

ZON20-00253

Cannon Beach Mixed Use Development

Planning Director
Nana Appiah, AICP

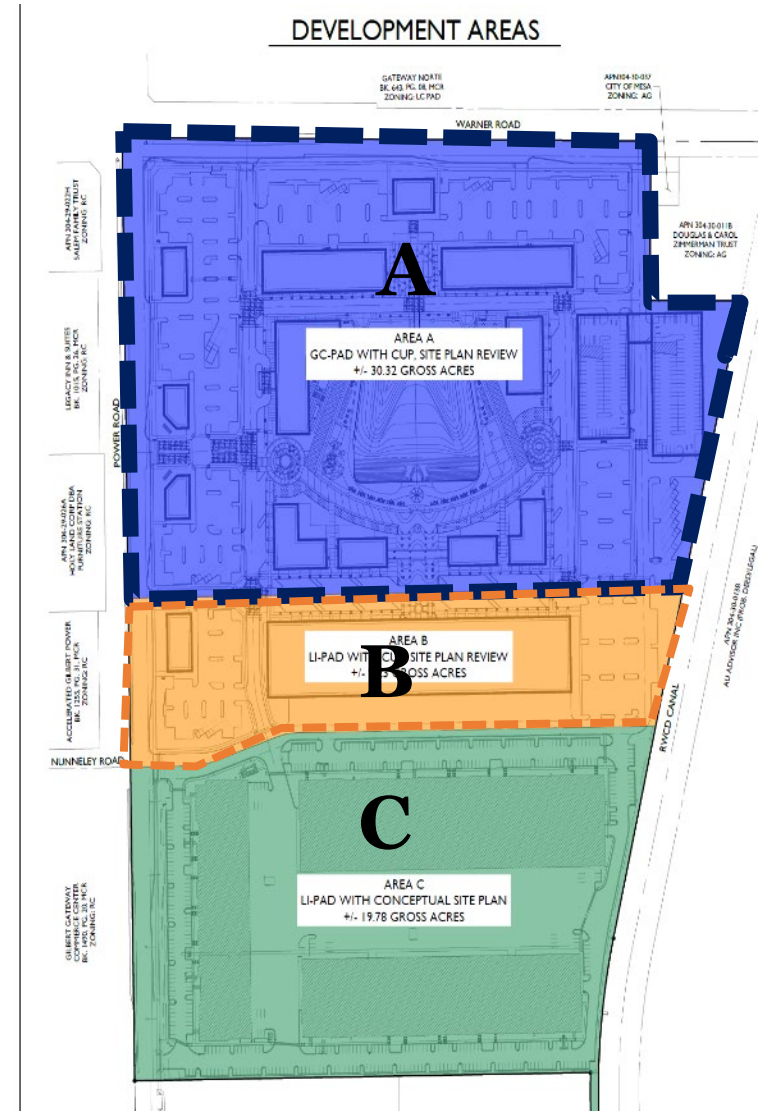
Location:

- Southeast corner of Power Road and Warner



Request (Area A)

