



ZON20-00214

PARKWOOD RANCH PAD B



Request

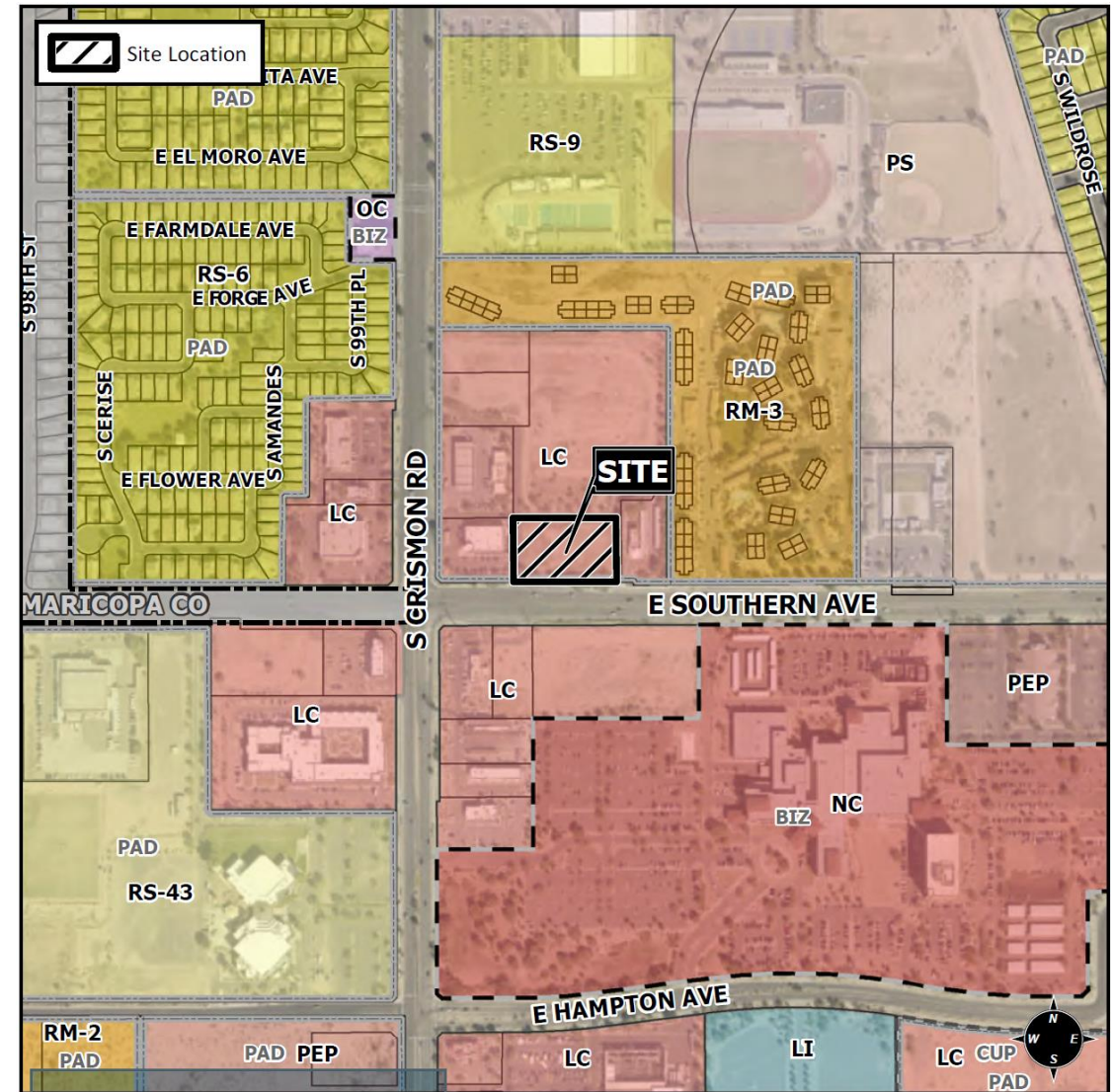
- Site plan review.

