

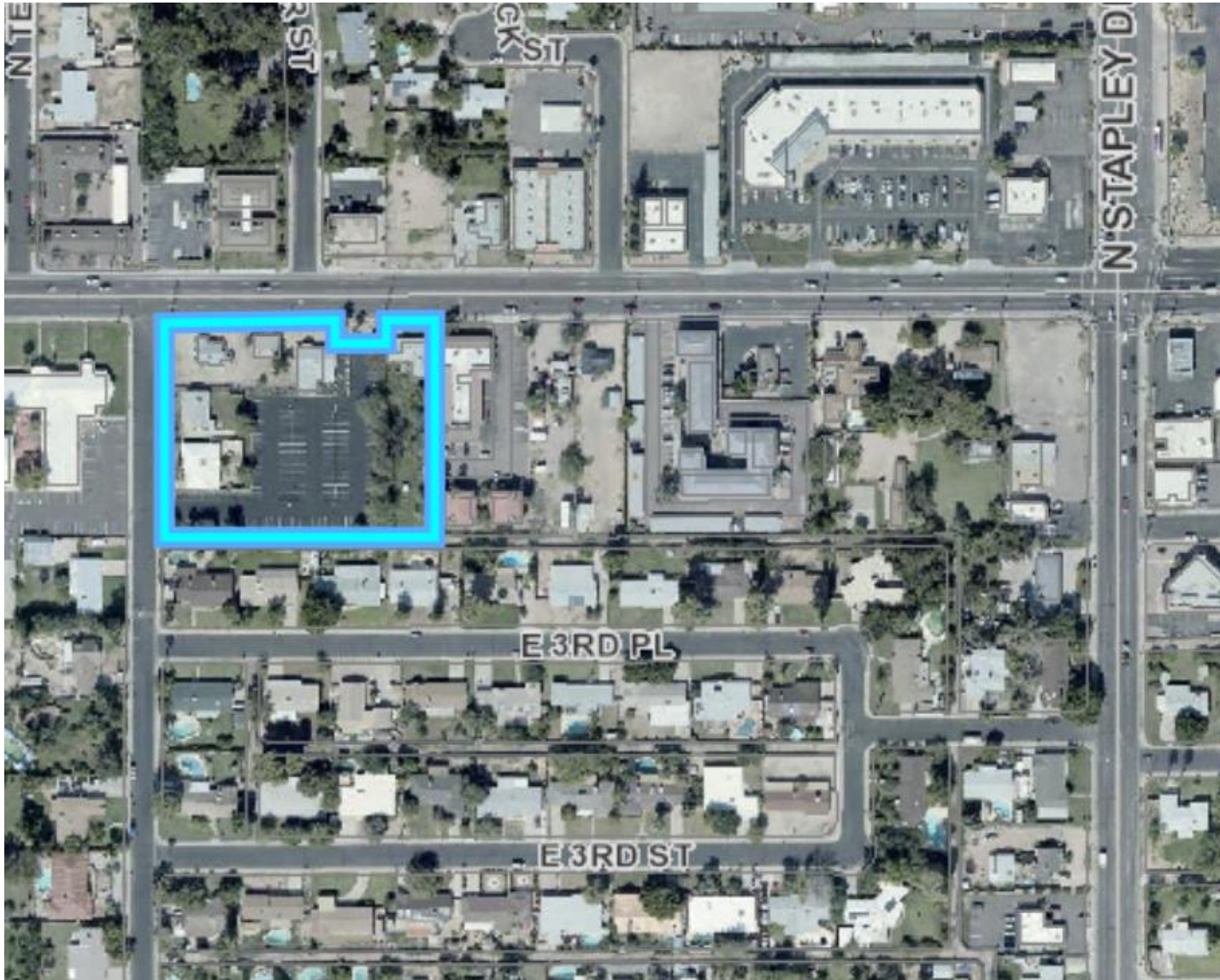


PLANNING & ZONING BOARD

April 28, 2021



ZON20-00782