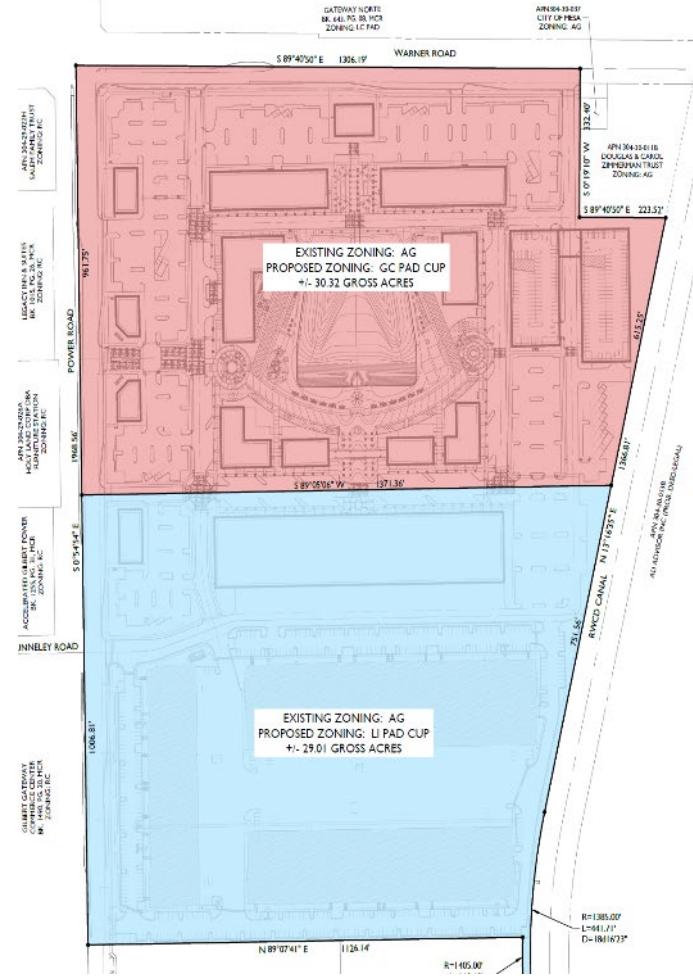
- Rezone from AG to General Commercial
- PAD Overlay (30±)
- CUP to allow Outdoor seating
- Site Plan



