



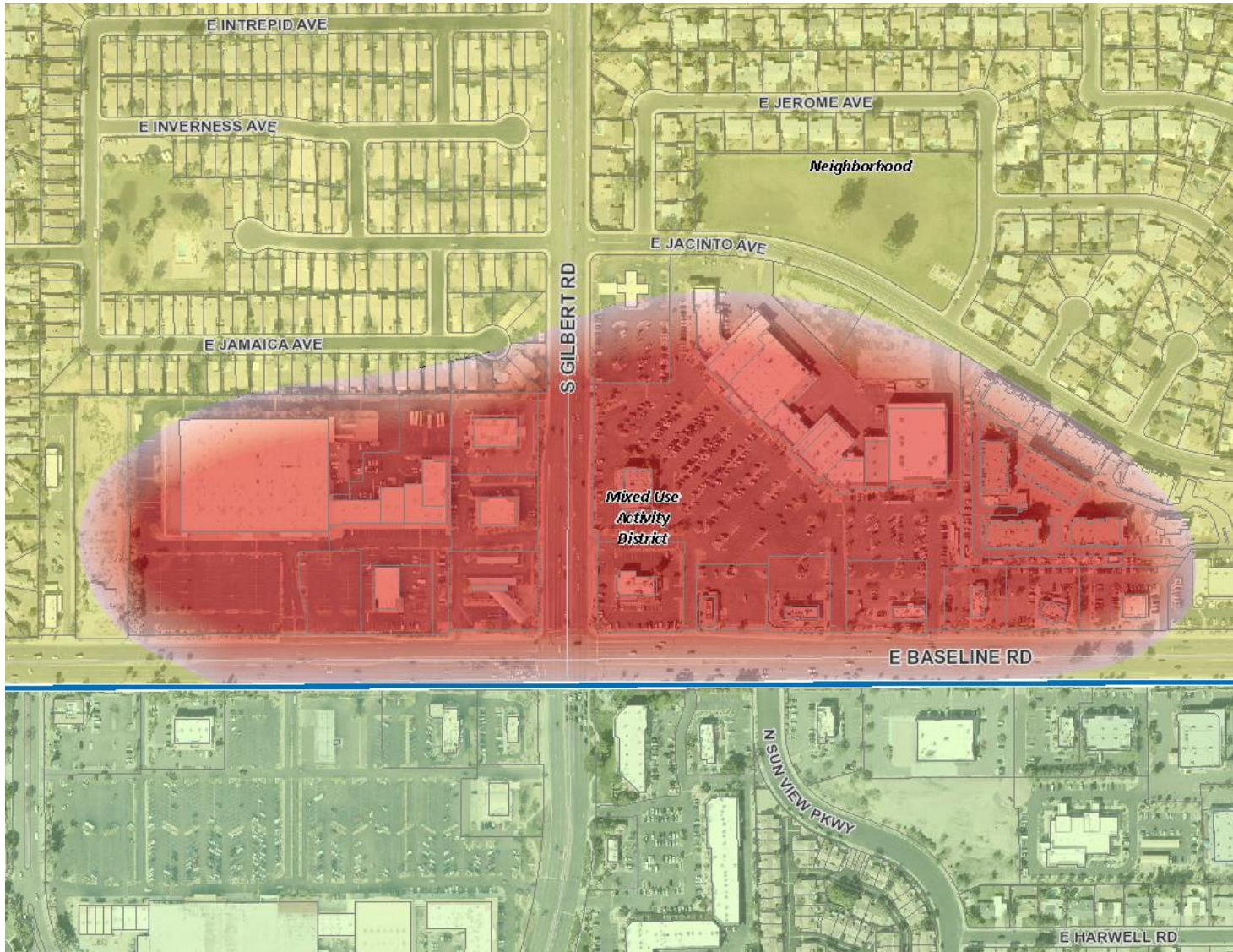
**ZON20-00134**

# Location

- West of Gilbert Road
- North of Baseline Road
- Within the Mesa Common Shopping Center







