

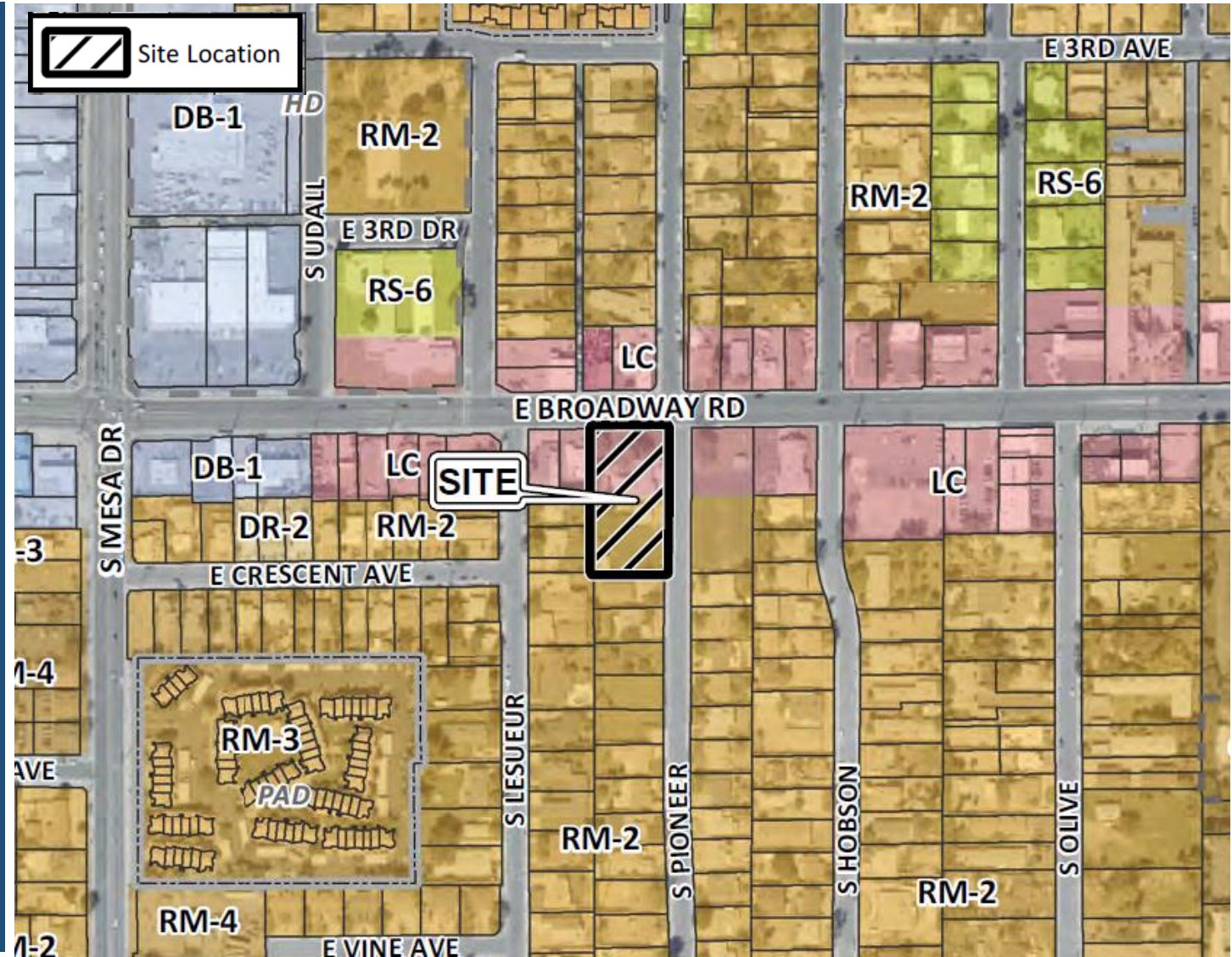


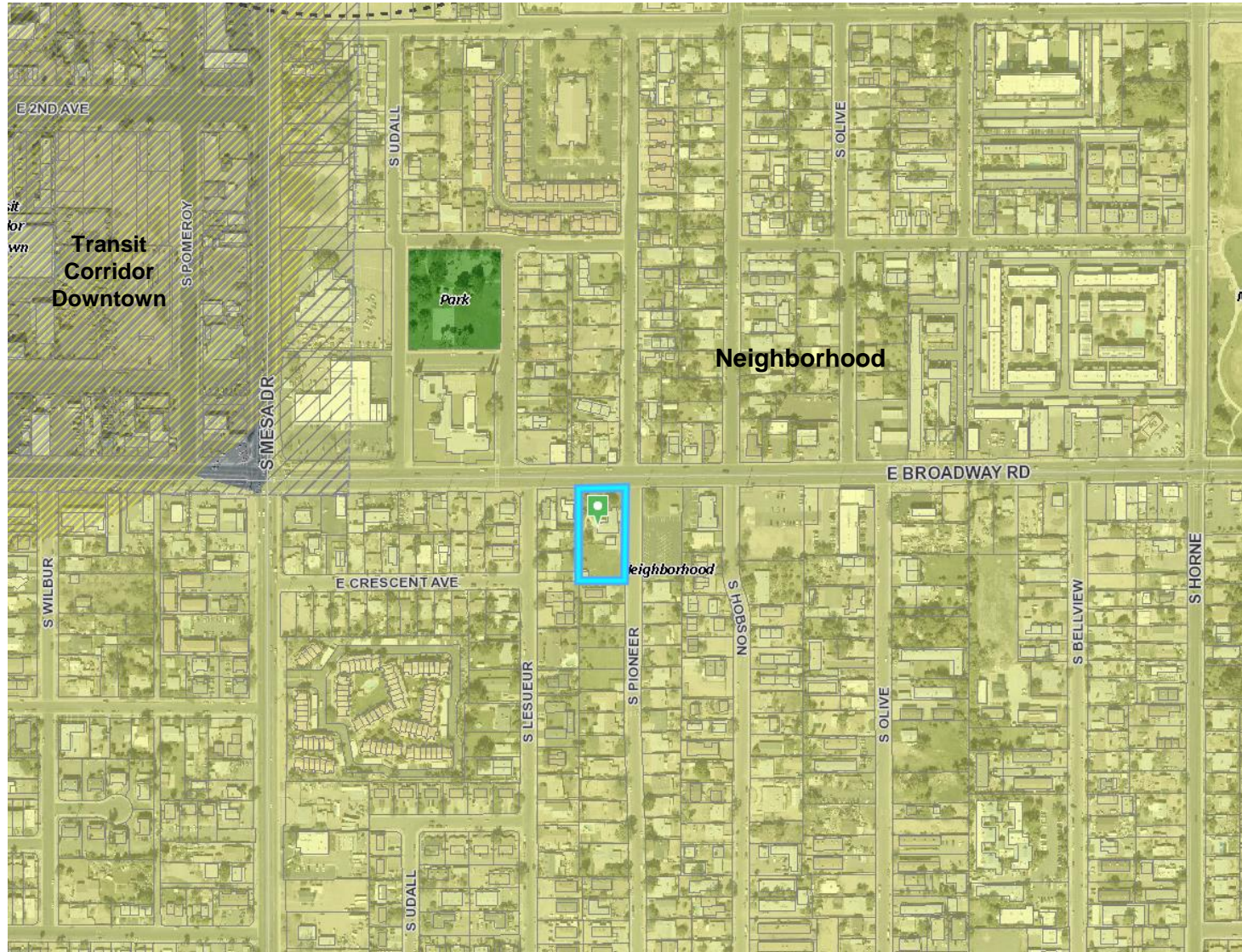
# **ZON20-00037**

## **PIONEER PLACE**

# Location

- East of Mesa Drive
- Southwest corner of Broadway Road and Pioneer





# General Plan

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## Neighborhood

- Variety of uses
- Improves quality of development
- Improves streetscape
- Improves connectivity