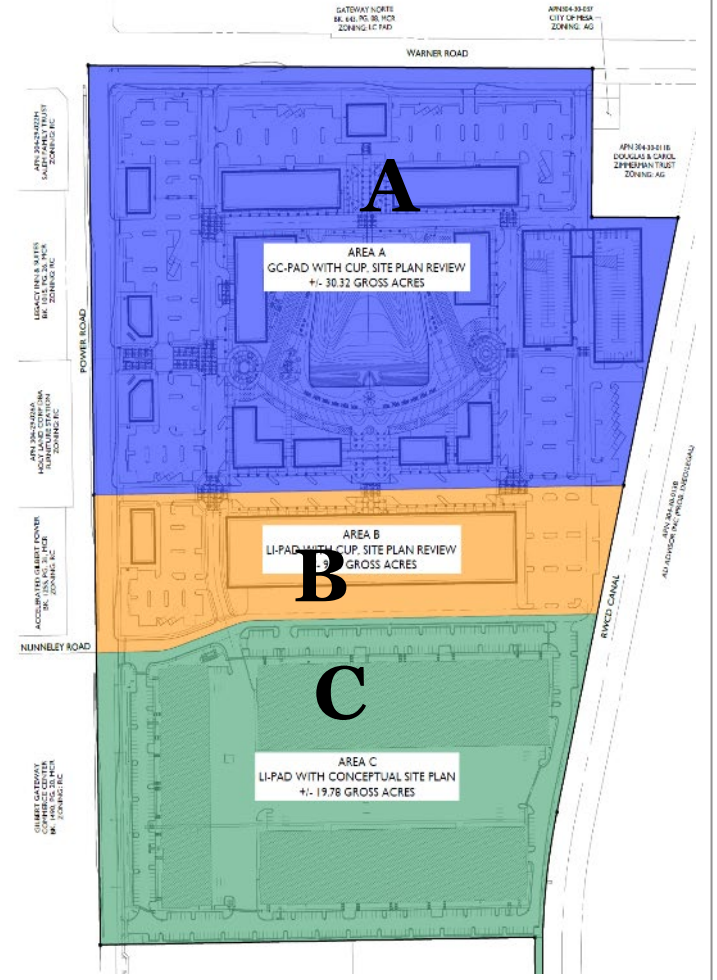
Request

- Zoning Map and Development Areas

ZONING DISTRICTS



DEVELOPMENT AREAS

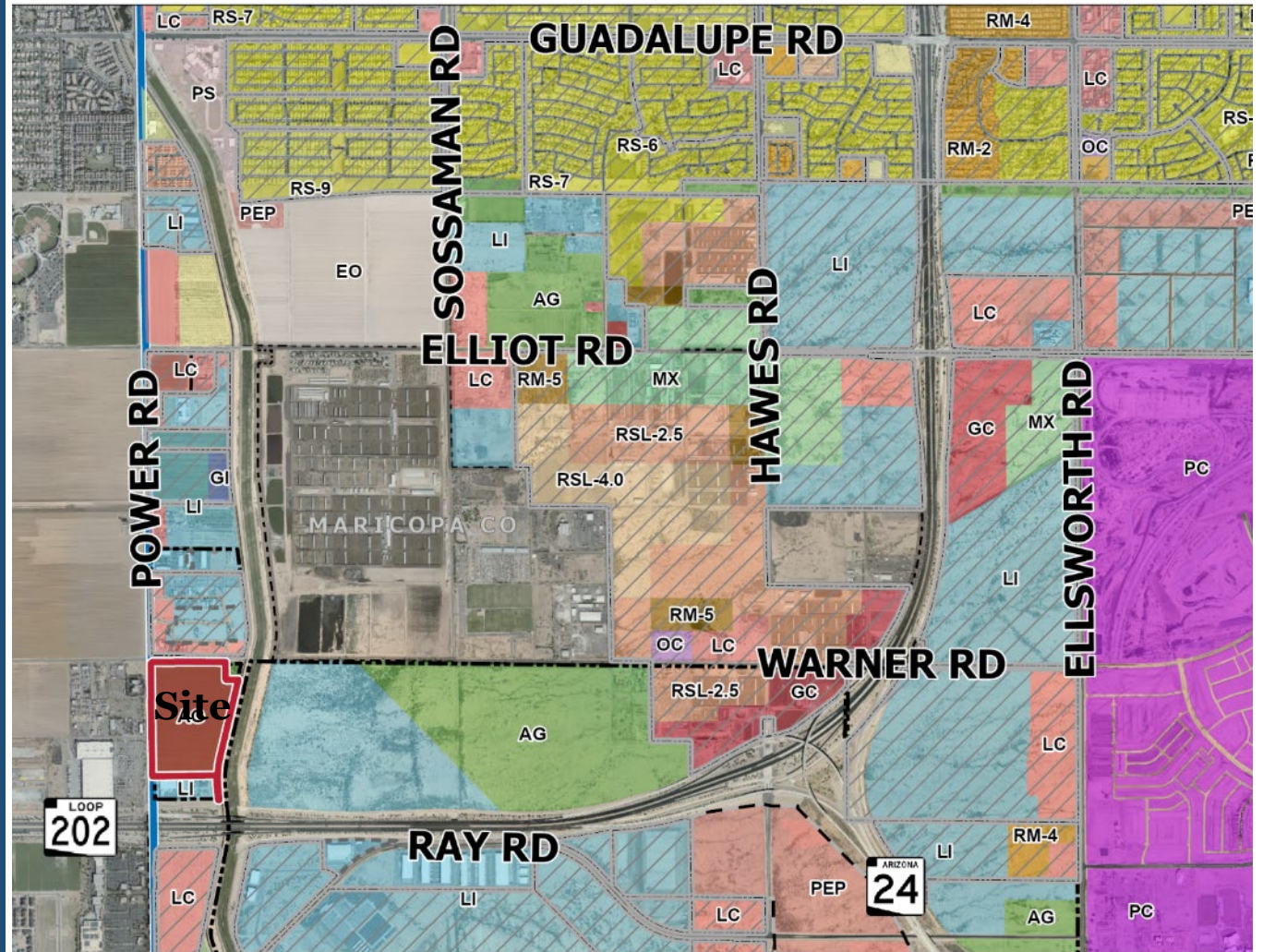


Current Zoning:

- Agriculture

Request:

