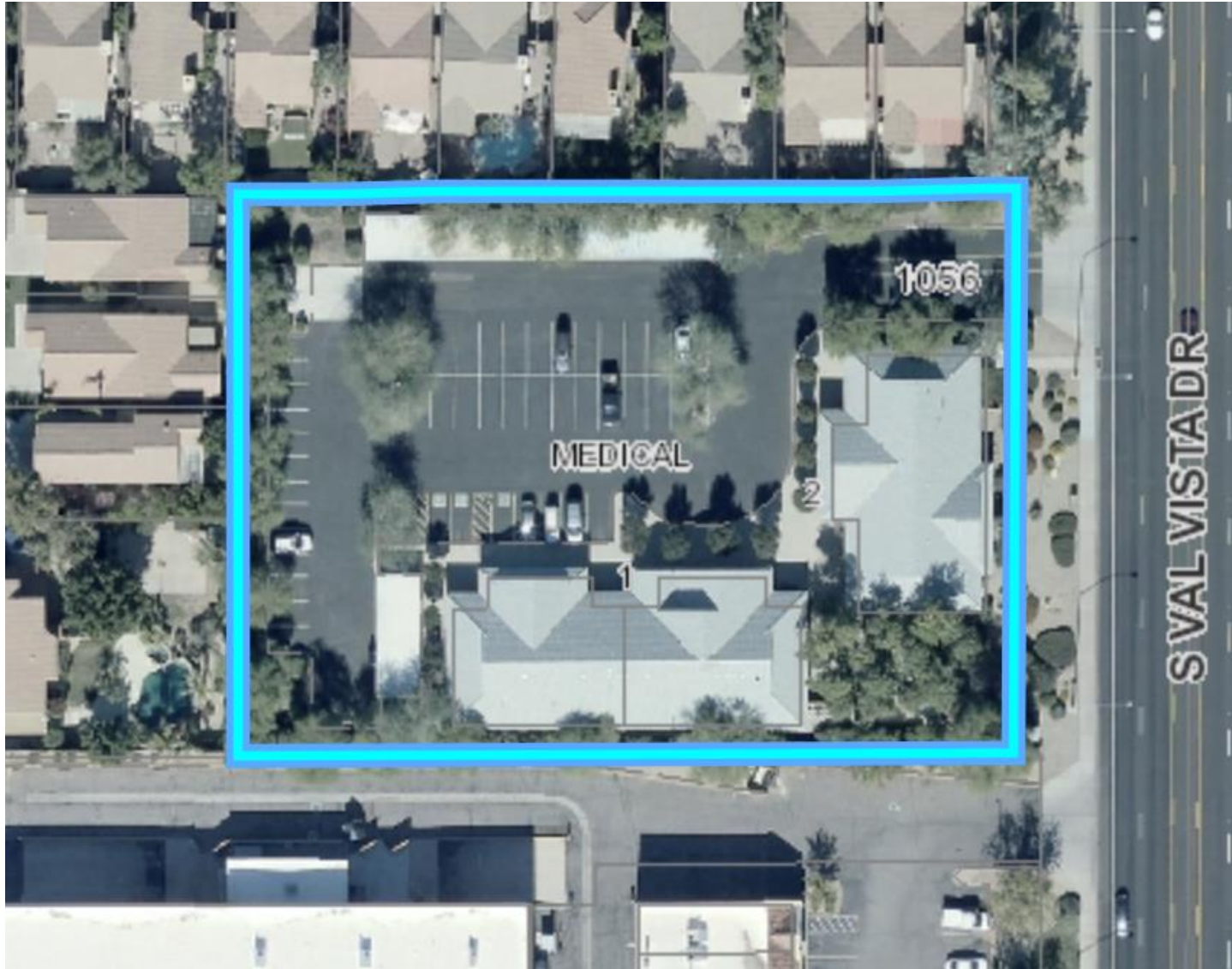
- Large scale community/regional activity areas
- Serve population within a 4-mile radius
- Primary uses include medical and professional offices

# Zoning

## Office Commercial (OC)







## Request

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- Preliminary Plat

## Purpose

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- To create a three-unit office condominium plat for an existing development