# Request

- Site plan review

# Purpose

- This request will allow for a commercial and multiple-residence development

# Site Photos



Looking south towards the site

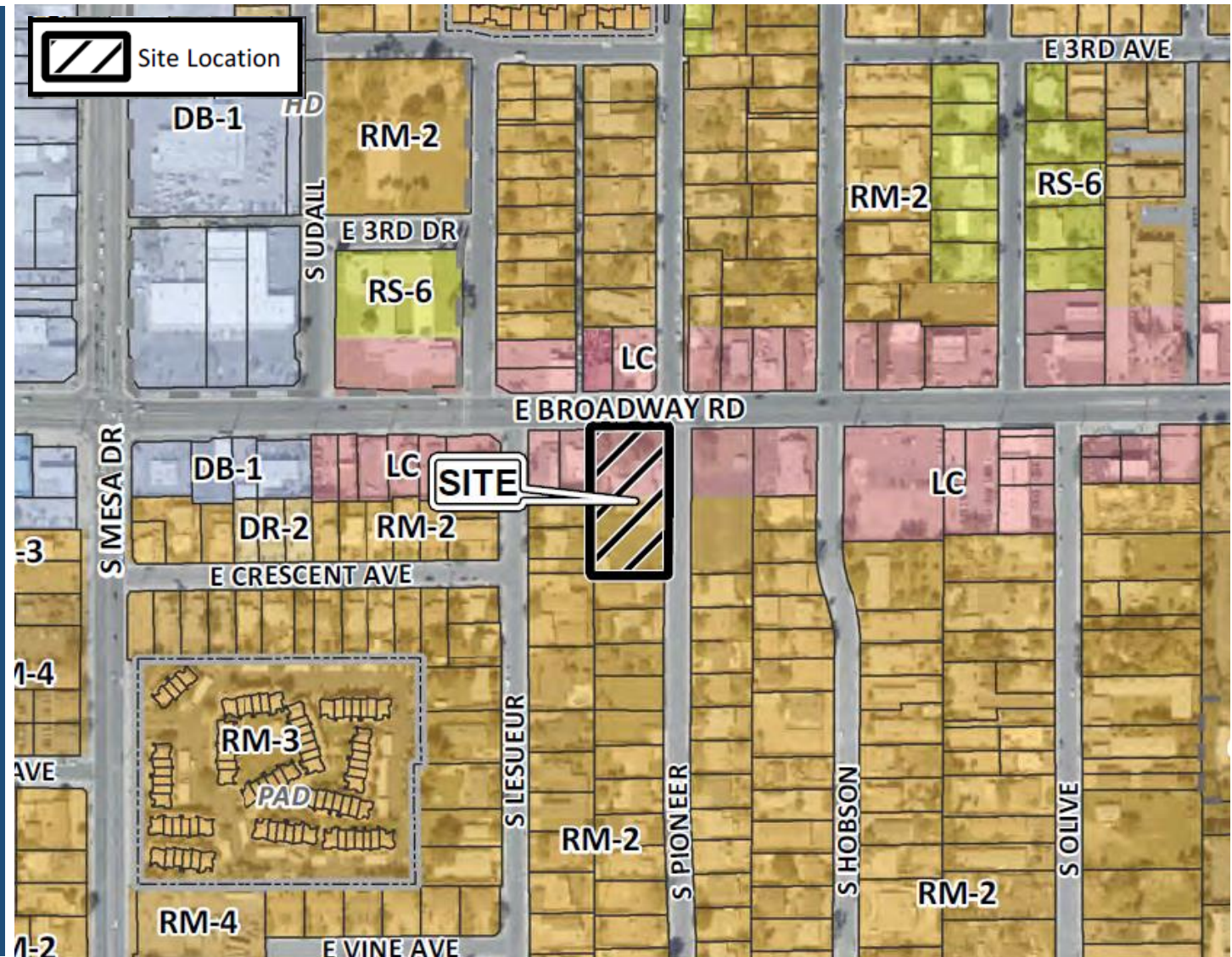


Looking northwest towards the site

# Zoning

Limited Commercial (LC)  
Multiple Residence 2 (RM-2)