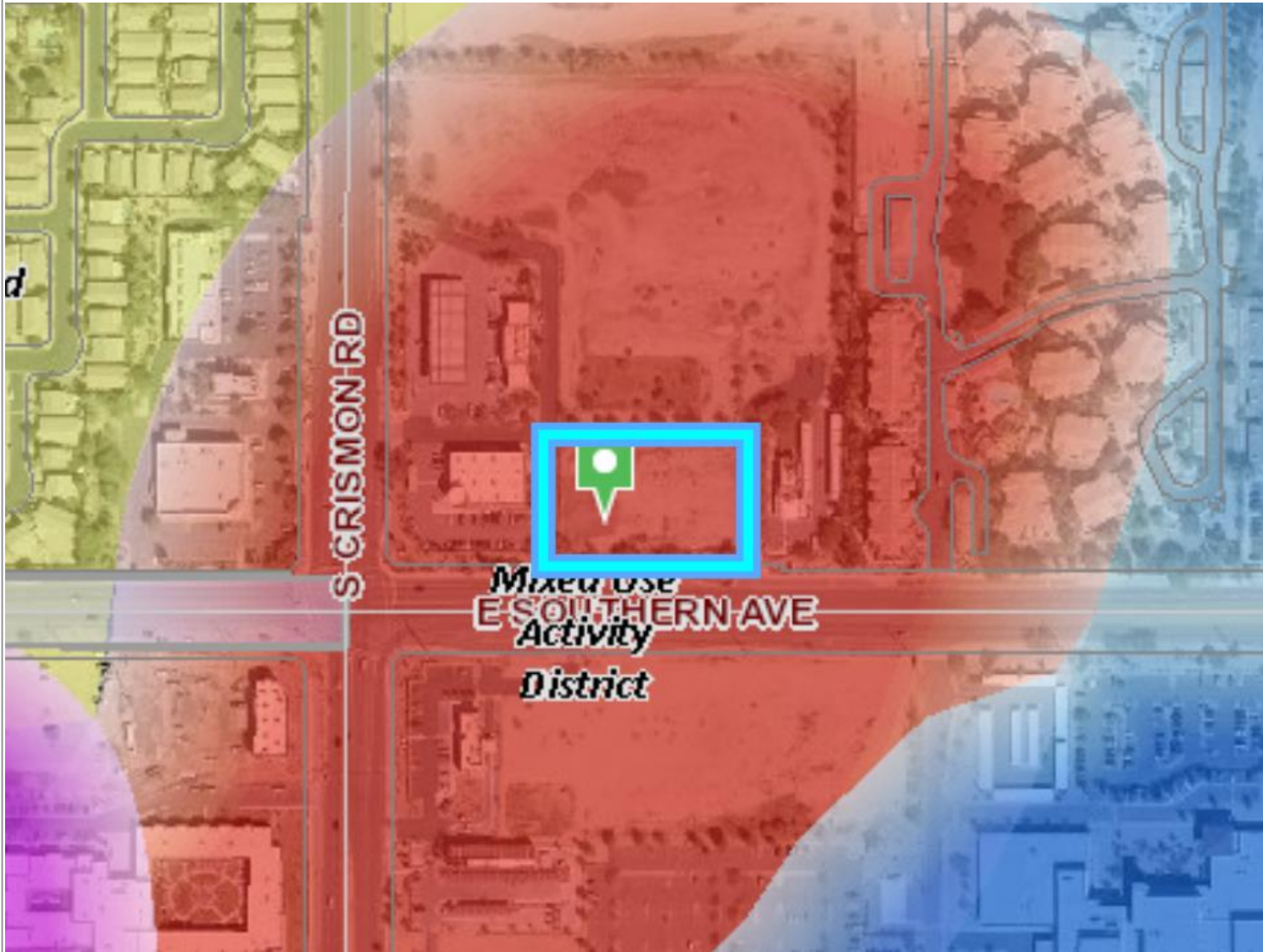
Purpose

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

Location

- East of Crismon Road on the North side of Southern
- Parkwood Ranch commercial subdivision





