

City of Mesa

Planning and Zoning Board

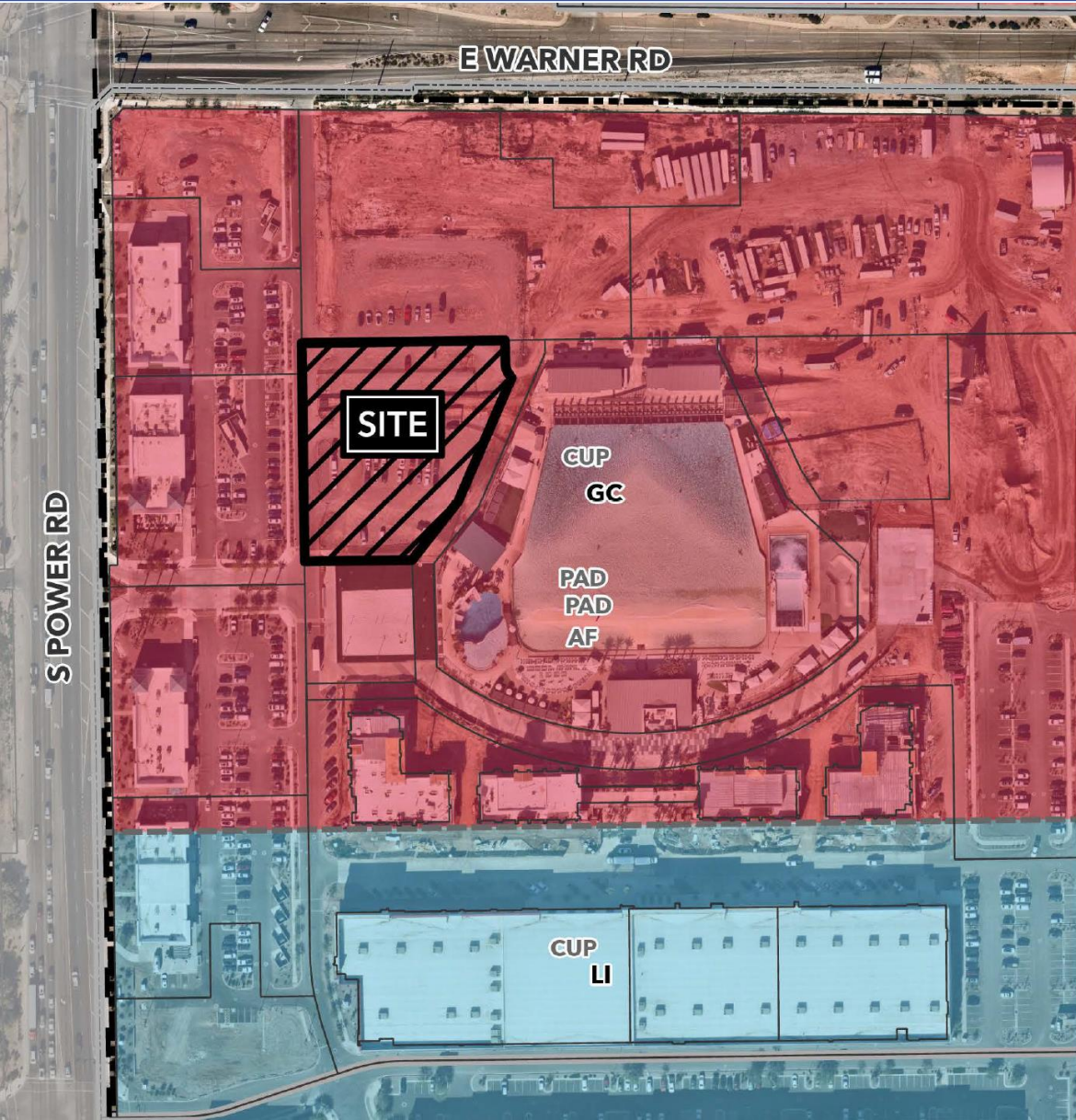
ZON26-00051
Cannon Beach

Evan Balmer, Assistant Planning Director



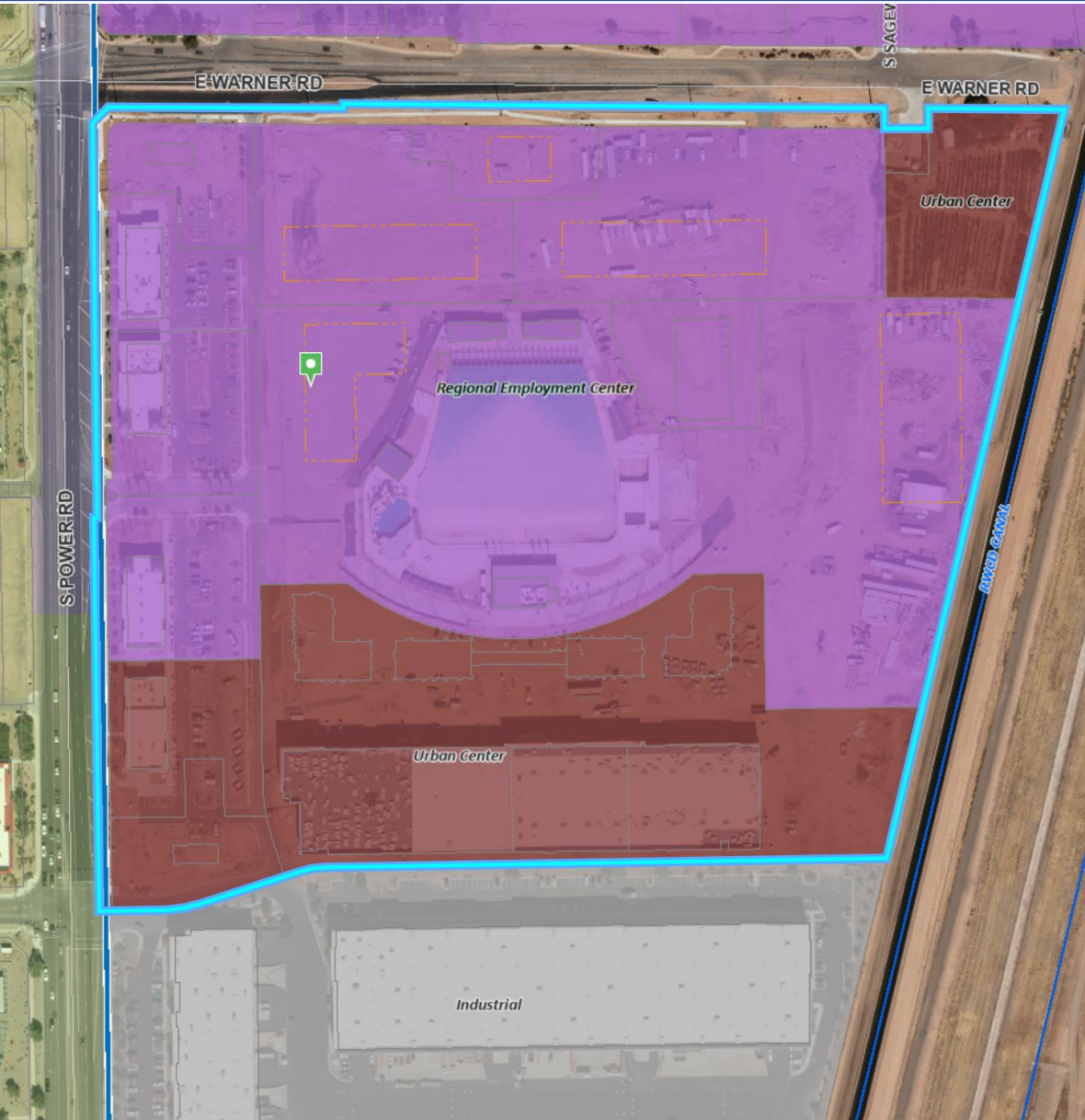
Request

- Special Use Permit
- To allow mechanical equipment to exceed the height in the GC-PAD district



Location

- Southeast corner of Power Road and Warner Road
- 1.3± hotel parcel
- 39± acre Cannon Beach mixed-use development



