

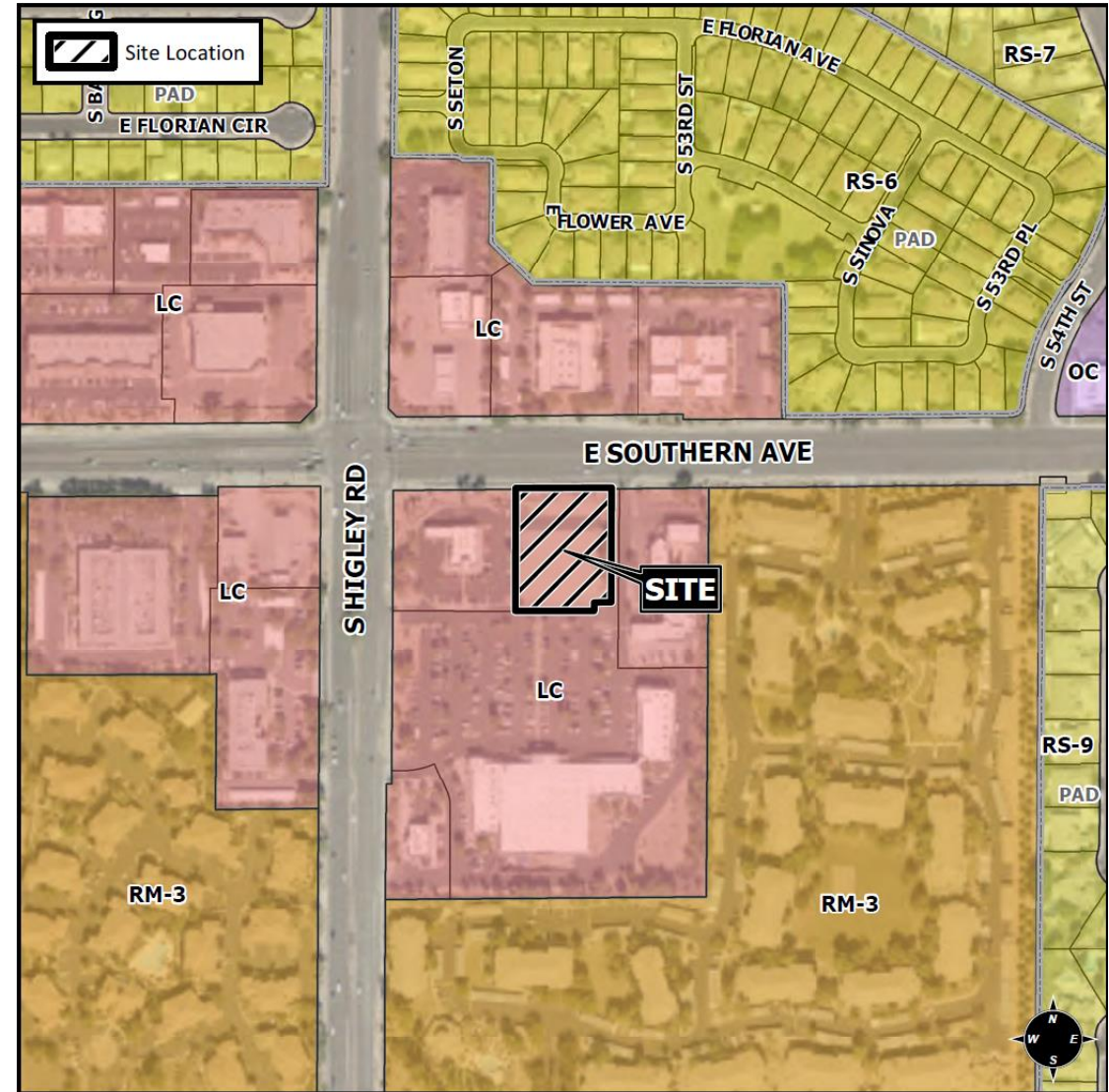


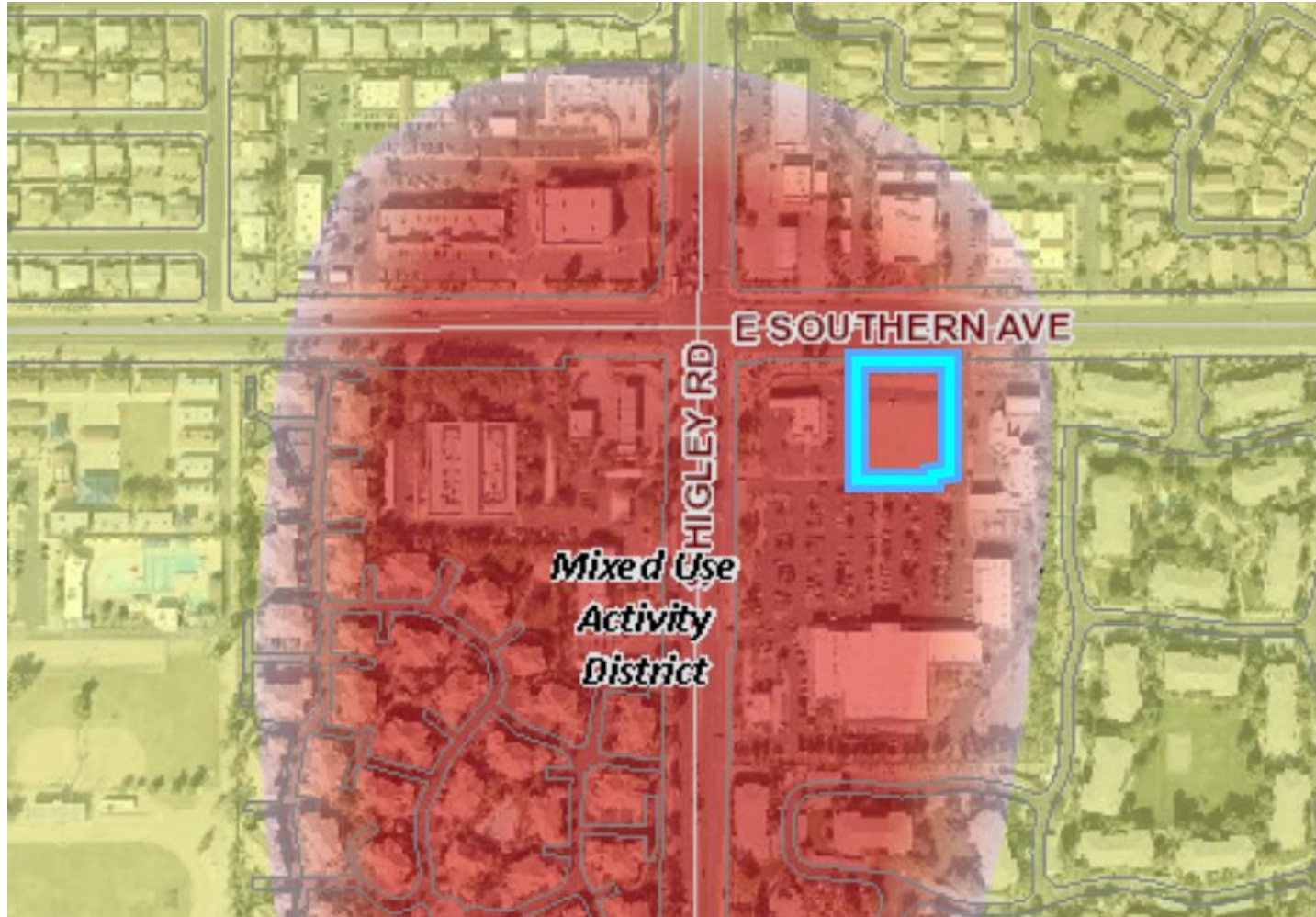
# **ZON20-00102**

## **APPLE VALLEY DENTAL**

# Location

- Within the Sprouts shopping center at Higley Road and Southern Avenue





# General Plan

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## Mixed-Use Activity District