Rezone to General Commercial and Light Industrial with a PAD



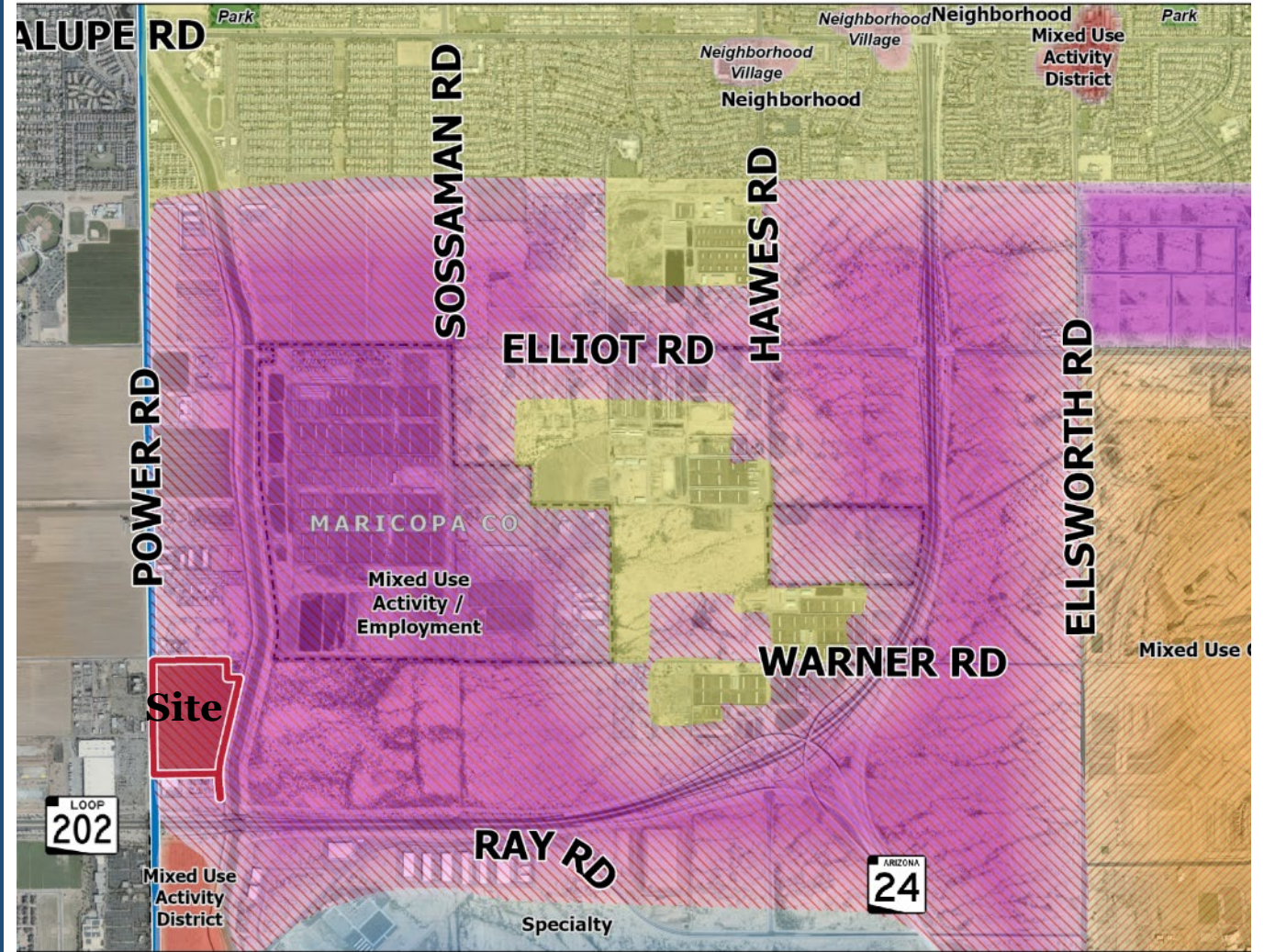
General Plan

Mixed Use Activity:

