

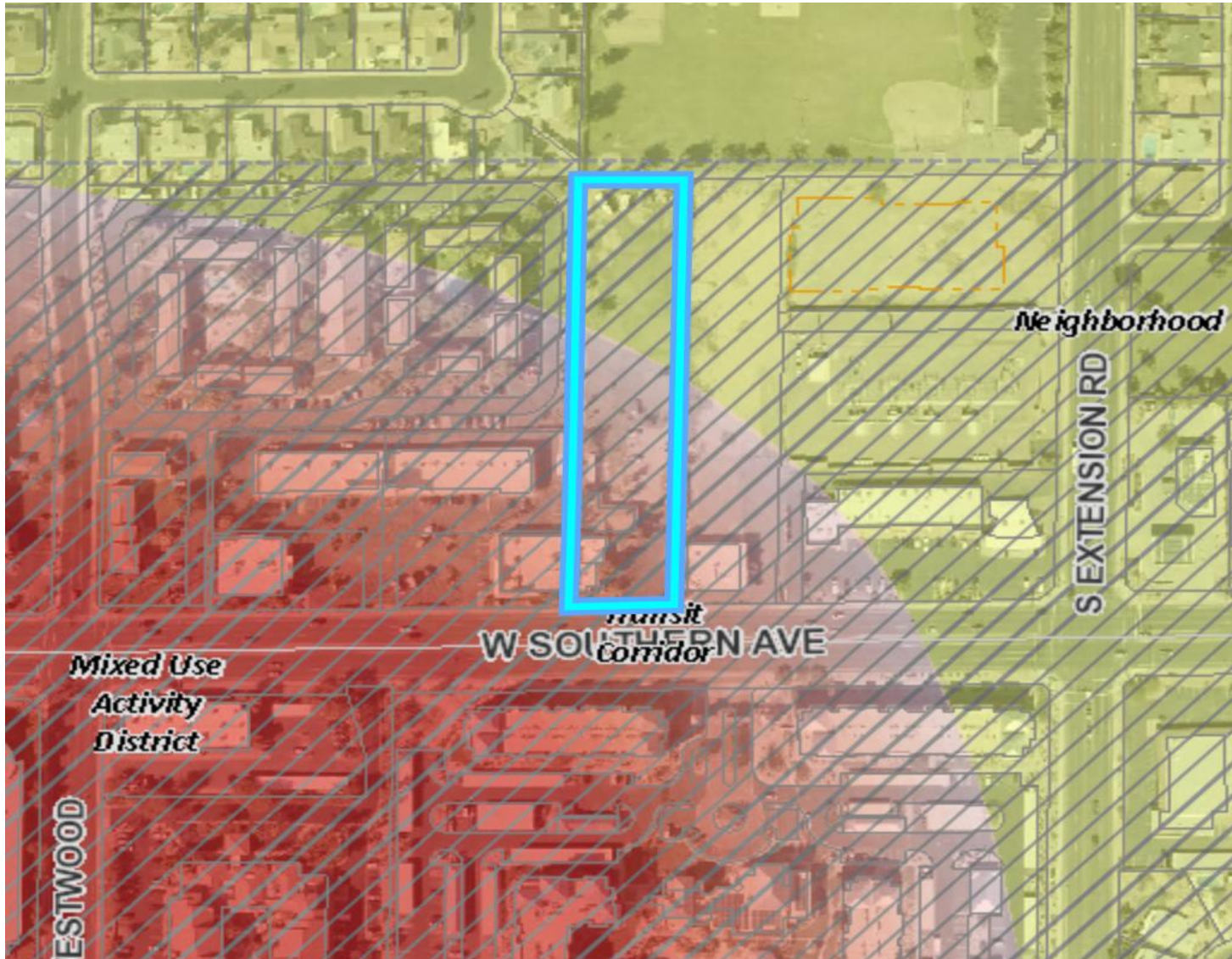


ZON20-00204

Location

- North of Southern Avenue
- East of Alma School Road
- West of Extension Road





General Plan

Mixed-Use Activity

- Strong and viable centers of commercial activity

