



Planning & Zoning Board



ZON24-01061

The Rosetta Room

Chloe Durfee Daniel, Planner II

March 12, 2025



Request

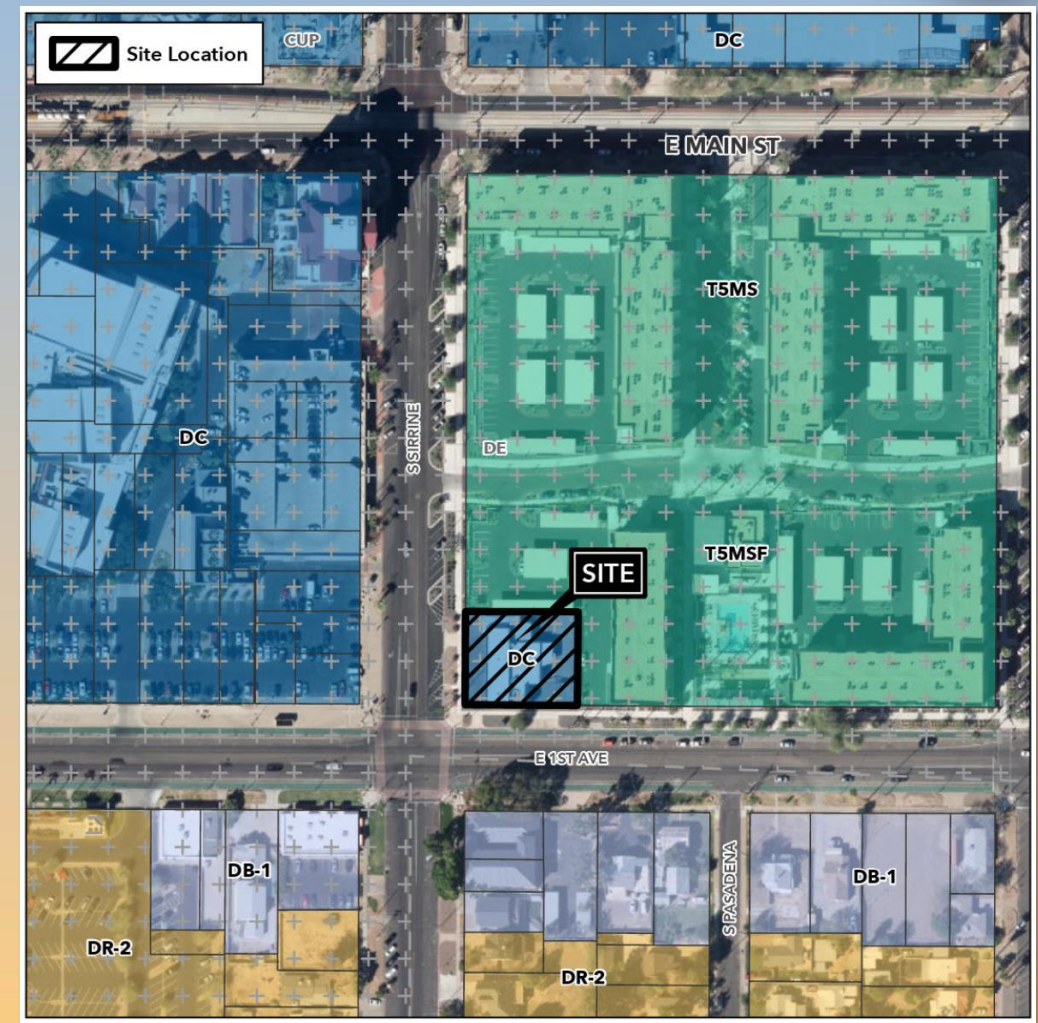
- Site Plan Review, and Special Use Permit
- To allow for a commercial entertainment, coffee shop and general retail development