General Plan

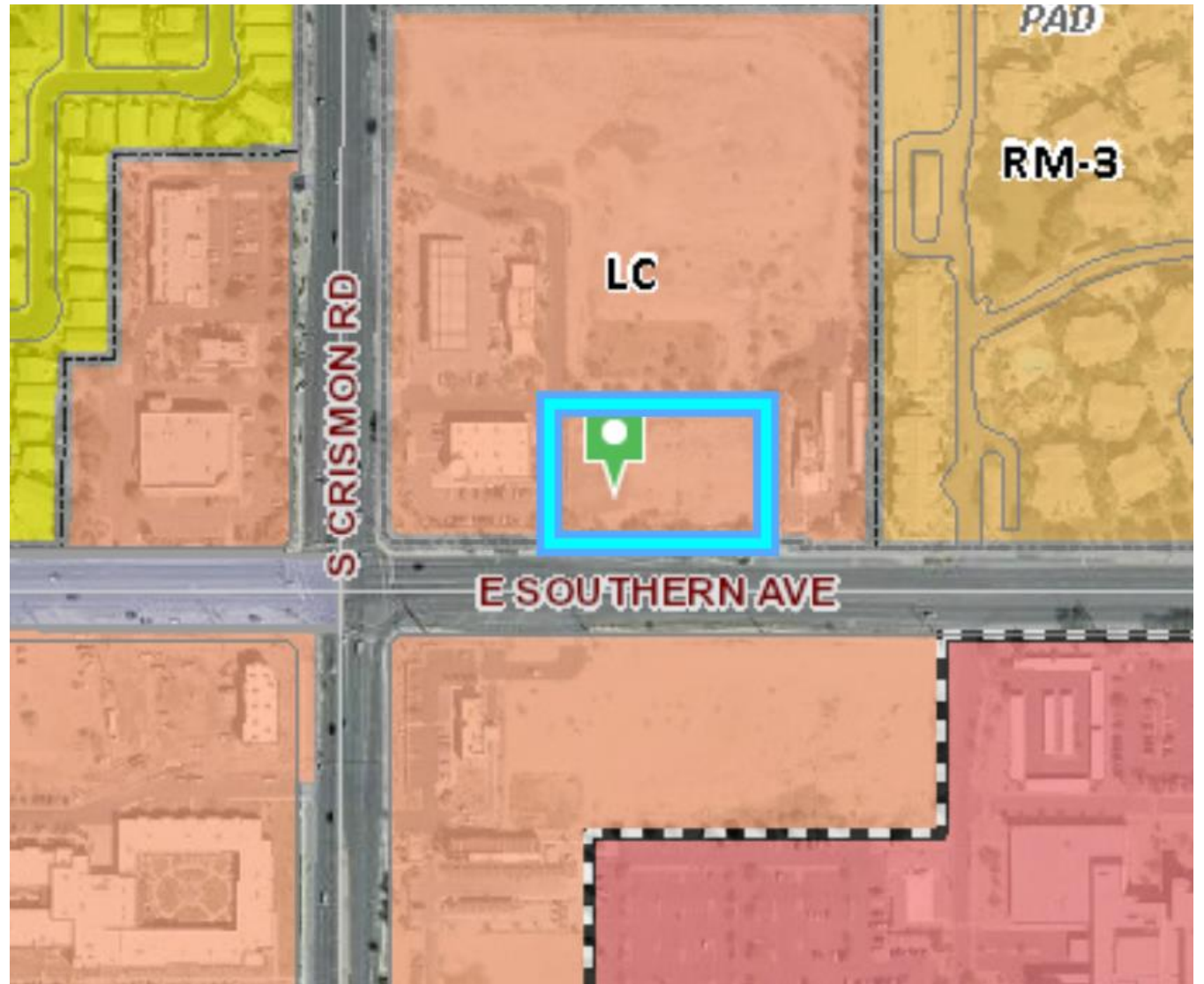
Mixed-Use Activity District

- Large scale community and regional areas
- Significant retail
- Typical uses: retail and Services