# General Plan

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## Mixed-Use Activity

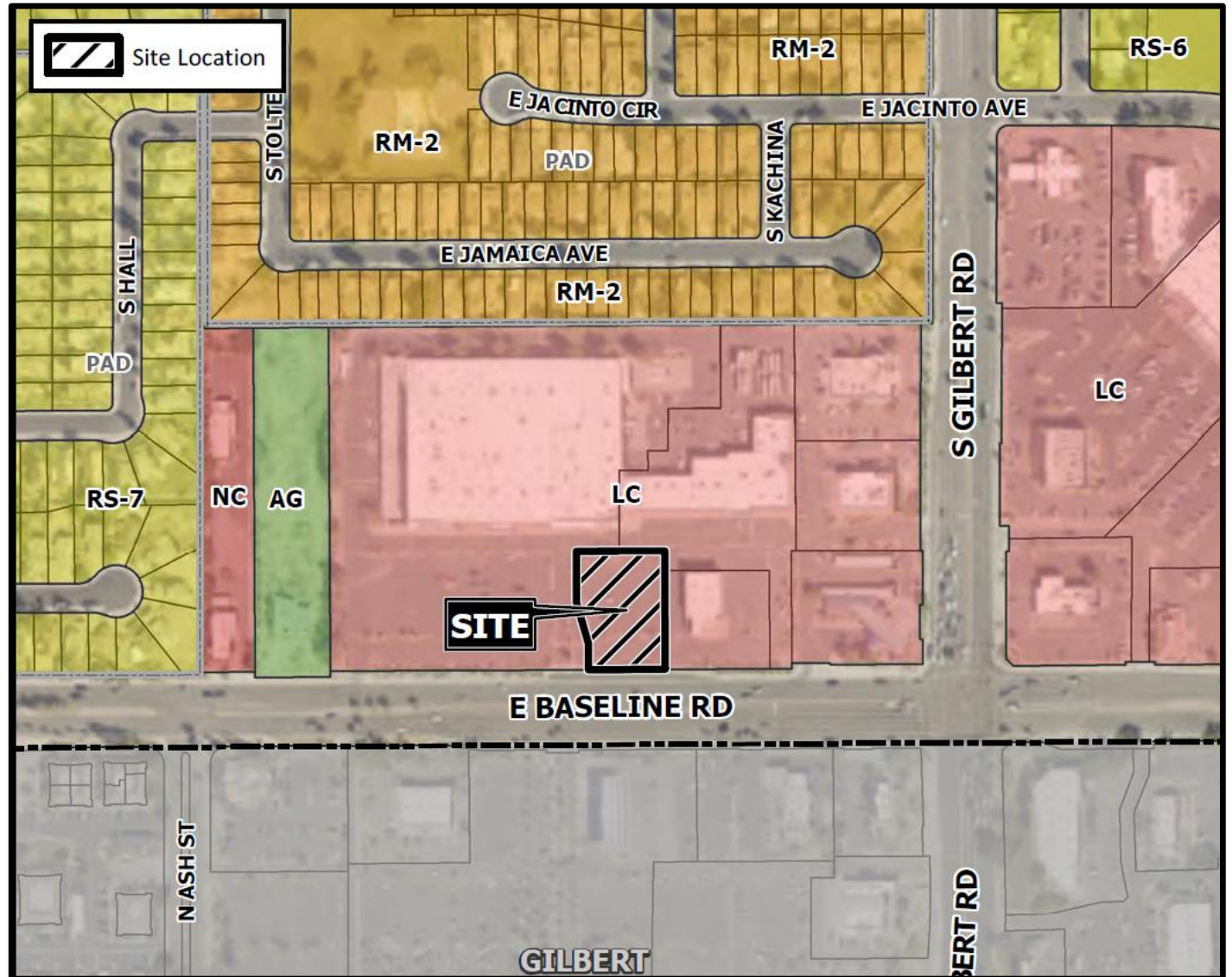
- Serve population within 4 miles
- Retail and services uses
- Contribute to a strong and viable shopping center