Location

- 104 E 1st Ave
- Northeast corner of Sirrine and 1st Ave

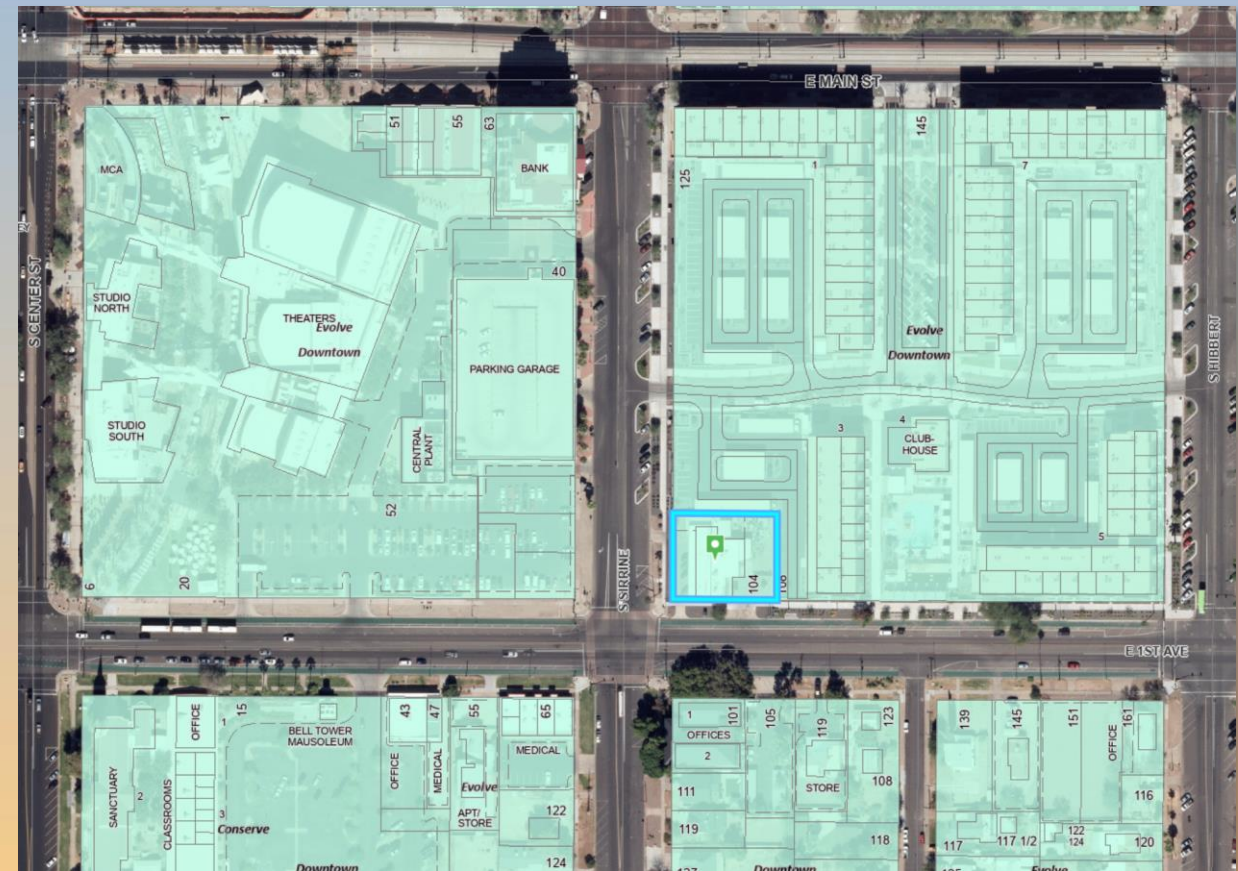




General Plan

Downtown - Evolve

- Most intensely developed with a wide range of uses
- Pedestrian-friendly, mixed-use, urban environment