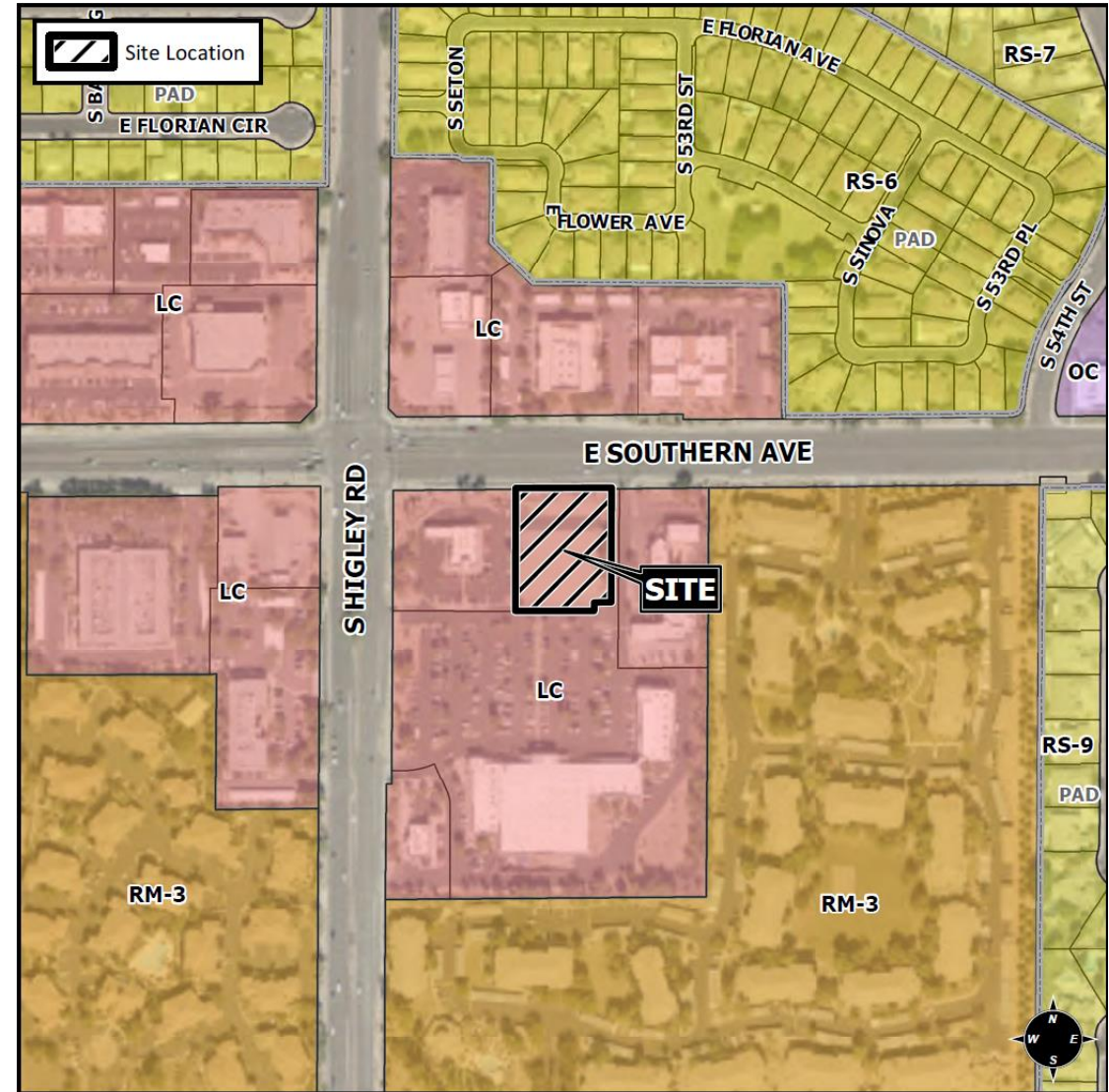
- Large scale community and regional areas
  - Significant retail
  - Includes office and entertainment type uses



# Zoning

## Limited Commercial (LC)

- Medical/Dental offices are a permitted use
- Surrounded by other commercial developments





## Request

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- Site plan review.