Transit Corridor

Fiesta District

- Redevelopment & revitalization

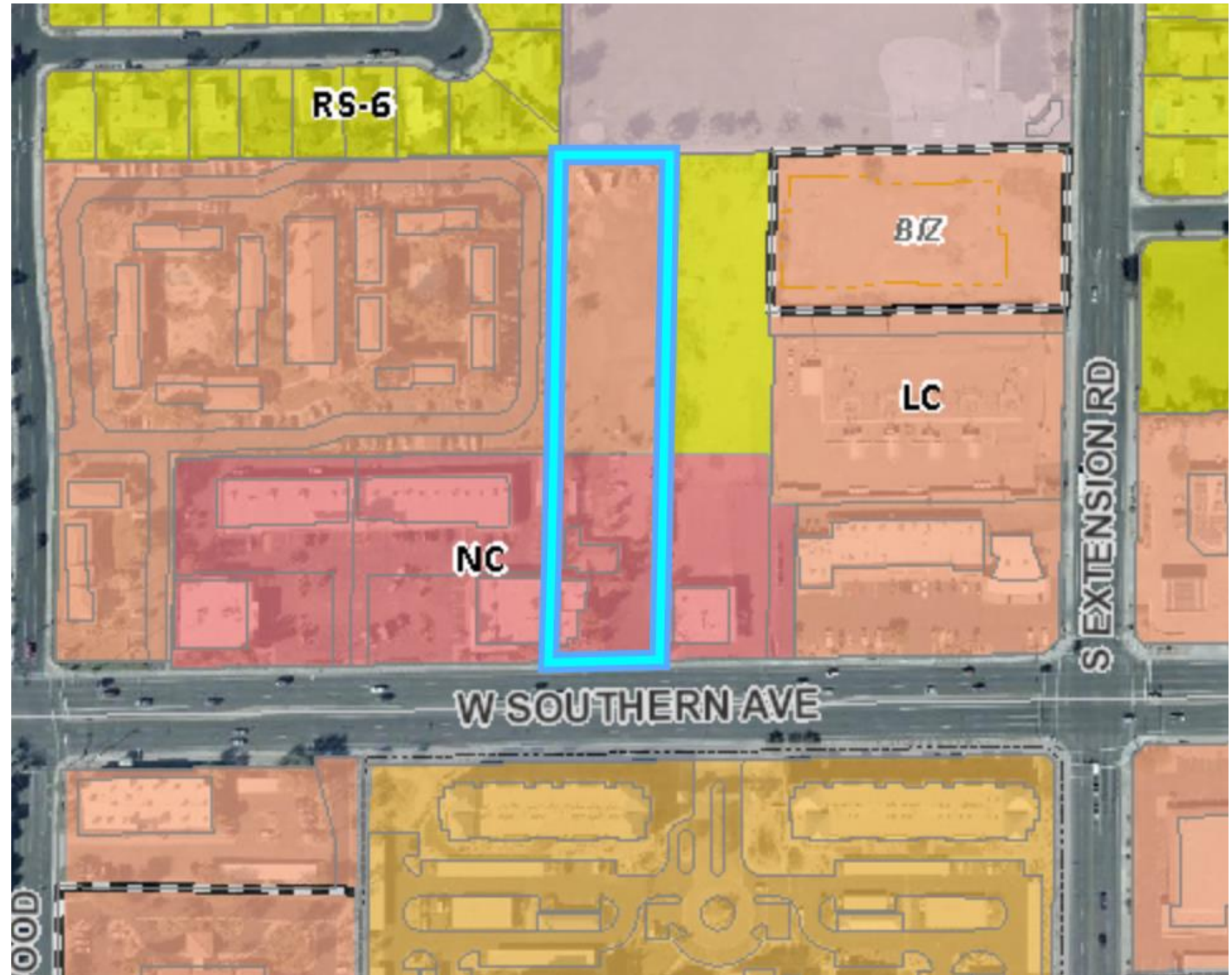
Zoning

Limited Commercial (LC)

- Northern half of site

Neighborhood Commercial (NC)