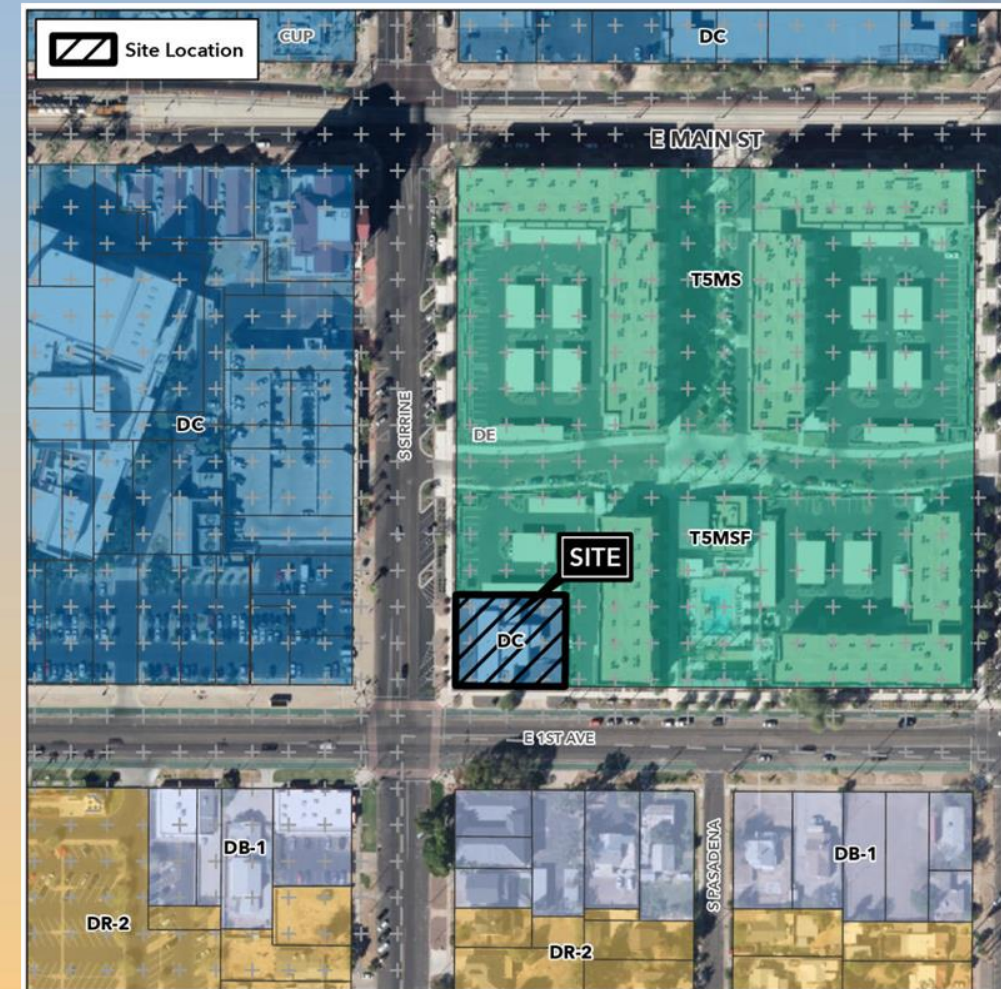




Zoning

Downtown Core (DC)

- Higher-intensity land uses with a focus on redevelopment of under-utilized and bypassed parcels
- Commercial entertainment, coffee shop and general retail are all permitted uses within the DC district