General Plan

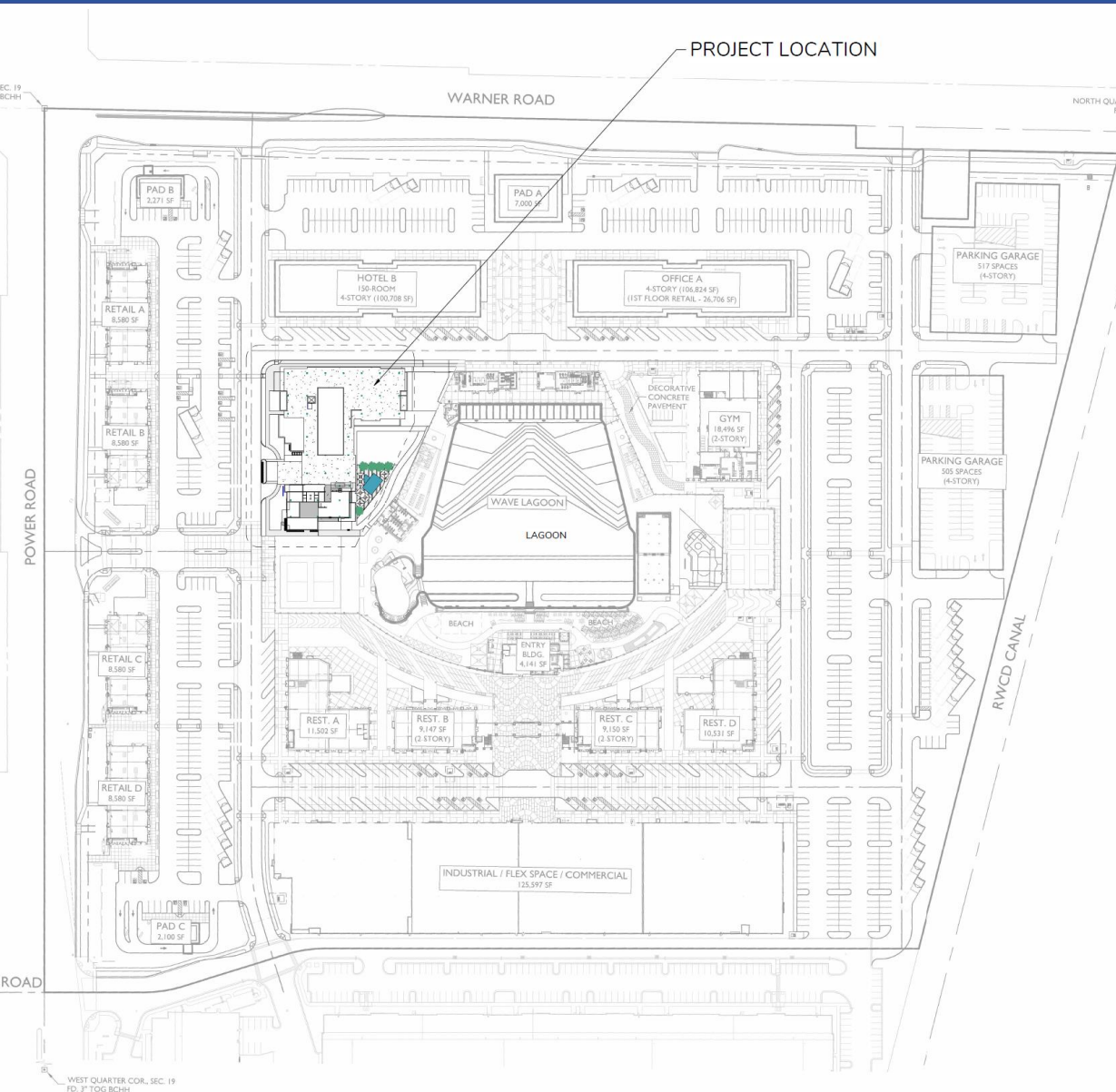
- Regional Employment Center Placetype
- Evolve Growth Strategy