# Zoning

## Limited Commercial (LC)

- Automobile/Vehicle Service and Repair uses permitted
- Located in an existing shopping center





## Request

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- Site Plan Review

## Purpose

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- Development of an Automobile/Vehicle Service and Repair facility



# Site Photos

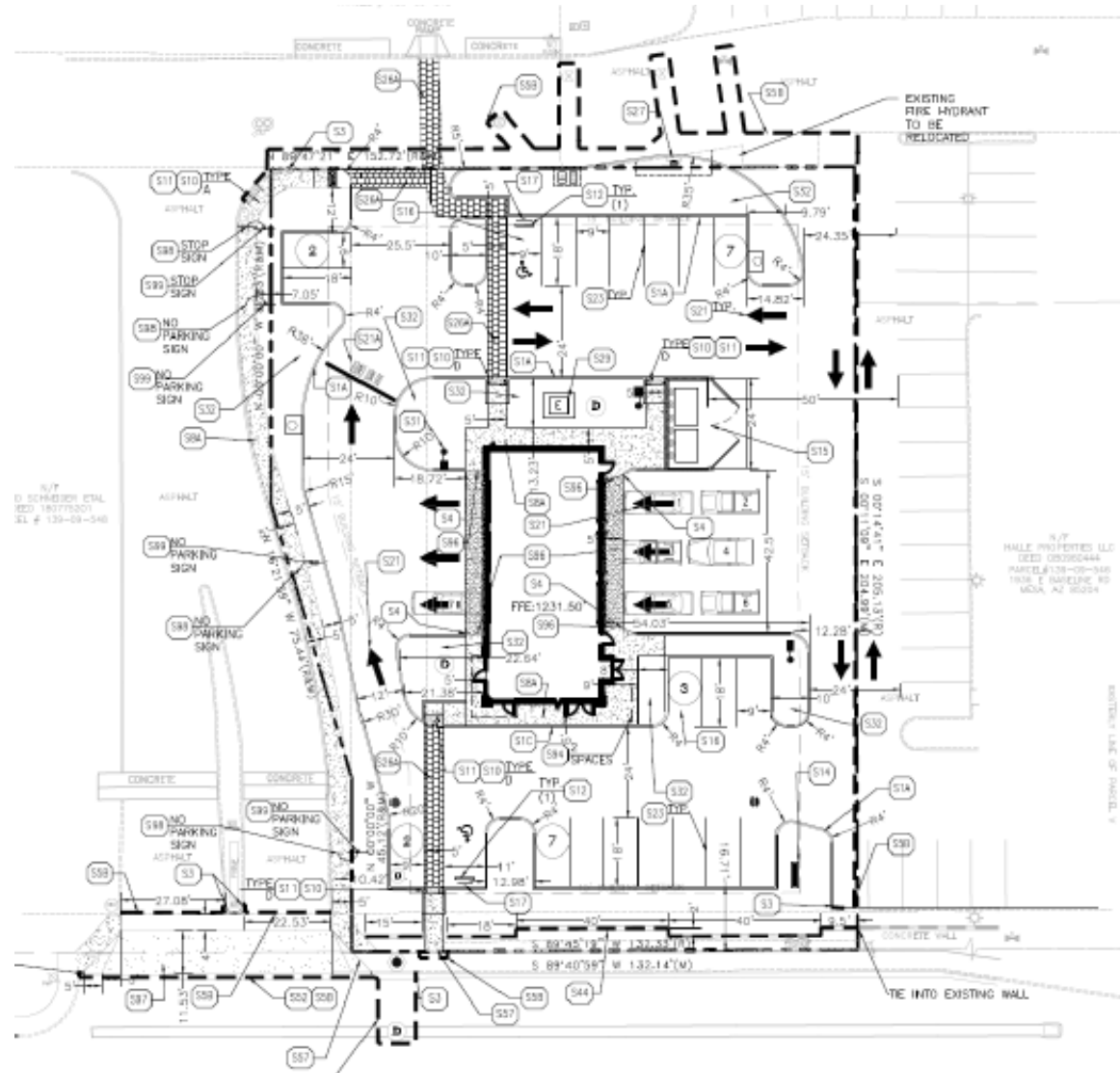


Looking north towards the site

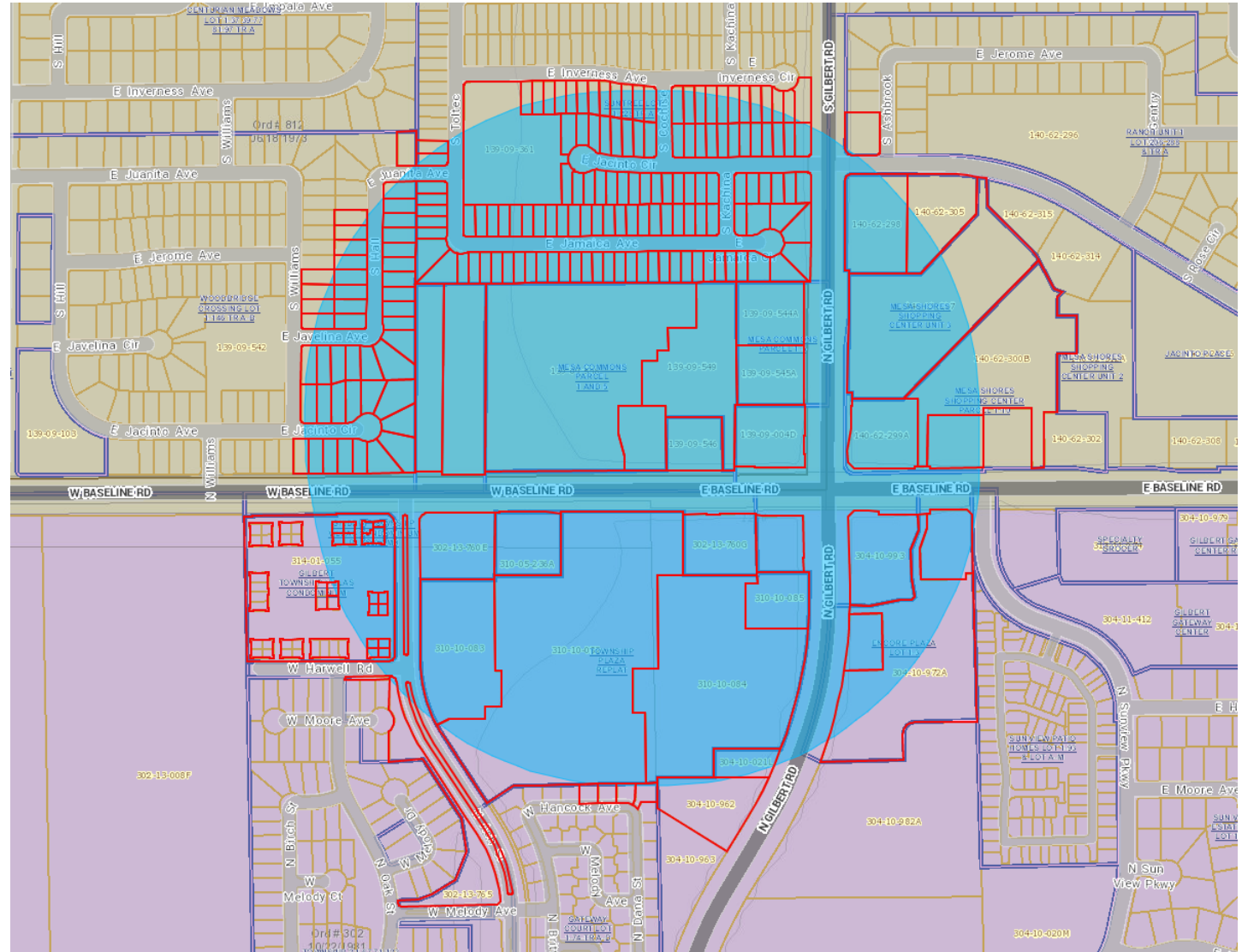


Looking south towards the site

- Access provided by internal shopping center drive aisles
- Bay doors oriented perpendicular to Baseline Road
- Pedestrian connections to shopping center and public R-O-W

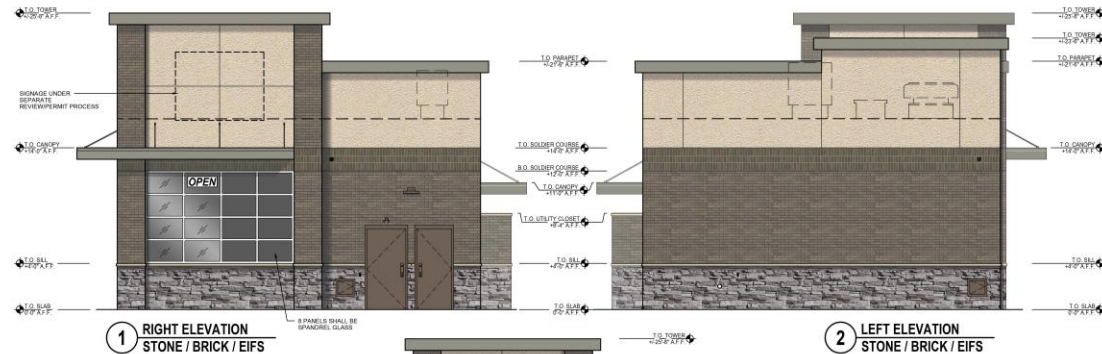


- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within .5 and 1 mile of the site