Site Photo



Looking north from 1st Ave



Site Photo



Looking east from Serrine

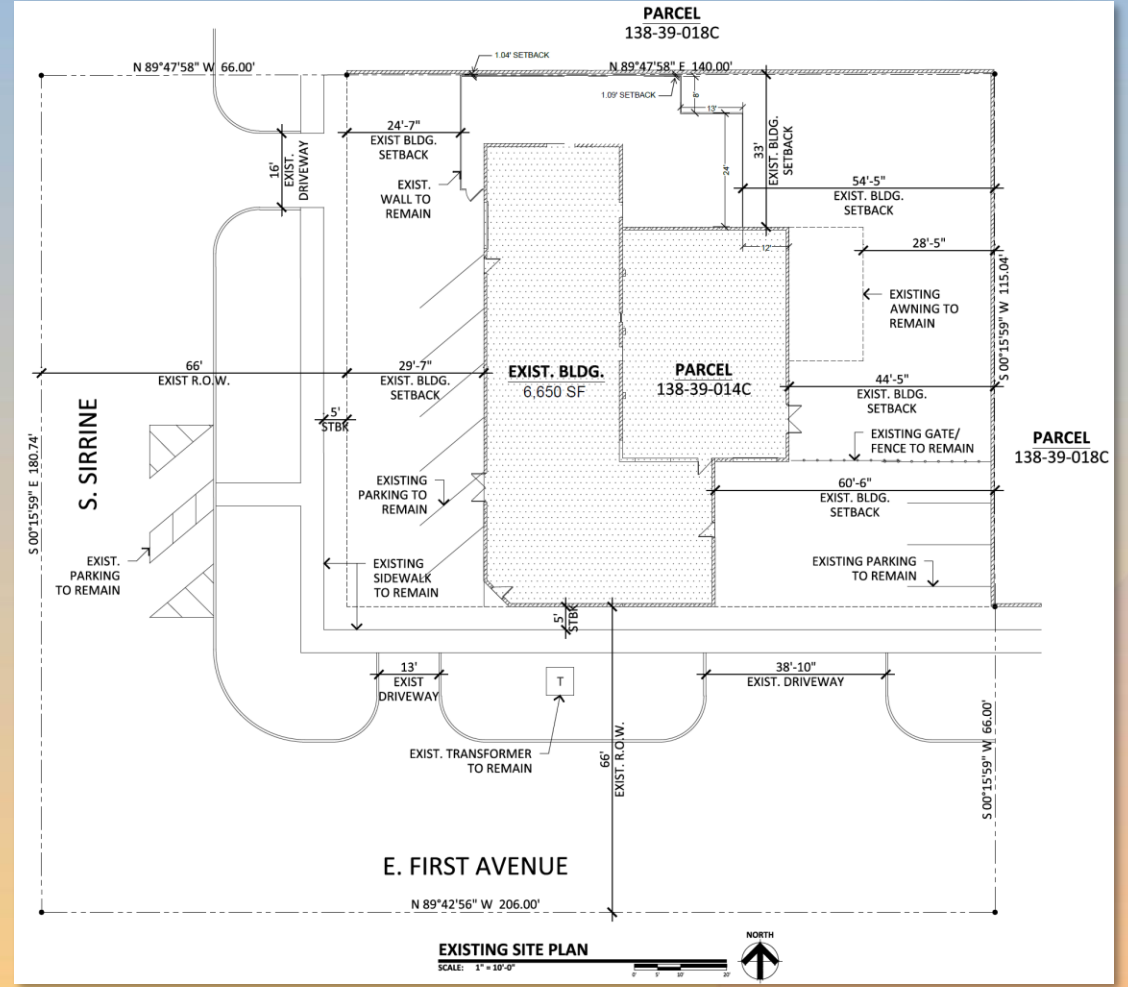


Looking north from 1st Ave



Site Plan

- Existing site layout remaining
- Vehicle access from SIRRINE and 1st Ave
- 8 parking spaces on site
- 2 street parking spaces adjacent