Site Photos



Looking south toward the site from Warner
Road

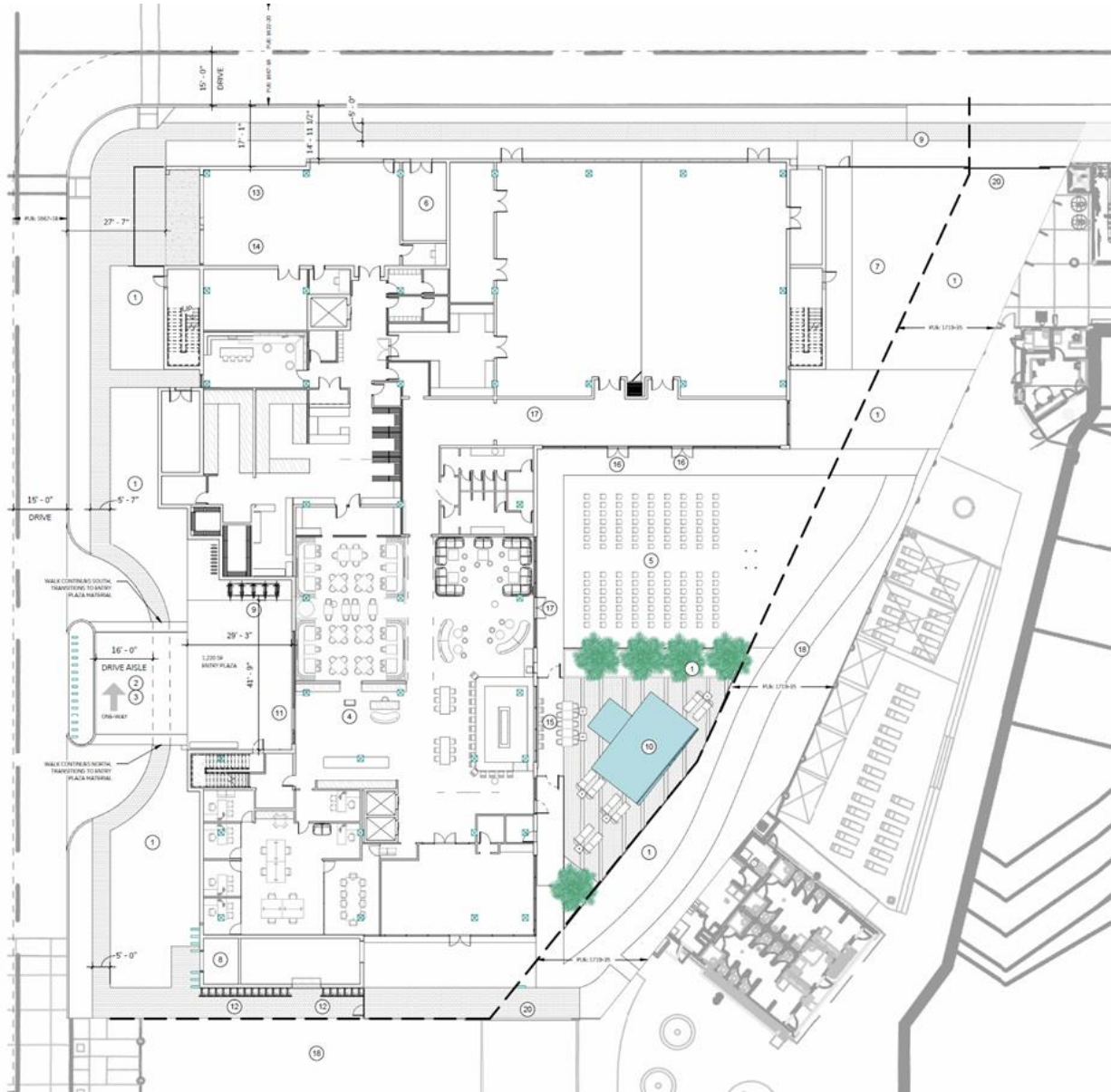


Cannon Beach Site Plan

- 39± acres
- Mixed use site with a variety of recreation, entertainment and restaurant uses
- Primary access from Power Road and Warner Road