Request

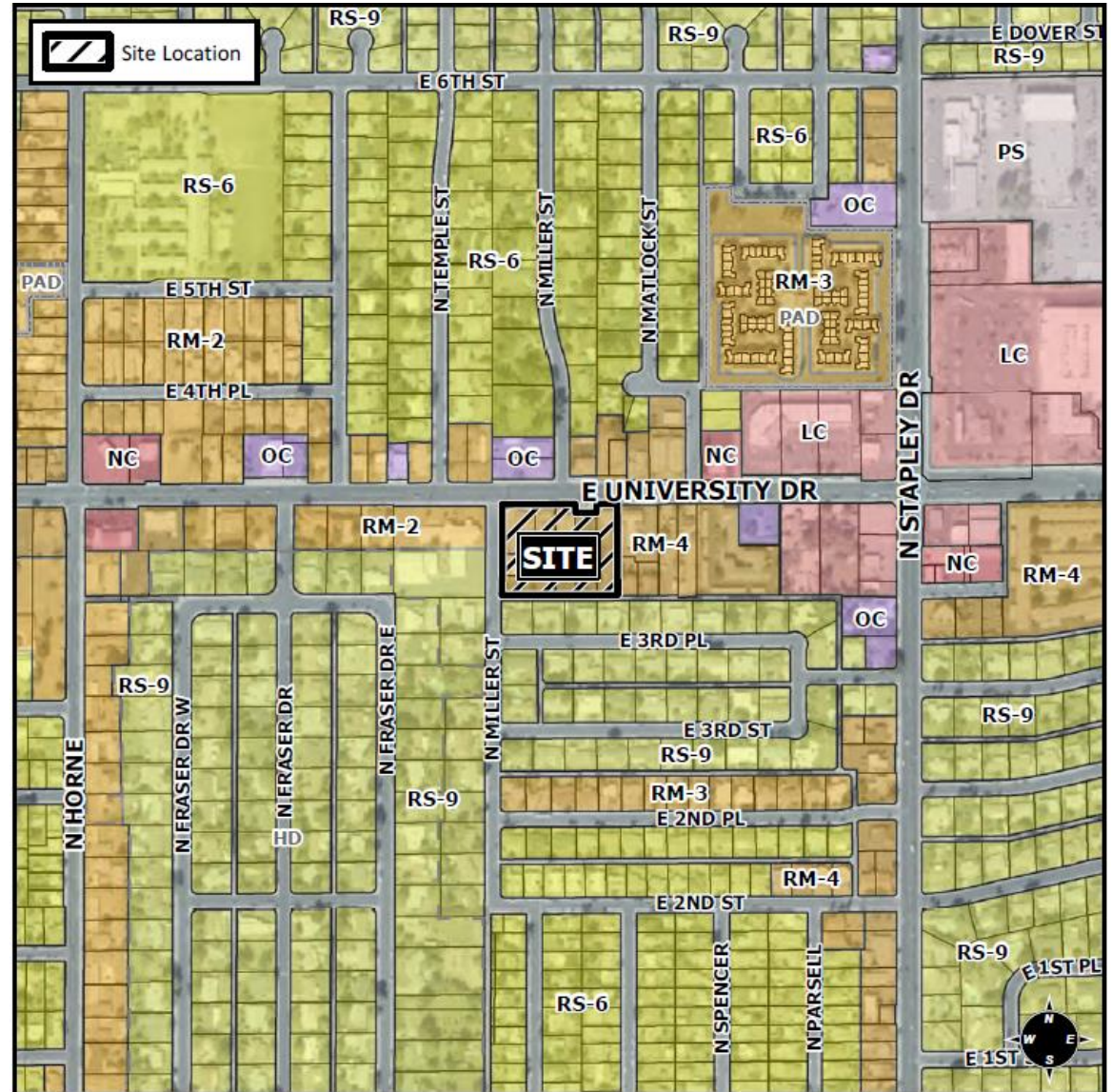
- Site Plan Review

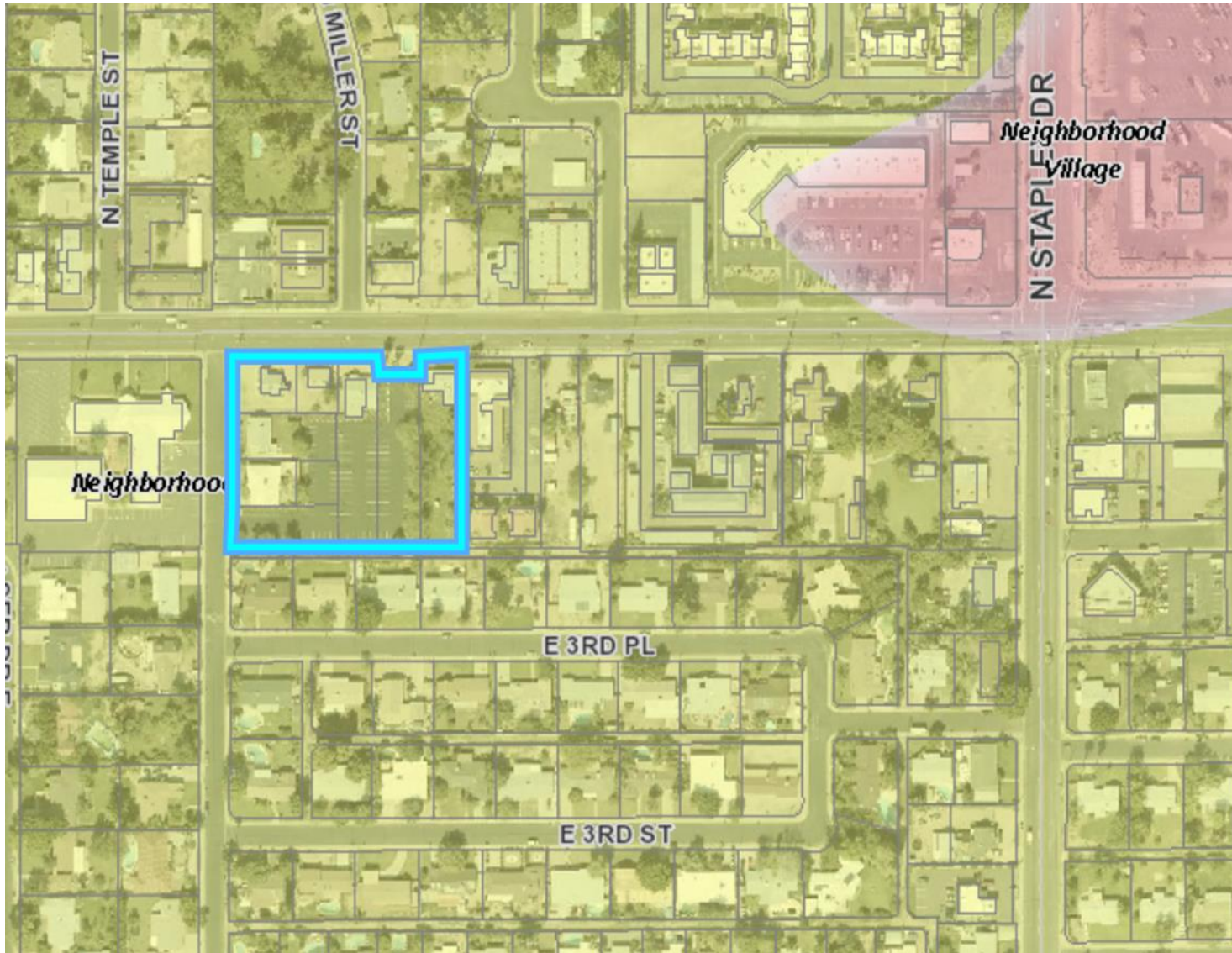
Purpose

- This request will allow for the construction of a 53 unit multiple residence development