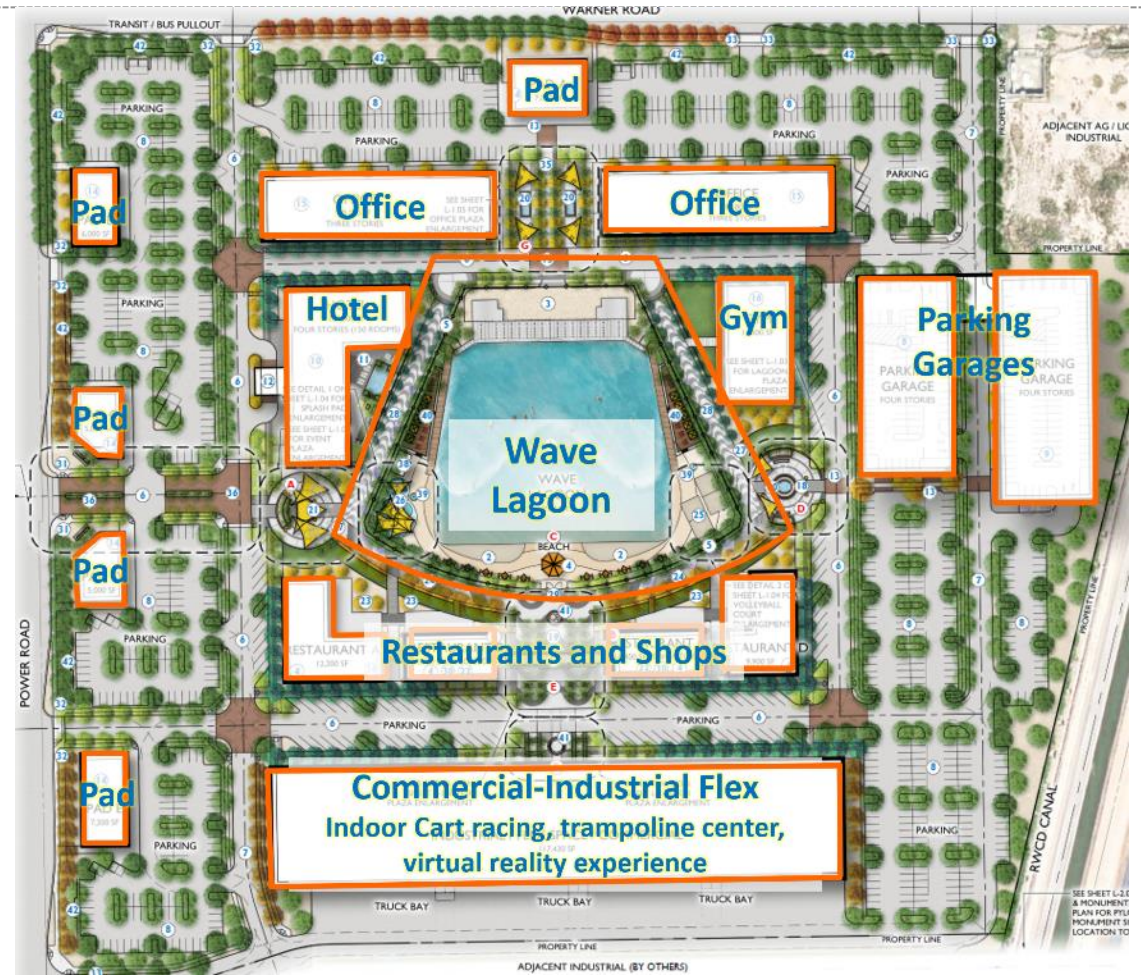
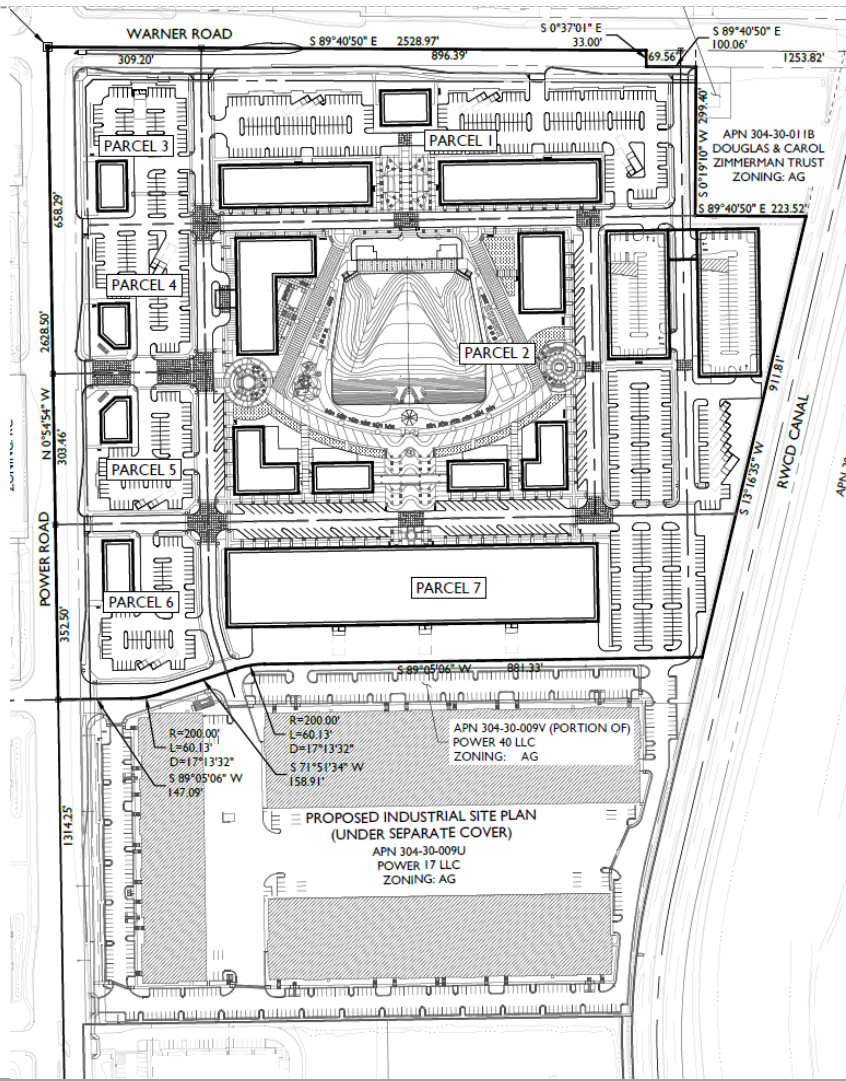
- Large Scale Commercial Regional/Community Activity Areas