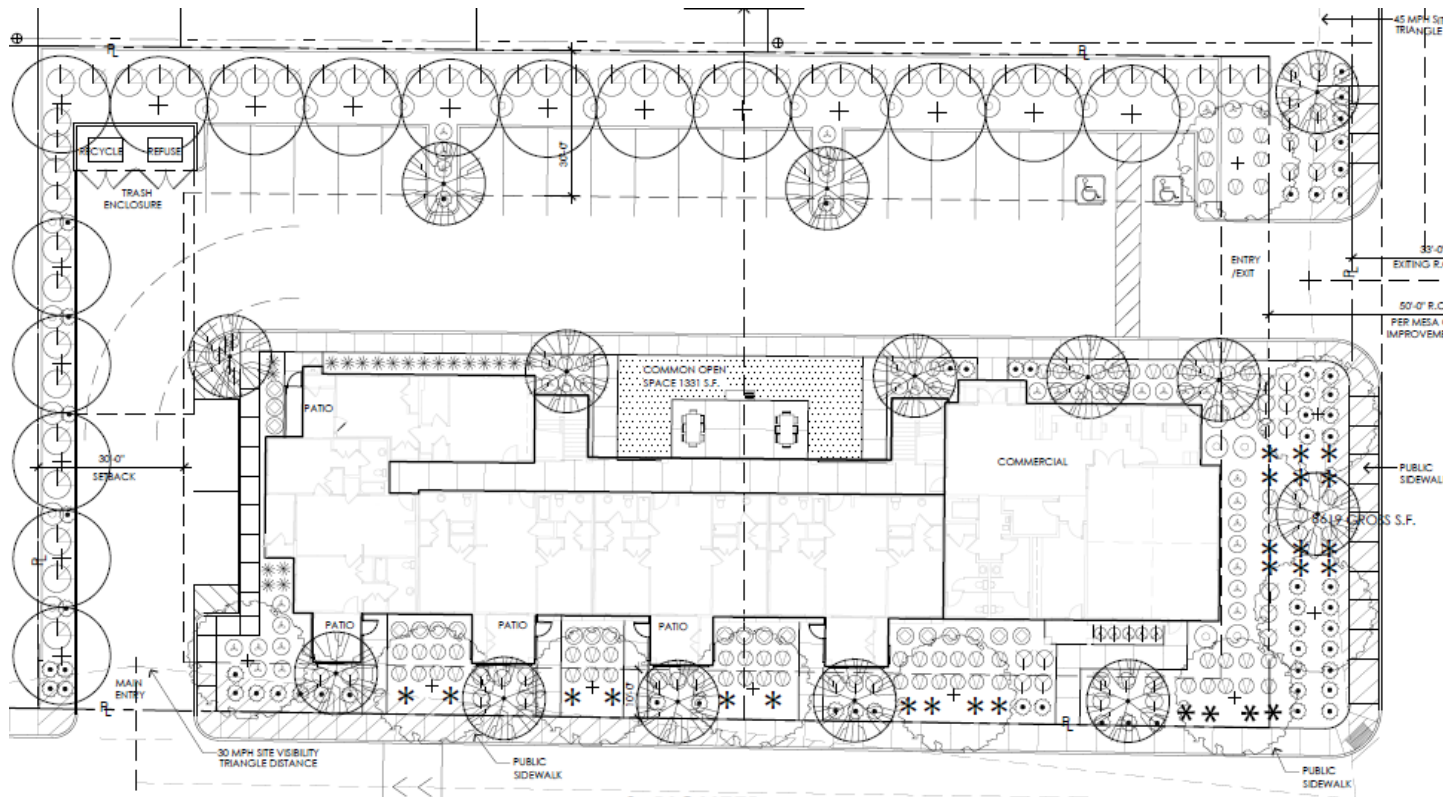
- Use allowed by right per MZO





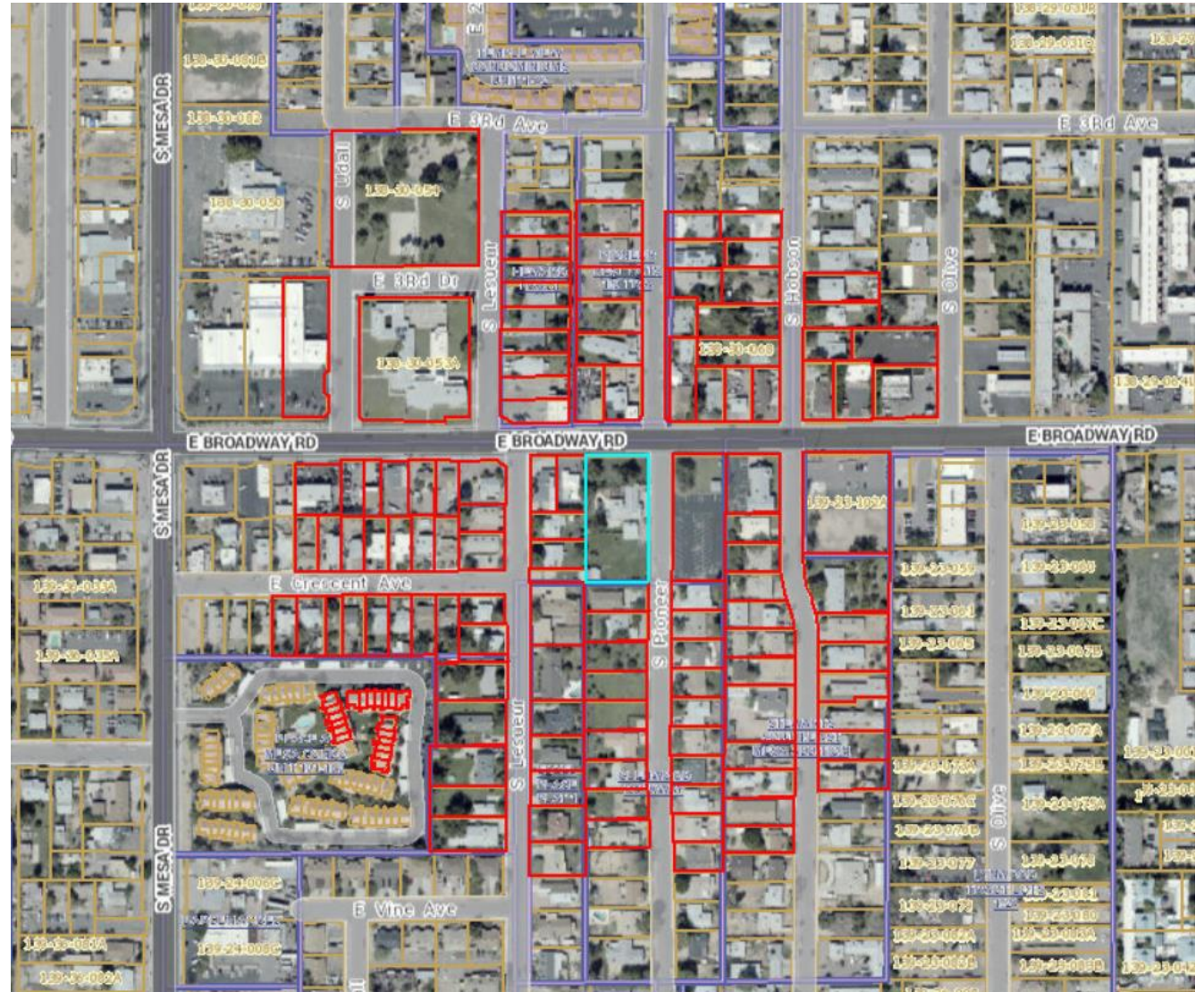
# Compatibility

- Uses permitted in the LC and RM-2 Districts
- Located at the corner of an arterial road
- Meets required building setbacks adjacent to the west and south property lines