Landscape Plan

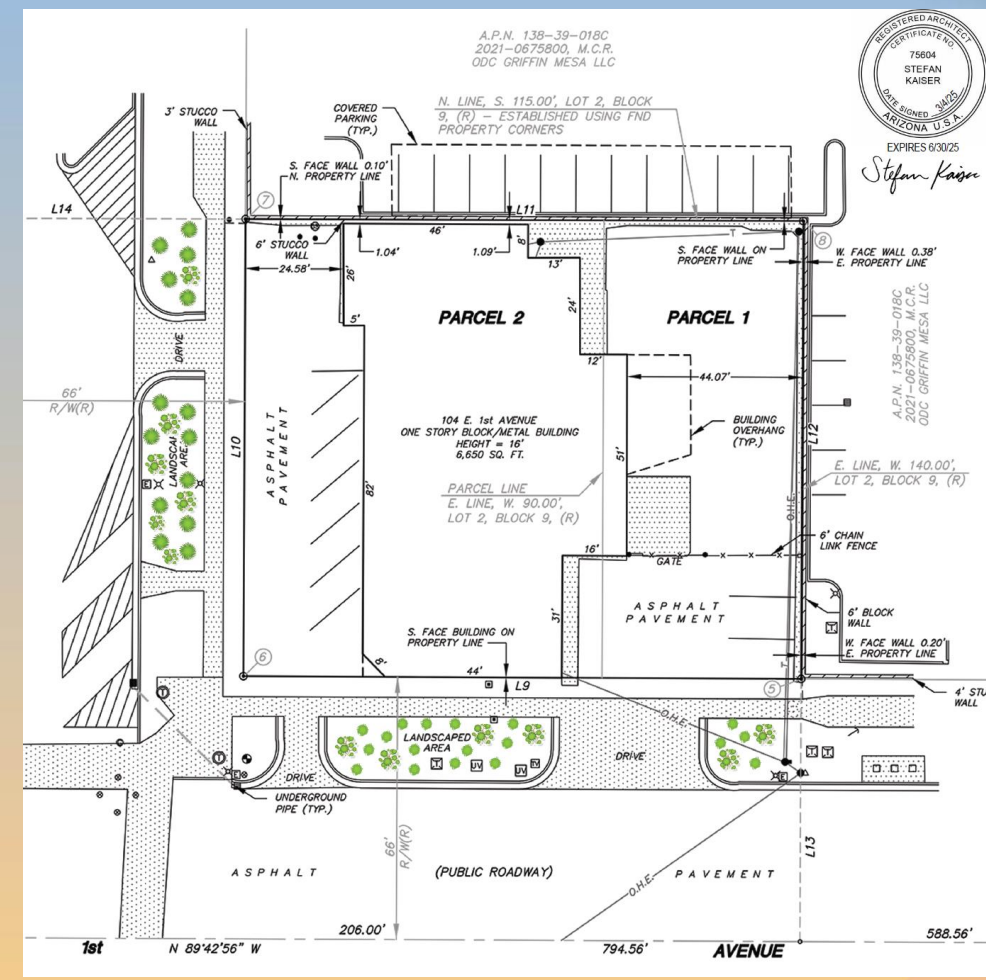
TREES - 

SHRUBS - 

RED PUSH PISTACHE



DEER GRASS



Existing Elevations



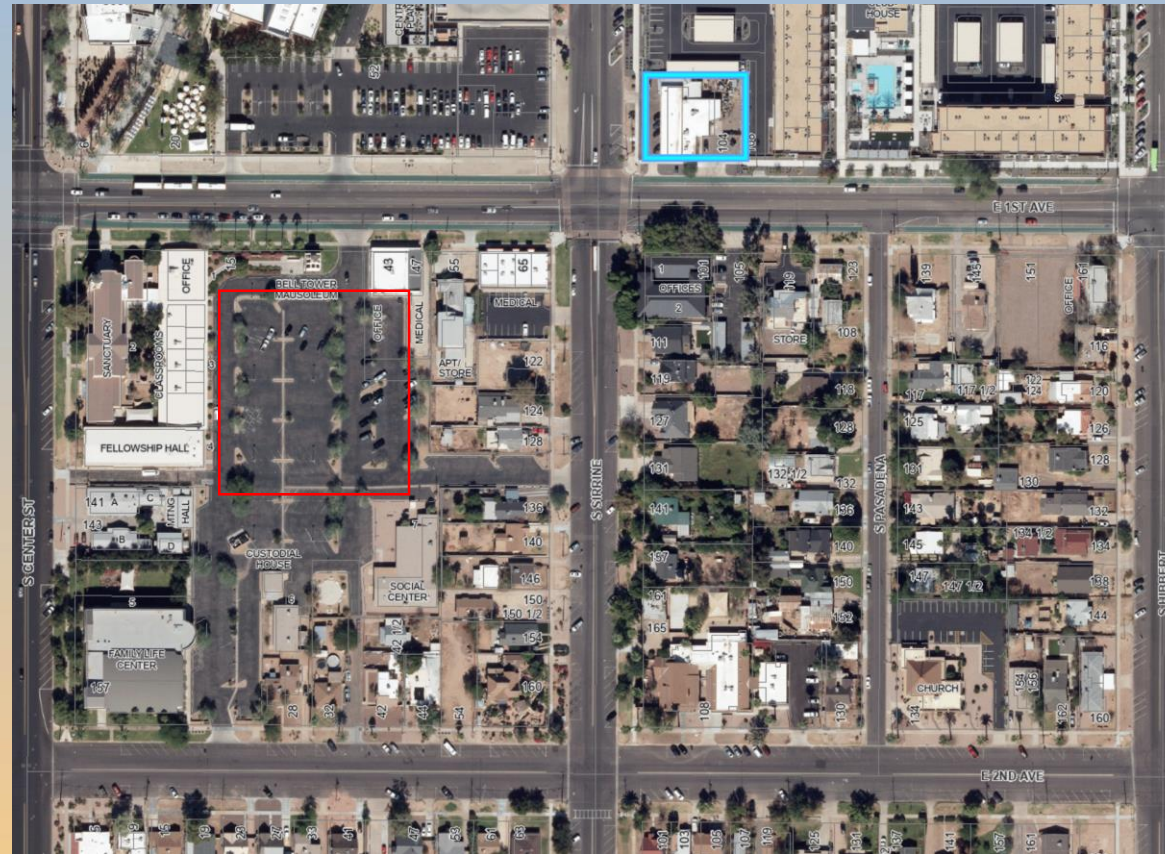
West Side



South and East Side



Off-Site Parking Agreement



60 parking spaces available approx. 550 feet away



Approval Criteria

Section 11-32-7(C) Off-Site Parking Criteria

- ✓ #1 No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the Zoning Administrator if adequate assurances are offered that van or shuttle service will be operated between the off-site parking areas and the principal use.
- ✓ #2 An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the Zoning Administrator, in an approved form. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking, and shall be recorded with the County Recorder's Office. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Chapter.