Zoning

Limited Commercial with a
Planned Area Development
Overlay (LC-PAD)

- Medical offices are a permitted use



Site Photo



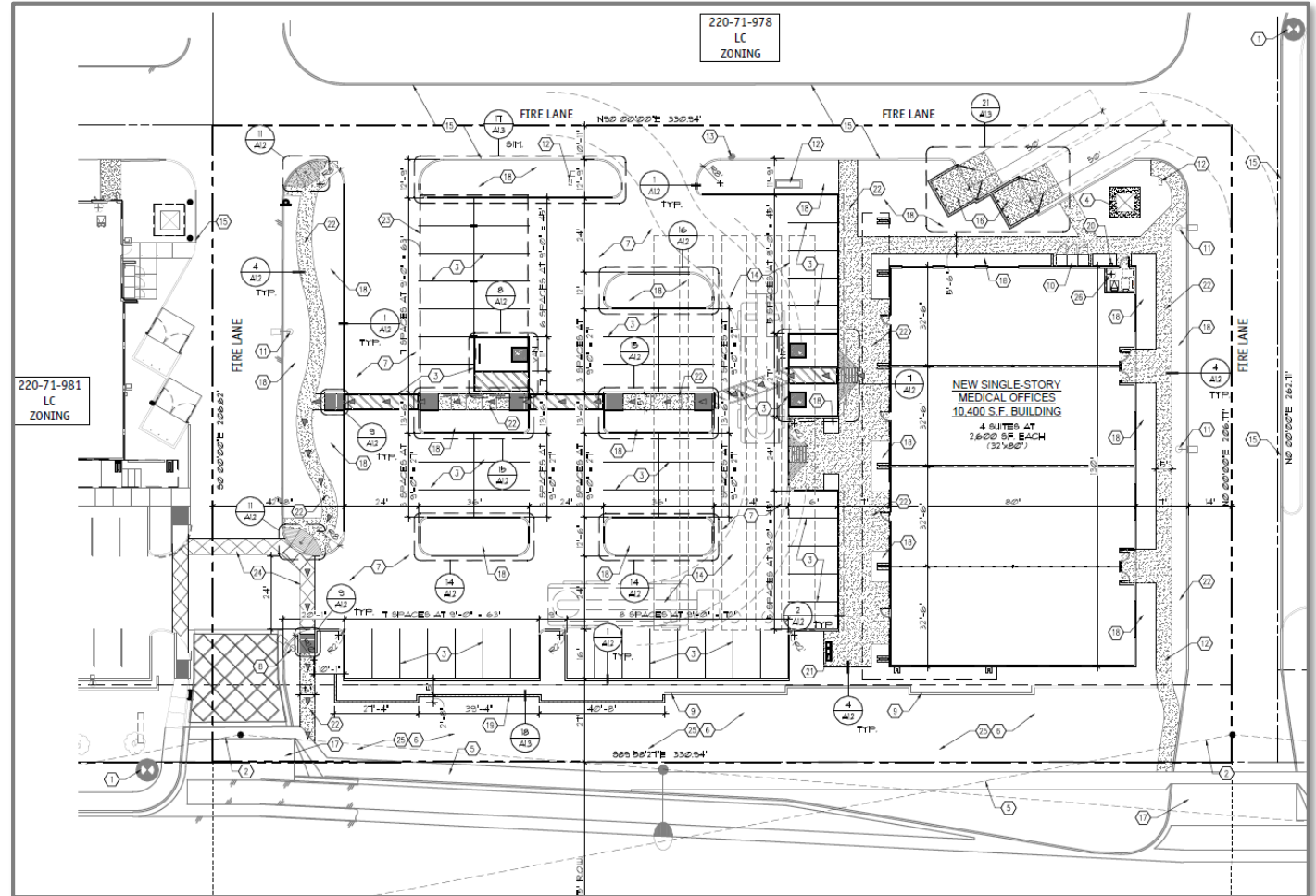
Looking north towards
the site