# Site Photos



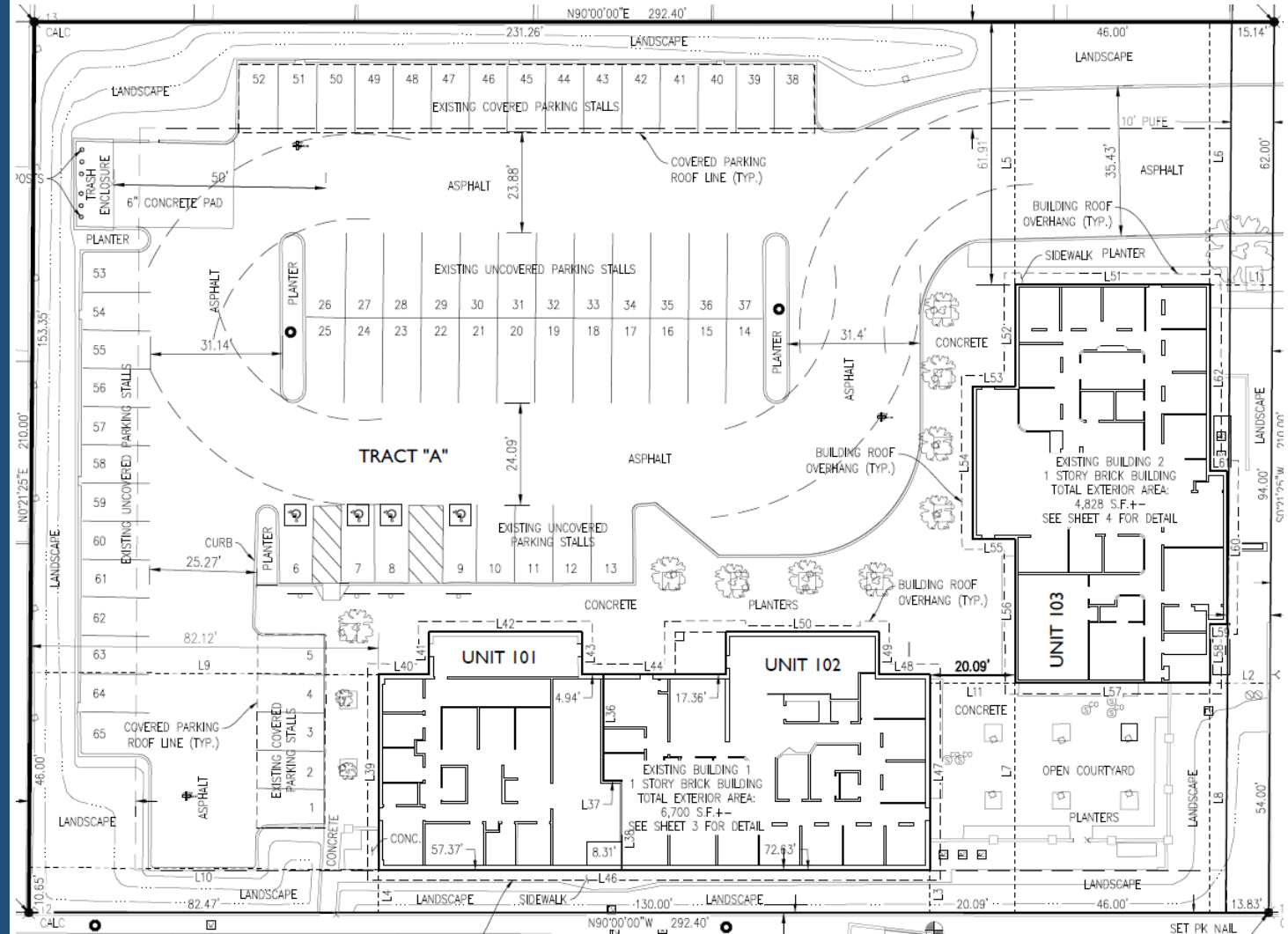
Looking west towards the site from Val Vista



Looking at existing offices from interior of site

# Site Plan

- Building 1 - 2 units
- Building 2 - 1 unit
- Existing parking, landscaping, open space will all be held in common ownership





A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE  
GILA AND SALT RIVER MERIDIAN  
CITY OF MESA, MARICOPA COUNTY, ARIZONA



# 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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