Cannon Beach Hotel Site Plan

- Five story
- Approx. 110,000 square foot hotel
- Amenity area
- Connectivity to adjacent uses



Landscape Plan:



STAR JASMINE TO BE SHOWN ON STAINLESS CABLE TRELLIS AS SHOWN IN IMAGE TO THE LEFT
 SCB CABLE SOLUTIONS, LLC
 800-390-4195
 WWW.STAINLESSCABLESOLUTIONS.COM

AREAS FOR CABLE TRELLIS DELINEATED IN RED-REFER ARCHITECT FOR SCALE ELEVATION DRAWING



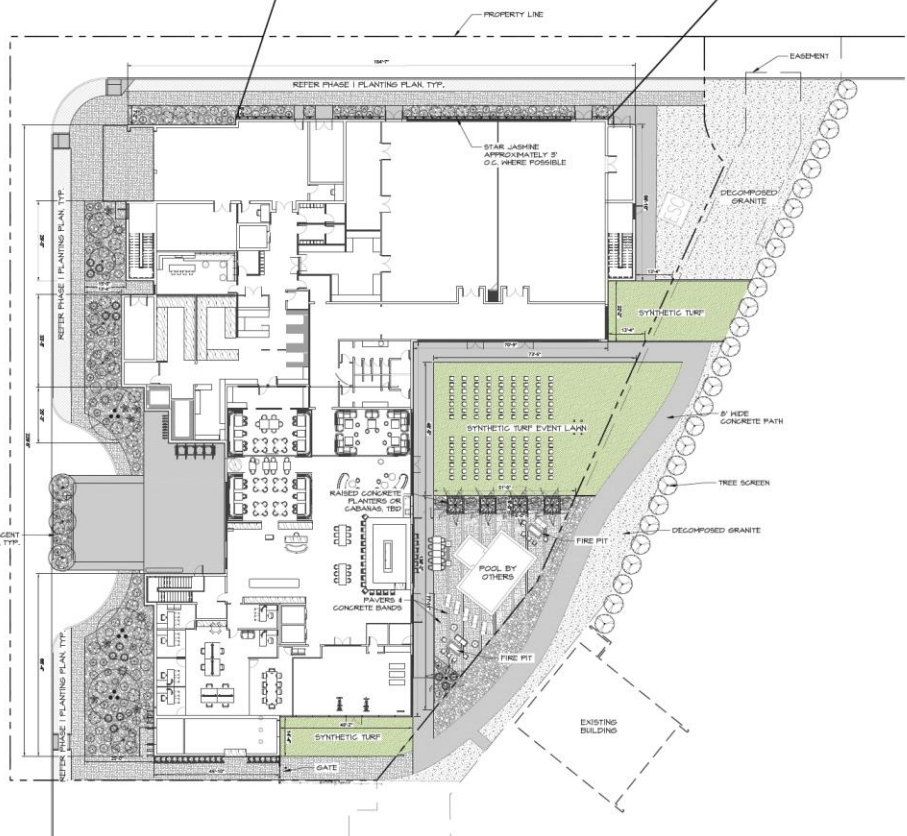
2 NORTH ELEVATION

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QNTY	QTY	SHADE SF.	SHADE SF. MULTIPLIED
	LAGERSTROEMIA INDICA / GRAPE HYDRATE	24' BOX	5	80 SF.	400 SF.
	PARKINSONIA X DESERT MUSEUM / DESERT MUSEUM PALO VERDE	56' BOX	5	216 SF.	824 SF.
	PHOENIX DACTYLIFERA / RESORT STYLE DATE PALM	24' BOX	5	148 SF.	150 SF.
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY	24' BOX	26	40 SF.	1,14 SF.
	VITEX AGNIS-CASTUS / GHASTLY TREE	24' BOX	3	214 SF.	214 SF.
					TOTAL SF.
					3,245 SF.
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY		
	AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT	5 GAL	7		
	AGAVE PARVIFLORA / ARTICHOKES PARRY'S AGAVE	5 GAL	6		
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	5		
	LANTANA SELLOWIANA / PURPLE LANTANA	1 GAL	20		
	RHAPHOLEPIS INDICA 'PINKIE' / INDIAN HARTHORNE	5 GAL	14		
	ROSA ACICULARIS 'NOARE' TM / RED FLOWER CARPET ROSE	5 GAL	55		
	ECHINOCACTUS GRISONII / GOLDEN BARREL CACTUS	5 GAL	5		
GRASSES					