Approval Criteria

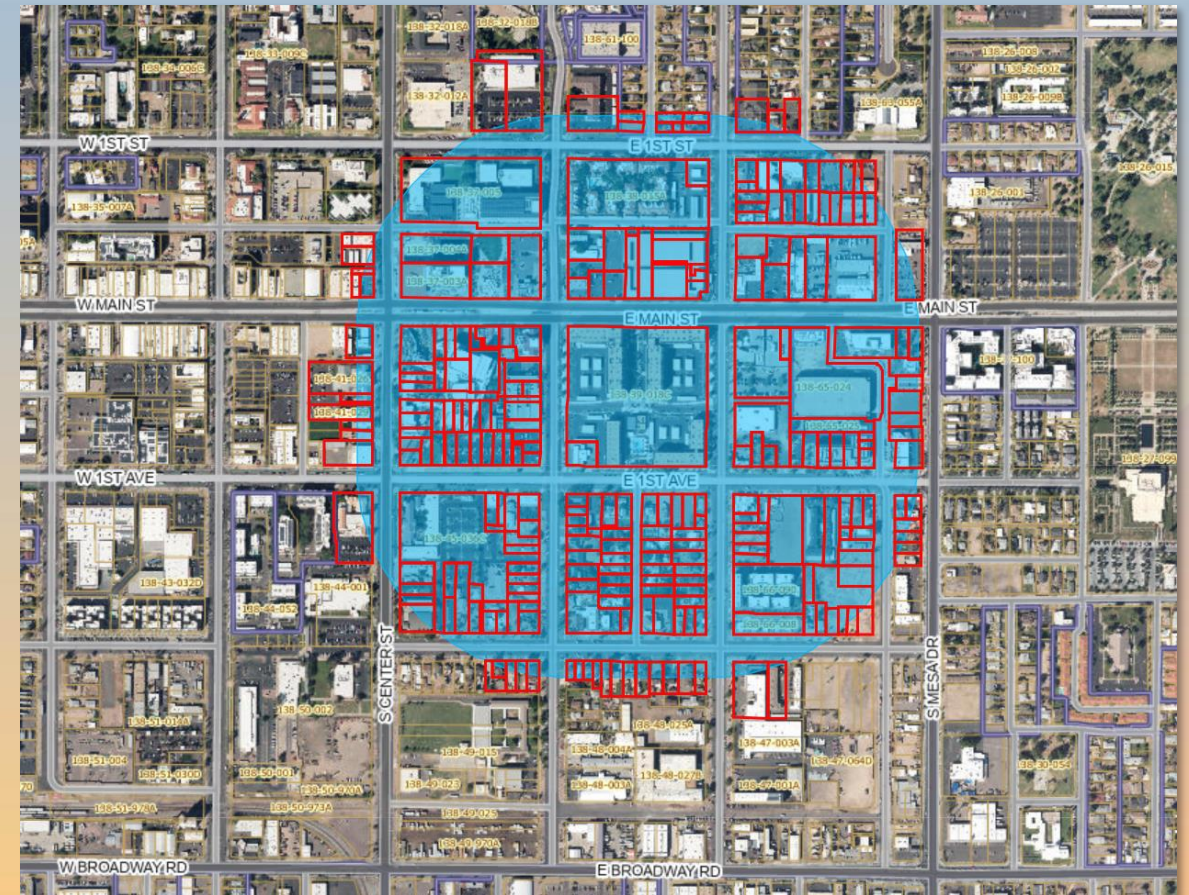
Section 11-70-5 Special Use Permit Criteria

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting held February 4th with two attendees
- Staff has not received any comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 for Site Plan Review
- ✓ Complies with Section 11-8-6 for Downtown Core
- ✓ Complies with Section 11-32-7(C) for Off-Site Parking
- ✓ Complies with MZO Section 11-70-5 for Special Use Permit

Staff recommend Approval with Conditions



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