Employment:

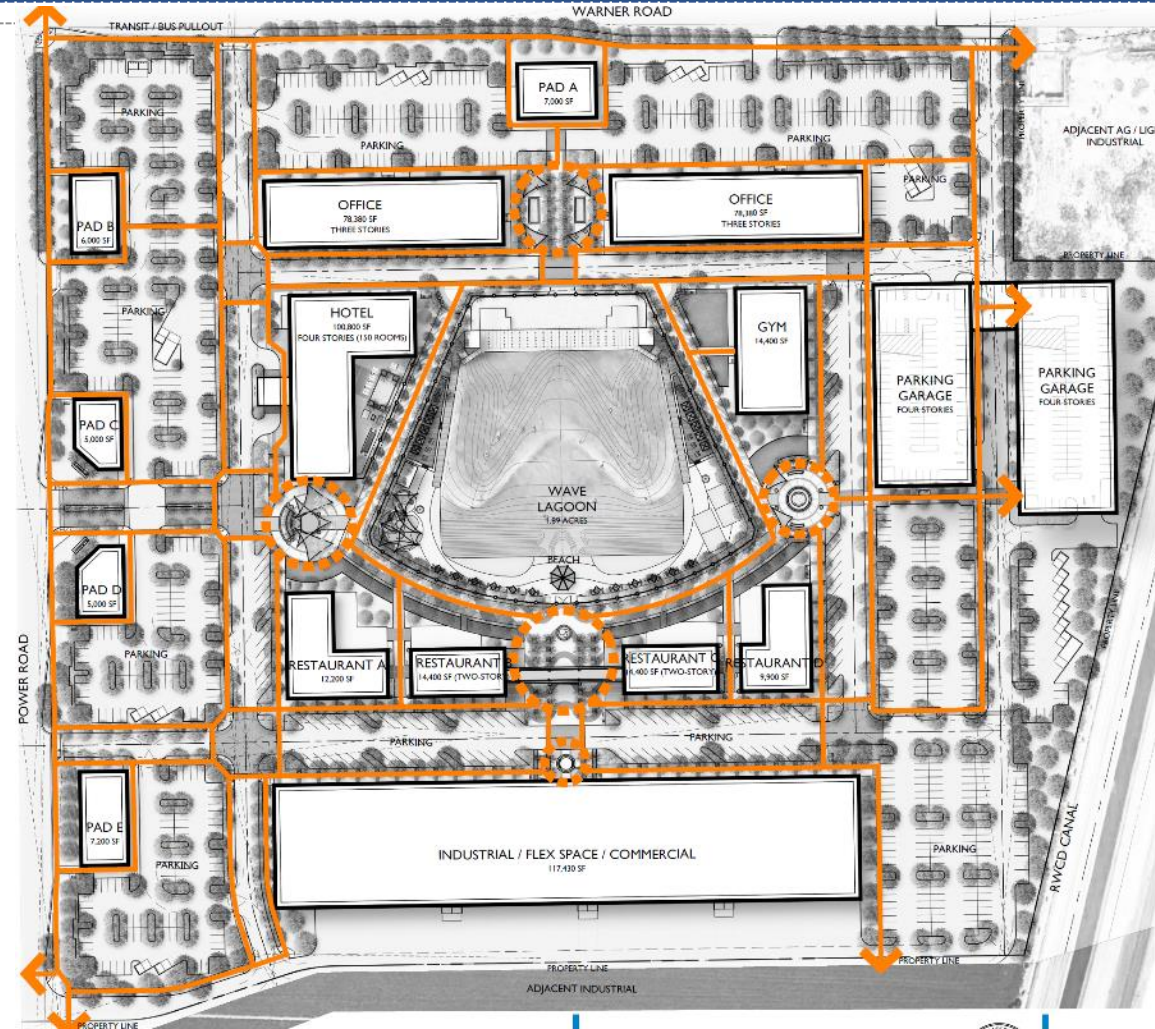
- Employment type of land uses and opportunities
- Organized in high-quality settings