- Southern half of site





Request

- Rezone to LC-BIZ & Site Plan Review

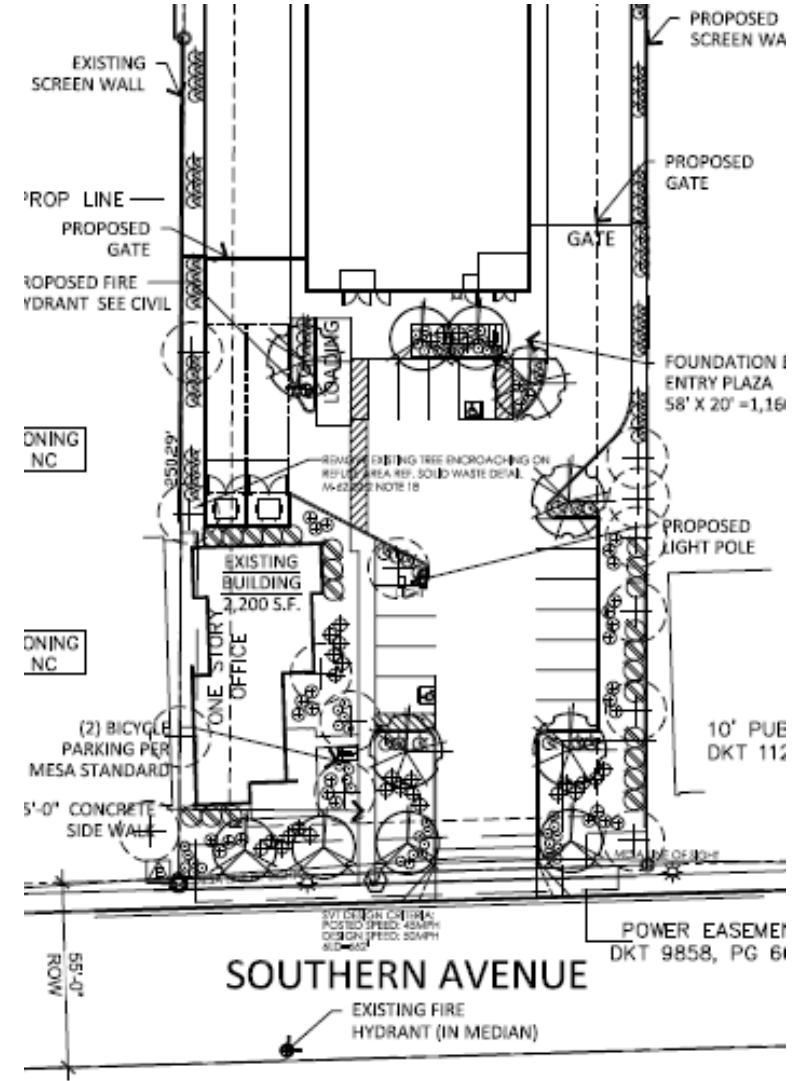
Purpose

- Allow for an office building and self-storage facility

Street View



- Demo of house
- Existing medical office
- Proposed self-storage

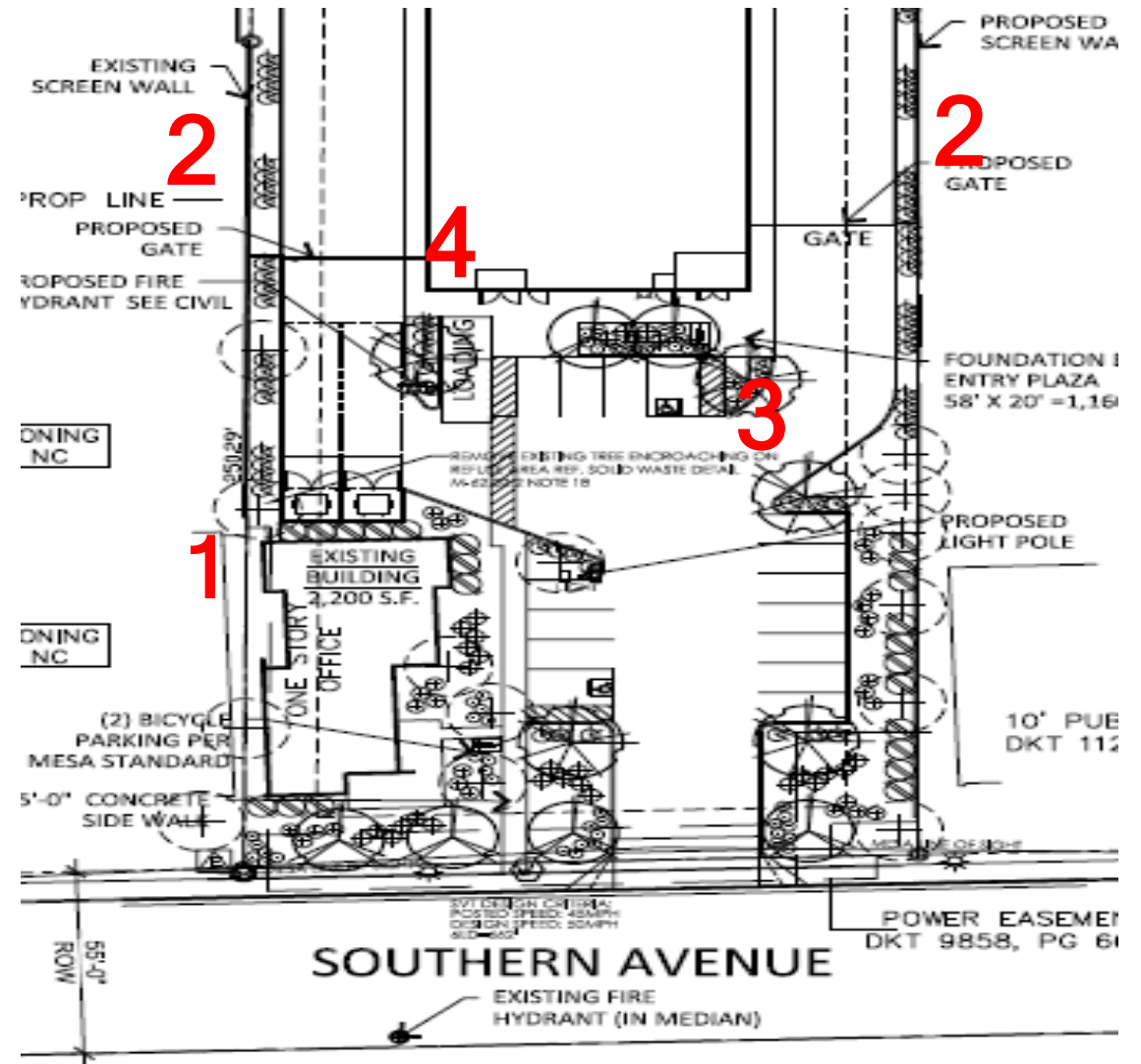


Bonus Intensity Zone (BIZ) Overlay

MZO Development Standards	Required	Proposed
<u>Interior Side Setback - Section 11-6-3</u> (building/landscape) West Side - Office West Side - Self-Storage East Side, adj. to RS district	(building/landscape) 15'/15' 15'/15' 25'/20'	(building/landscape) 3'/3' 15'/5' 25'/5'
<u>Foundation Base - Section 11-33-5</u> Entry Plaza Exterior wall w/ public entrance	20' depth, 900 SF 15' wide	5' depth, 250 SF 8' wide