Location

- South of University Drive
- West of Stapley Drive





General Plan

Neighborhood

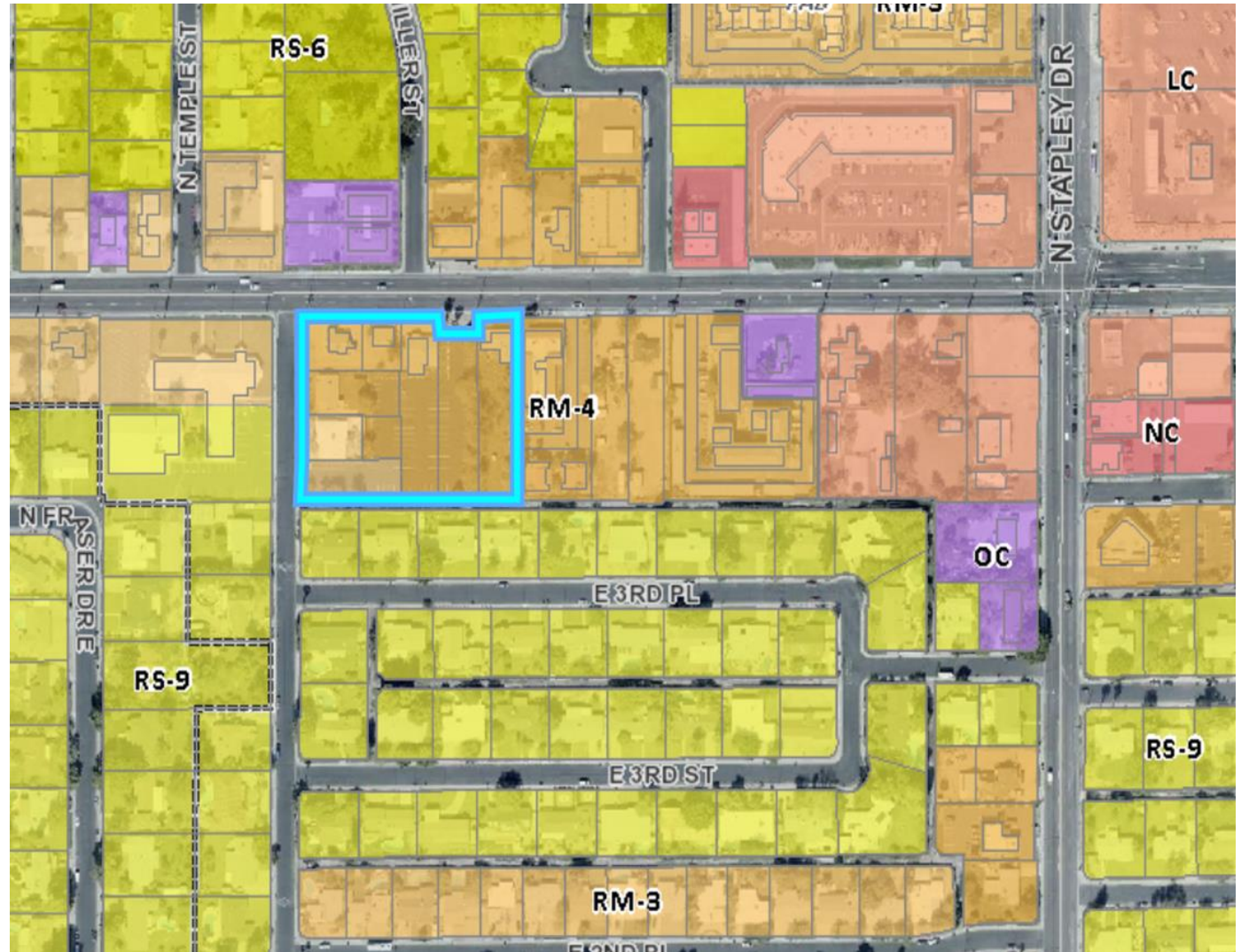
- Provide a safe place for people to live
 - Contains a mix of housing types including multiple residences

Central Main Street Plan

- Evolution Corridor
 - Decrease auto-oriented development and encourage development that enhances the streetscape and pedestrian realm.