	MULLENBERGIA CAPILLARIS 'REGAL MIST' TM / M/HL	5 GAL	15		
	MULLENBERGIA LINDEHEMERI 'AUTUMN GLOW' / AUTUMN GLOW MUHL	5 GAL	5		
	Pennisetum alopecuroides 'HANELI' / HANELI DWARF FOUNTAIN GRASS	5 GAL	24		
	TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	5 GAL	31		
ANNUALS/PERENNIALS					
	DELOSPERMA NIBIGENUM / ICE PLANT	1 GAL	55		
	HENICOCALLIS X STELLA DE ORO / STELLA DE ORO DAYLILY	1 GAL	6		
	SALVIA GREGGII / AUTUMN SAGE	1 GAL	2		
	ROCK MULCH TO BE A MINIMUM OF 1" AND 3" THICK PER CITY DEPT. PRO-3 0.2 OZ. HOVEN, NEED BARRIER OR SIMILAR TO BE INSTALLED UNDER ALL ROCK MULCH IN PLANTER AREAS.				

TYPE OF PLANT MATERIAL	CREDIT IN SF.	TOTAL IN SF.
EVERGREEN TREE (AT LEAST 28 FT. TALL AT MATURITY)	100	800
SHADE TREE	50	150
ORNAMENTAL TREE	25	125
LARGE SHRUB (MORE THAN 8' TALL AT MATURITY)	50	-
MEDIUM SHRUB (4-8' TALL AT MATURITY)	25	475
SMALL SHRUB (LESS THAN 4' TALL AT MATURITY)	10	200
COLLIMNAR DECIDUOUS OR EVERGREEN TREE	25	-
COLLIMNAR EVERGREEN SHRUB (LESS THAN 8' TALL AT MATURITY)	10	-
EVERGREEN GROUND COVER	25	1675
PERENNIAL PLANT AND GROUND COVER, BULB/TUBER AND ORNAMENTAL GRASS	5	355
1. DWARF TREES OR TREE VARIETIES WITH A MATURE WIDTH OF LESS THAN 10'	25	-
2. LARGE ORNAMENTAL GRASS, OVER 4' TALL AT MATURITY	10	50

- Trees: Desert Museum, Date Palm, Compact Carolina Cherry
- Star Jasmine trellis on north elevation





Elevations



1 WEST ELEVATION

3/32" = 1'-0"