Looking west towards
the site



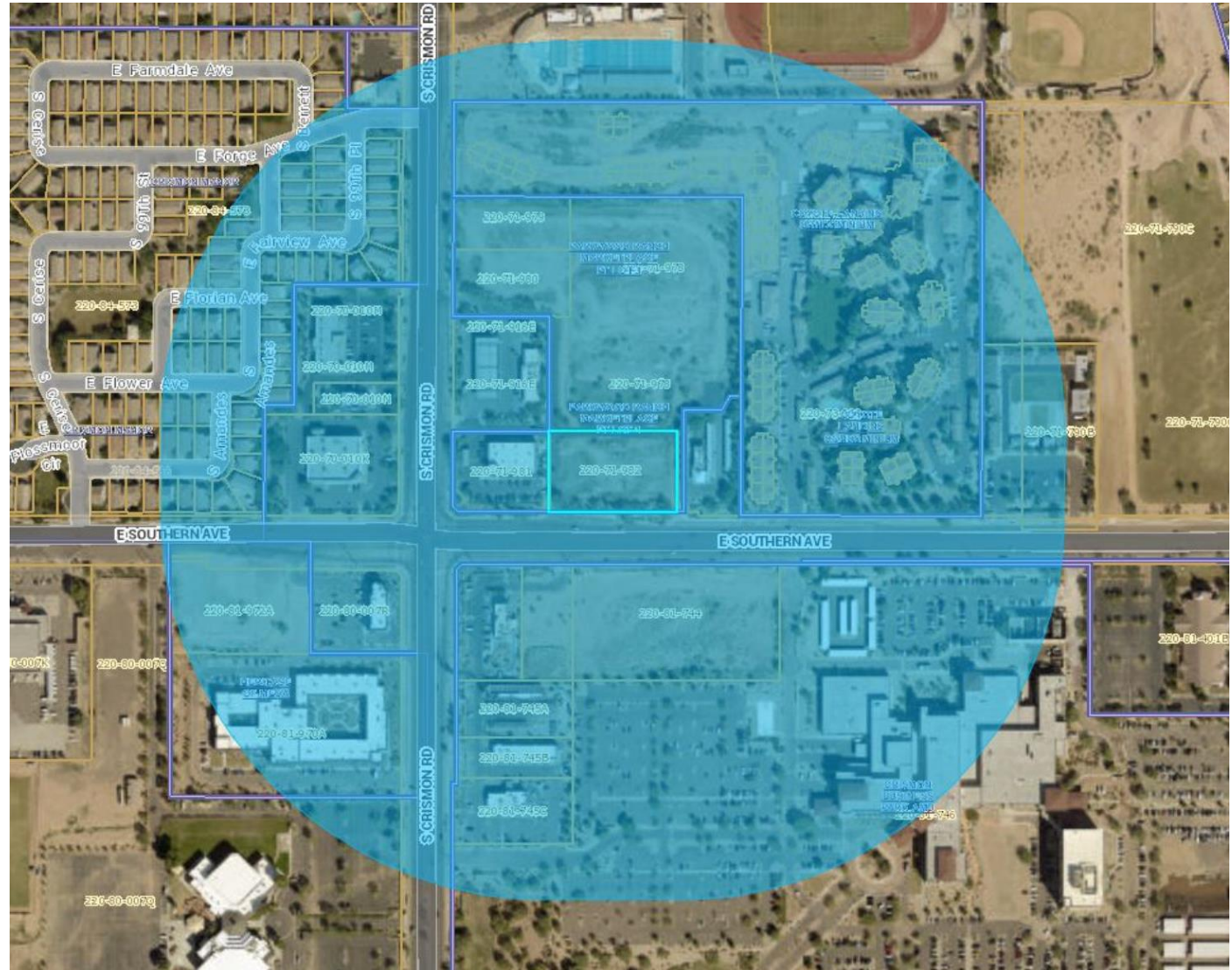
Site Plan

- Site accessed off of Southern Avenue
- 960 sf Entry Plaza
- Alternative compliance for parking area behind building