Zoning

RM-2 and RM-4



Street View



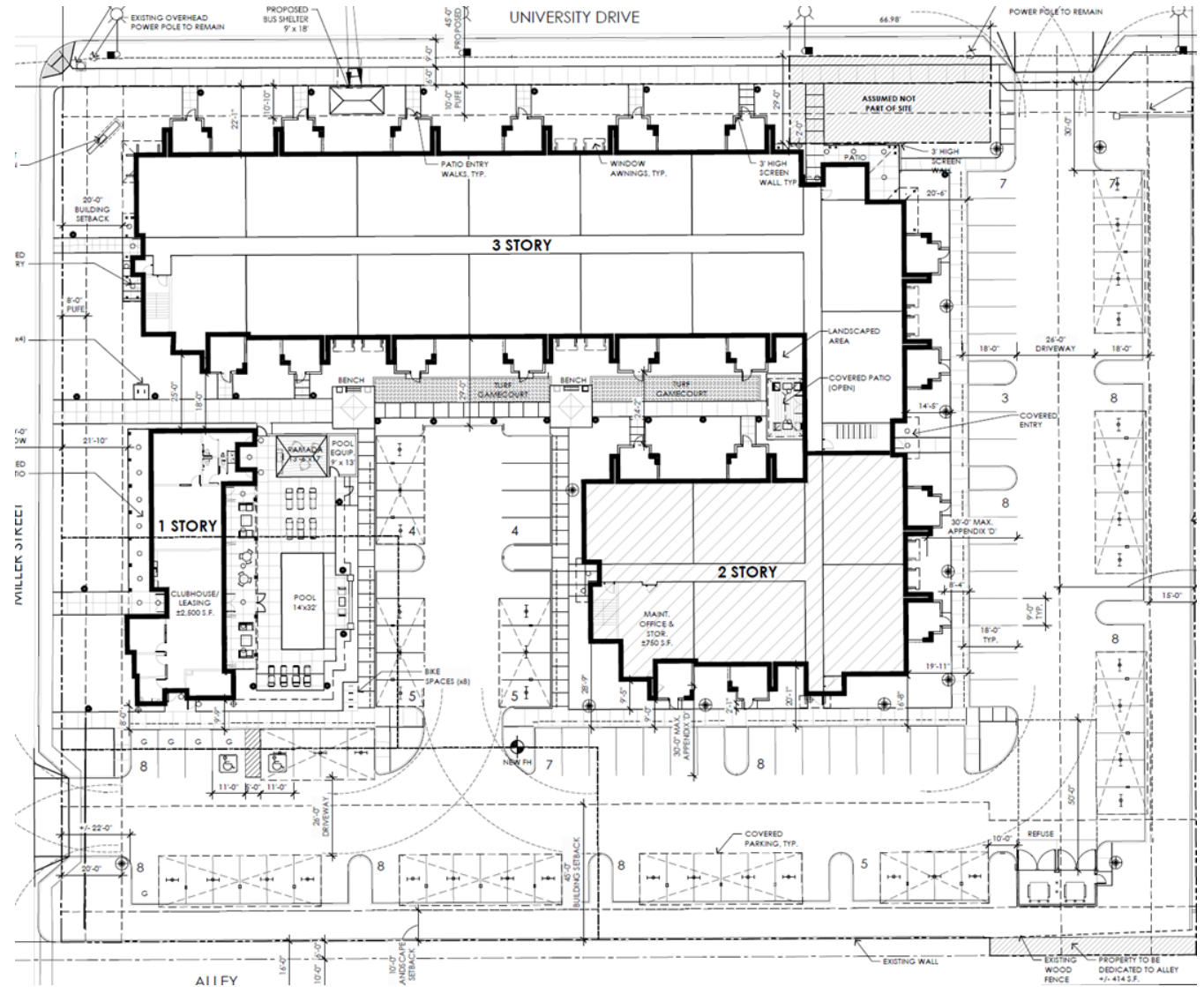
Looking south along University



Looking east along Miller Street

Site Plan

- Approved DIP for development modifications
- Creating a pedestrian realm
- 1, 2, and 3 story buildings