Overall Development Plan (Area A & B)



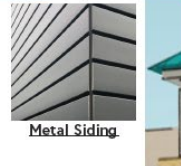
Pedestrian Connectivity (Area A & B)





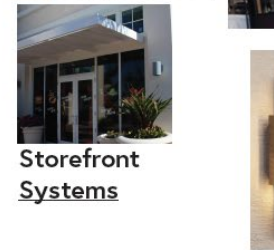
Design Guidelines

- Establish design themes
- Building styles
 - Retail & Restaurant, Office, Hotel, Industrial
- Type of building materials, colors, and building forms



Restaurants and PAD buildings:

The Cannon Beach retail / restaurant development encourages architecture that forms with various material applications and a sense of place. Furthermore, the PAD and Warner roads should have their street architecture in compliance with the overall retail and restaurant development. The PAD buildings along Power and Warner entrances facing inward toward the central core / amenity spaces to engage with the other sides facing the streets should provide architectural presence and visual connection through various methods. Such methods should encourage storefront glazing, canopies, engaged architectural popout features, material and color accents, etc. These various methods should be used to unify the PAD buildings with the rest of the restaurant development as a whole; unifying the



Architectural Awnings



Design Guidelines

- Establish design themes
- Building styles
 - Retail & Restaurant, Office, Hotel, Industrial
- Type of building materials, colors, and building forms