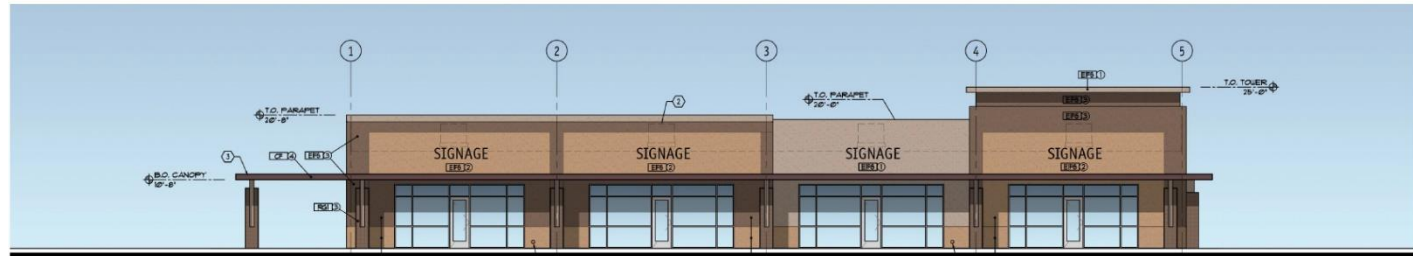
Citizen Participation

- 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.





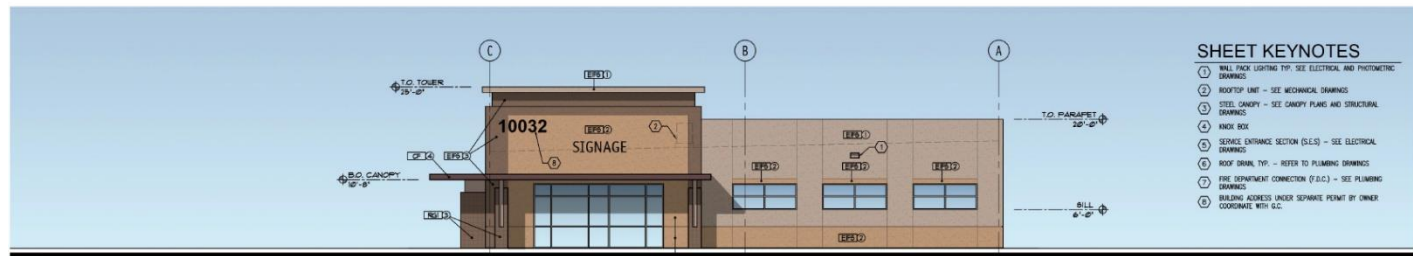
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SHEET KEYNOTES

- ① WALL PACK LIGHTING TYP. SEE ELECTRICAL AND PHOTOGRAPHIC DRAWINGS.
- ② ROOF/UP UNIT - SEE MECHANICAL DRAWINGS.
- ③ STEEL CANOPY - SEE CANOPY PLANS AND STRUCTURAL DRAWINGS.
- ④ KNOX BOX.
- ⑤ SEWAGE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS.
- ⑥ ROOF DRAIN TYP. - REFER TO PLUMBING DRAWINGS.
- ⑦ FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE PLUMBING DRAWINGS.
- ⑧ BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER. COORDINATE WITH G.C.

Design Review

- Scheduled for July 14, 2020

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the foundation base requirements per MZO section 11-33-5(B)(3)
- ✓ Meets the criteria for Alternative Compliance per MZO section 11-6-3(B)(7)
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff Recommendation

Approval with Conditions