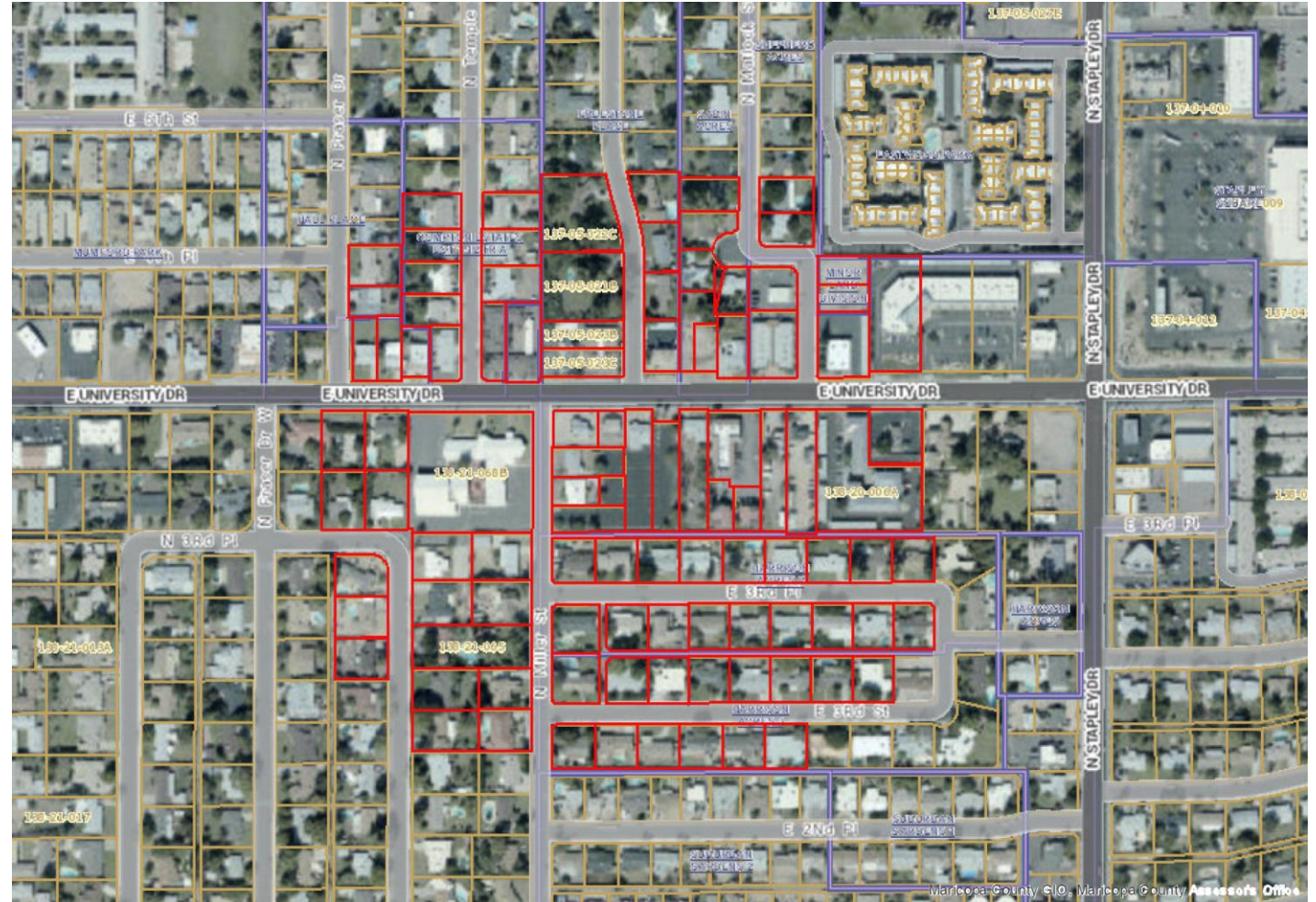
Design Review

- April 13, 2021



Citizen Participation

- Property owners within 500 feet, HOA's, & Registered Neighborhoods
- Neighborhood meetings
 - Reduced proposed number of units which reduced number of parking spaces and changed design based on feedback
- One concern heard by staff - increased traffic



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



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