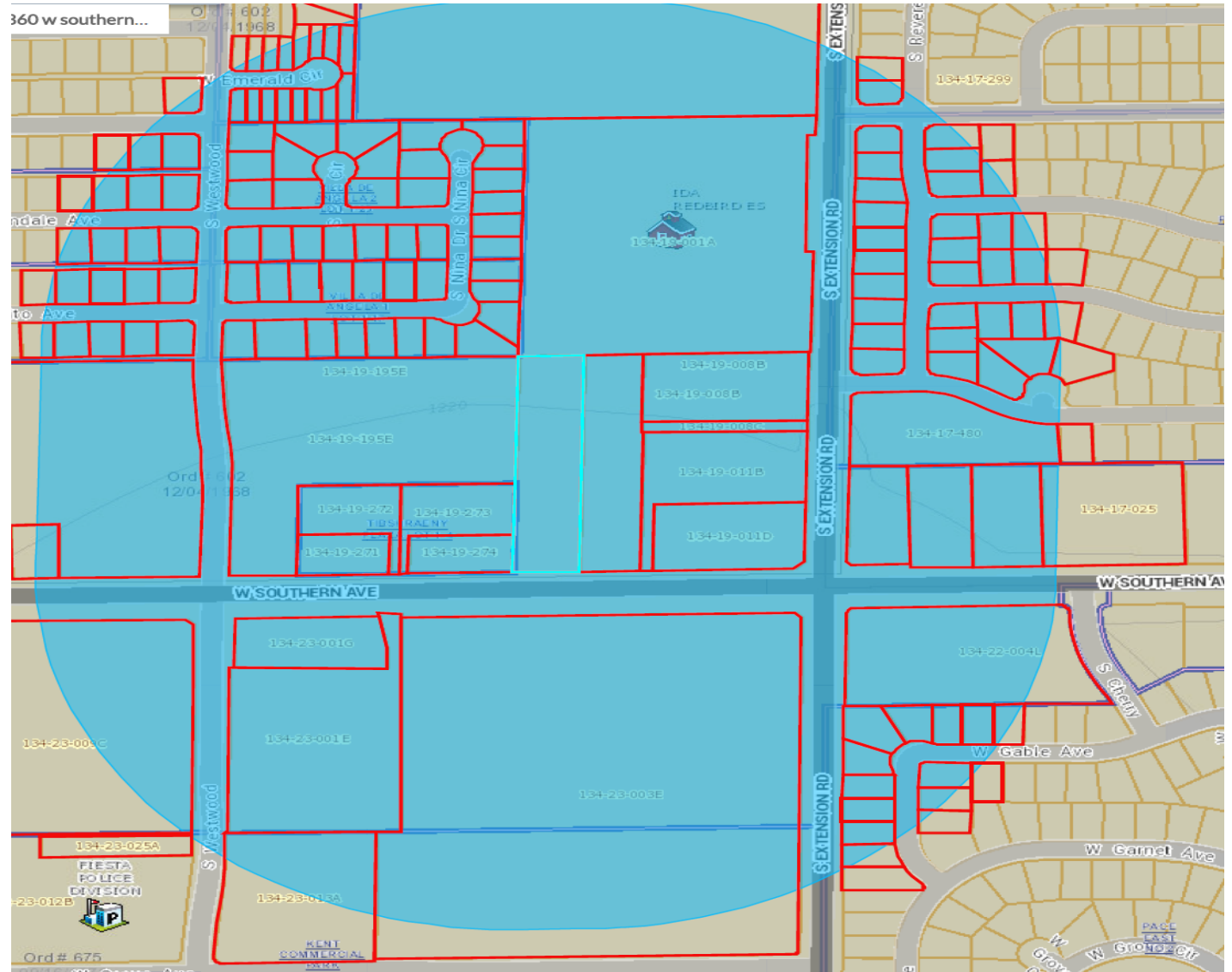
BIZ Overlay

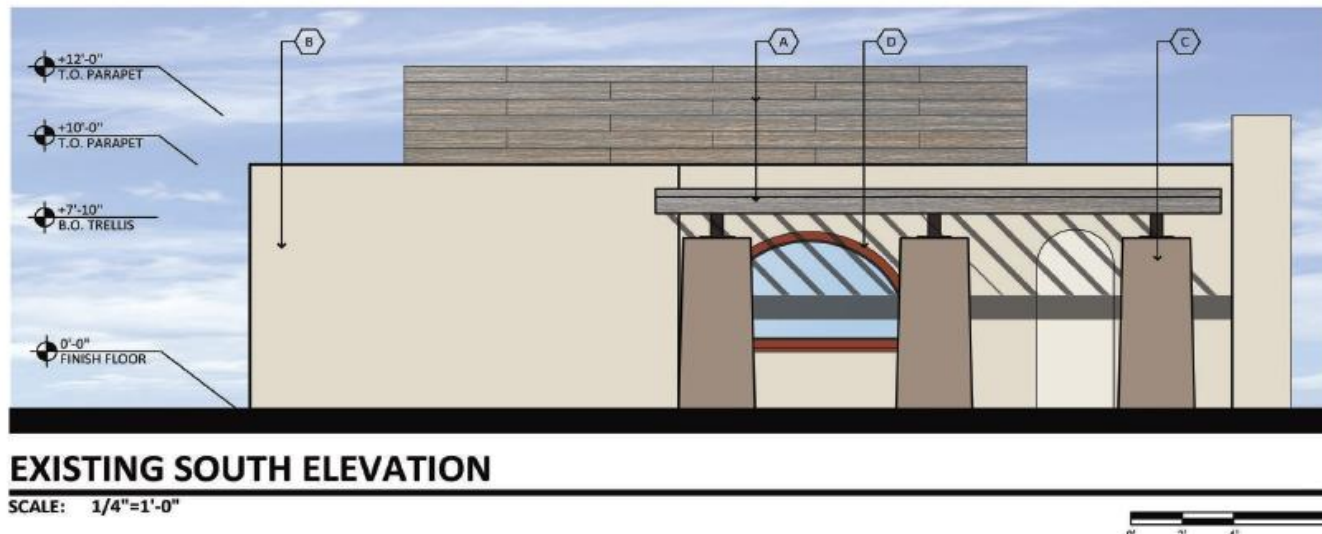
1. Reduction in building & landscape setback for existing office building
2. Reduction in landscape setback for self-storage building
3. Reduction in foundation base entry plaza
4. Reduction in foundation base depth



Citizen Participation

- 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.





Design Review

- May 12, 2020
- Recommended minor revisions to elevations

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Bonus Intensity Zone overlays outlined in Section 11-21-3 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