Elevations



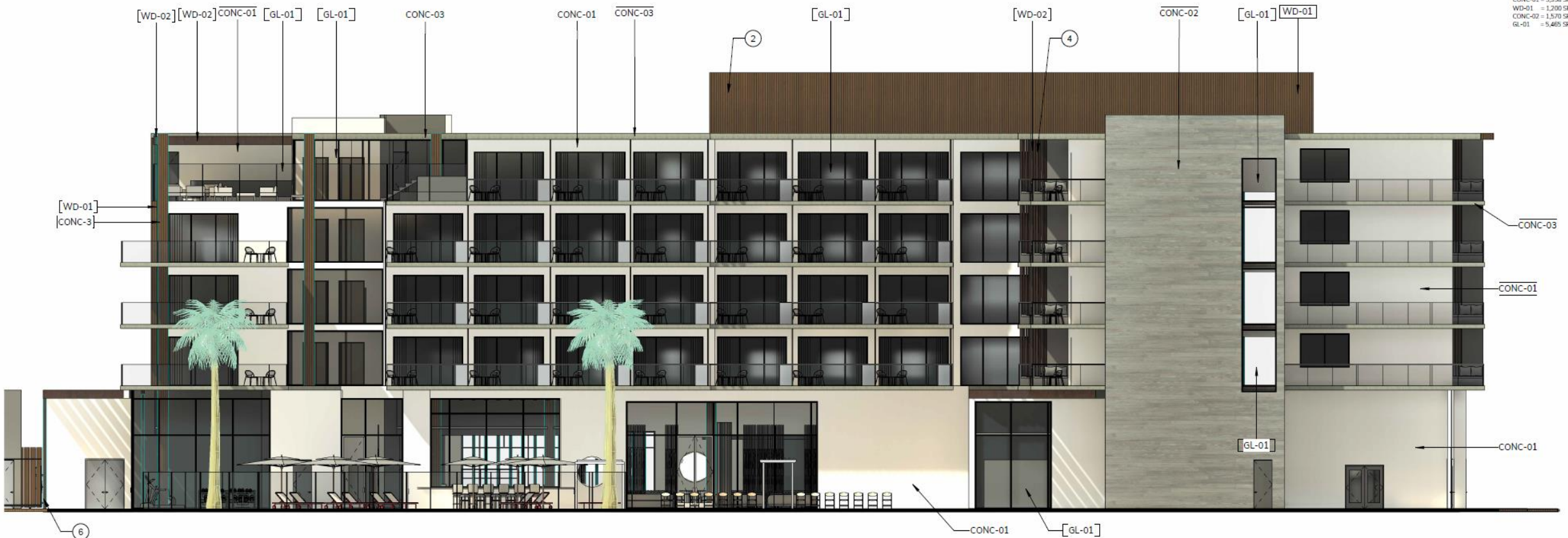
3 SOUTH ELEVATION

3/32" = 1'-0"



Elevations

% TOTAL PER MATERIAL
 THIS FACE = 13,875 SF
 CONC-01 = 5,958 SF (43%)
 WD-01 = 1,200 SF (8.6%)
 CONC-02 = 1,570 SF (11.3%)
 GL-01 = 5,465 SF (39.5%)



1 EAST ELEVATION
 3/32" = 1'-0"



Elevations



2 NORTH ELEVATION

3/32" = 1'-0"



Materials & Colors

- Board form concrete
- Smooth concrete
- EIFS
- Wood finish aluminum
- Glass railing



ACCENT: CONC-02
BOARDFORM CONCRETE



FIELD: CONC-01
E.I.F.S. SYSTEM: BASED ON DRYVIT
396 - ALABASTER (OR SIMLAR)



RAILING: GL-02
CLEAR GLASS RAILING SYSTEM



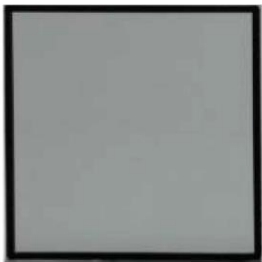
ACCENT: CONC-03
SMOOTH CONCRETE



ACCENT: WD-01
REALISTIC WOOD FINISH ALUMINUM
CLICK-ON BATTEN SYSTEM
COLOR: BASED ON SCULPTFORM
NORTHERN SPOTTED GUM (OR SIMILAR)



STOREFRONT FRAME:
DARK ANODIZED ALUMINUM BASED ON
ARCADIA AB-7 STANDARD DARK
BRONZE (OR SIMILAR)



PRIMARY GLAZING: GL-01
VITRO OPTIGRAY (OR SIMILAR)



ACCENT: WD-02
REALISTIC WOOD FINISH ALUMINUM
SYSTEM
COLOR: BASED ON SCULPTFORM :
NORTHERN SPOTED GUM (OR SIMILAR)



Rendering





Rendering





Rendering





Rendering



Special Use Permit

- Per Table 11-30-3 of the MZO, mechanical penthouses can extend 10 feet above height limit for 60% of roof area
- SUP required in AOA – property is in AOA2
- Max height for a hotel per PAD – 65 feet
 - Top of roof – 61 feet
 - Top of penthouse – 71 feet
 - Request – 75 feet

Special Use Permit – Required Findings

- Advance the goals and objectives of and is consistent with the General Plan and any other applicable City plan and/or policies;
- The location, size, design, and operating characteristics of the proposed project are consistent with the district where it is located;
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area
- Adequate public services, public facilities and public



Recommendation

Approval with conditions

City of Mesa

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