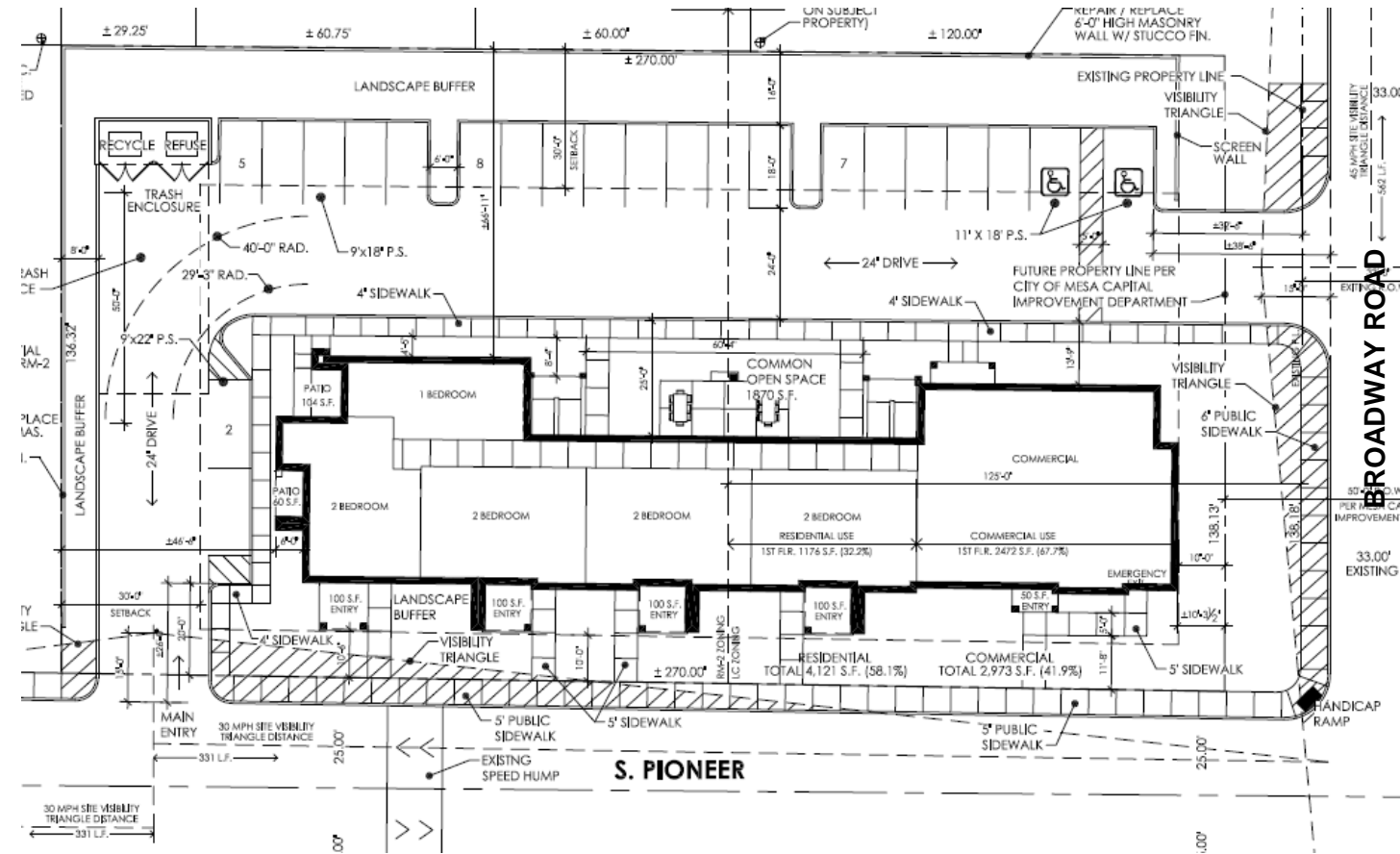
# Citizen Participation

- Mailed letters to property owners within 500' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Community feedback
  - Neighborhood Opposition
  - Project support



# BOA19-00368 DIP

- Broadway Road: R-O-W, building and landscape setback
- Pioneer: building and landscape setback
- Landscape setback along south and west property line
- Parking spaces
- Approved by BOA, May 6, 2020



# Elevations

## MATERIAL / COLOR LEGEND

- A**  FINISH: STUCCO SYSTEM  
PAINT COLOR: DOVER WHITE (SW 6385)
- B**  FINISH: STUCCO SYSTEM  
PAINT COLOR: CANVAS TAN (SW 7531)
- C**  FINISH: STUCCO SYSTEM  
PAINT COLOR: SUPERIOR BRONZE (SW 6152)
- D**  FINISH: METAL STAIR HANDRAILS / ACCENTS  
PAINT COLOR: ENDURING BRONZE (SW 7055)
- E**  FINISH: MASONRY BLOCK  
PAINT COLOR: NATURAL BEIGE



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.
- ✓ Meets Section 11-31-31 of the MZO for residential uses in the LC District
- ✓ Board of Adjustment approved BOA19-00368 DIP on May 6, 2020

## Staff Recommendation

Approval with Conditions