## Purpose

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- This request will allow for the development of a dental office



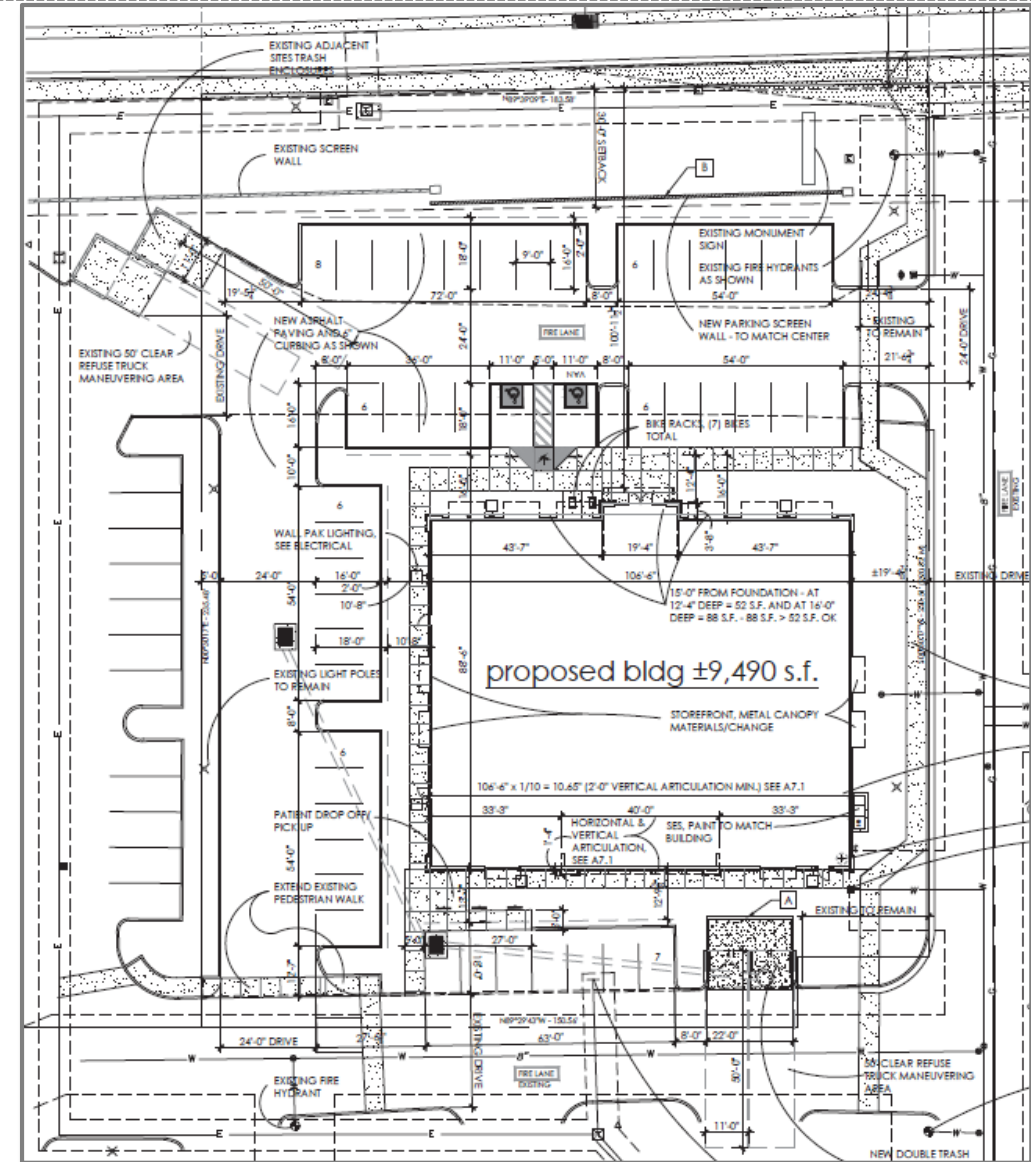
# Site Photo



Looking south towards the site

# Site Plan

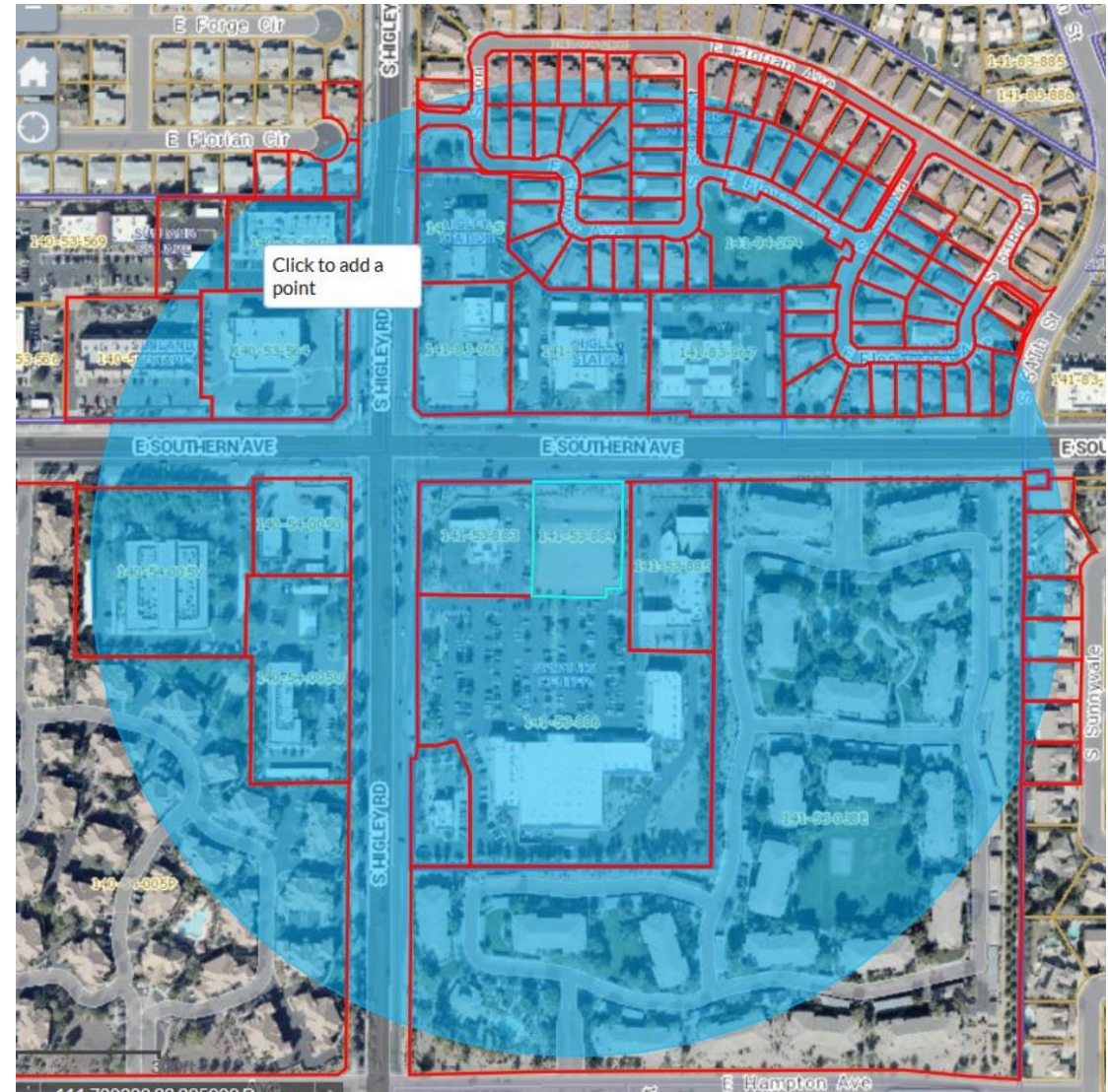
- Site accessed off of Southern Avenue
- Patient drop off area in the rear of the site
- Existing pedestrian connections to rest of center





# Citizen Participation

- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Staff has not received any neighborhood feedback.







## Design Review

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- April 14, 2020
- Recommended minor revisions to elevations

# 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