- Staff has not received any neighborhood feedback.





EXTERIOR FINISHES	
EXTERIOR INSULATED FINISH SYSTEM:	DRYVET (CONCRETE FINE) COLOR: LVS 1 = #13 ANVIL/BLD WHITE
STONE MANTON:	CLAYSTONE - CLIFFSTONE PROFILE "BONHOMME" GRAY DRY STAINED STONE
FACE BRICK:	BRICK - "MODULAR HAMILTON BLEND 4"
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (MATCH TO SILL PROFILE) LINER - "LIGHT BUFF"
MASTERY SEALER:	ALL MASTERY SURFACES SHALL BE TREATED W/SEALER REFR TO SPECIFICATIONS
METAL:	BRICK CANOPY SYSTEM - COLOR TO MATCH FACI-CLAD "BLANK"
STREETFRONT SYSTEM:	24" 1/2" HANMER REBAR VC 4511 SERIES CLEAR ANODIZED ALUMINUM STREETFRONT SYSTEM W/1" INSULATED GLAZING AND SPANNEL GLASS MOUNTING
H.A. DOORS & FRAMES:	FIELD PAINT #4/SHOWN-WILLIAMS 886-300 PRO-CRIL FRAMES FOLLOWED BY (2) FINISH COATS OF 886-300 SHR-CRIL HPA COLOR SHALL BE 5M-1015 "HONEYDEW" BROWN. PROVIDE MATCH-UP AND KENTY COLOR #JONES.
GLASS DOOR FINISH:	CLEAR ANODIZED ALUMINUM
BOLLARDS/GUARD POSTS:	FIELD PAINT #4/SHOWN-WILLIAMS 886-300 PRO-CRIL FRAMES FOLLOWED BY (2) FINISH COATS OF 886-300 SHR-CRIL HPA COLOR SHALL BE "VIVID/RED"
DUMPSTER ENCLOSURE GATE POSTS:	FIELD PAINT #4/SHOWN-WILLIAMS 886-300 PRO-CRIL AND FRAMES FOLLOWED BY (2) FINISH COATS OF SHOWN-WILLIAMS 755 "HONEYDEW BROWN". SEMI-GLOSS 51W ACRYLIC 886-300.
PARKING LOT STRIPING:	SHOWN-WILLIAMS #91238 SETBACK IN PAINT. COLOR SHALL BE "ASH BLUE"
HANDICAP STALL STRIPING:	SHOWN-WILLIAMS #91238 SETBACK IN PAINT. COLOR SHALL BE "ASH BLUE"
STORM DRAINAGE DOWNSPOUTS:	DOWNPOUTS ARE INTERNAL. AS PER THE RECOMMENDATION OF THE DESIGN REVIEW BOARD.