Design Character

Wave Lagoon



Entertainment (Visual Reality) Center



Outdoor Lounge



Restaurants



LOOK OUT PATIO SEATING



RESTAURANT OUTDOOR SEATING



RESTAURANT OUTDOOR SEATING

Cart Racing



Hotel



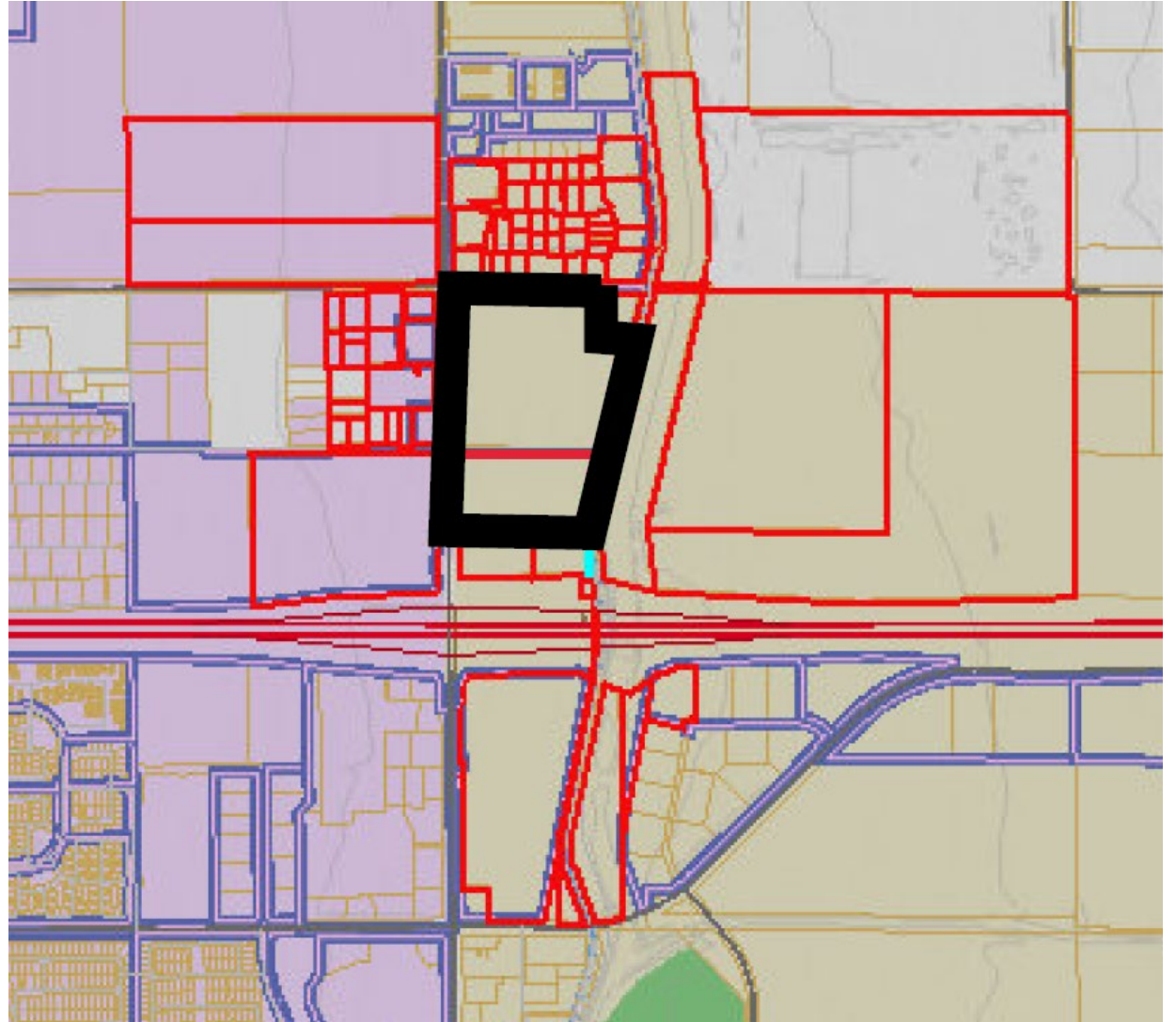
Council Use Permit

Mesa Zoning Ordinance (MZO)

- Table 11-6-2 requires a CUP for Eating & Drinking Establishments with Outdoor Eating in GC & AOA 2
- Table 11-7-2 requires a CUP for:
 1. Large Commercial Development
 2. Large-Scale Commercial Recreation in the LI & AOA 2
- Meets criteria of MZO Section 11-70-6
 - Consistent with purpose of GC district
 - Compatible with General Plan
 - Compatible with surrounding land uses

Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods within 1 mile
- Neighborhood meeting
- No concerns



Findings and Recommendations

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22, 69 & 70 of the MZO

Planning and Zoning Board Recommendation

- Approval with Conditions (7-0)

Staff Recommendation

- Approval with Conditions