1 RIGHT ELEVATION  
STONE / BRICK / EIFS

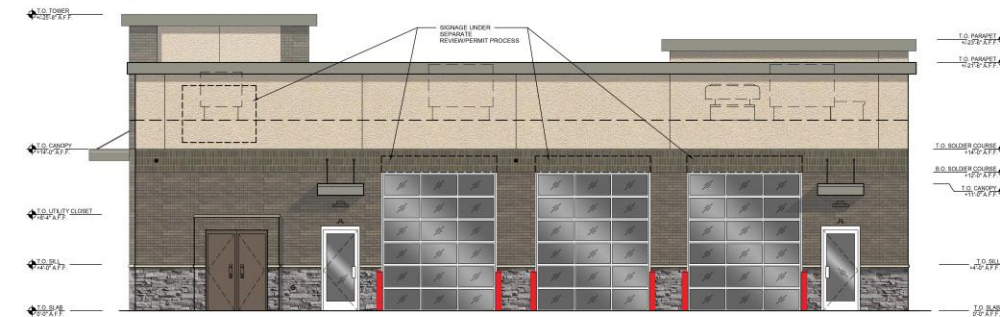
2 LEFT ELEVATION  
STONE / BRICK / EIFS



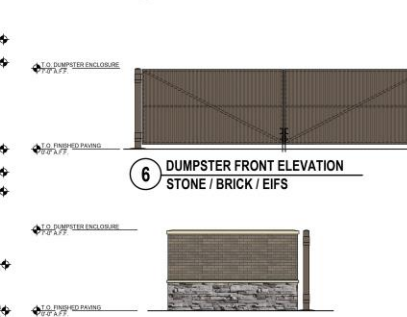
3 FRONT ELEVATION  
STONE / BRICK / EIFS

	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
	SQ.FT	SQ.FT	SQ.FT	SQ.FT
STONE	102.50	8.47%	96.04	0.17%
BRICK	268.47	18.98%	270.47	17.33%
BRICK BOLLARD COURSE	131.33	9.36%	135.00	8.67%
EIFS	450.00	31.47%	450.00	31.47%
GLAZING	488.80	34.13%	409.48	26.30%
METAL	71.27	4.93%	107.41	6.90%
CANOPY	18.63	1.30%	11.50	0.74%
DOWNSPOUT	0.00	0.00%	37.37	2.38%
TOTAL AREA	1989.58		1557.23	

5 MONUMENT SIGN ELEVATIONS  
STONE / BRICK / EIFS



4 REAR ELEVATION  
STONE / BRICK / EIFS



6 DUMPSTER FRONT ELEVATION  
STONE / BRICK / EIFS



7 DUMPSTER SIDE ELEVATION  
STONE / BRICK / EIFS

# Design Review

- April 14, 2020
- Recommended minor revisions to elevations

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-31-6 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

Approval with Conditions