



City Council

ZON22-01298

Red Oak Autism Academy

Mary Kopaskie-Brown

August 28, 2023



Request

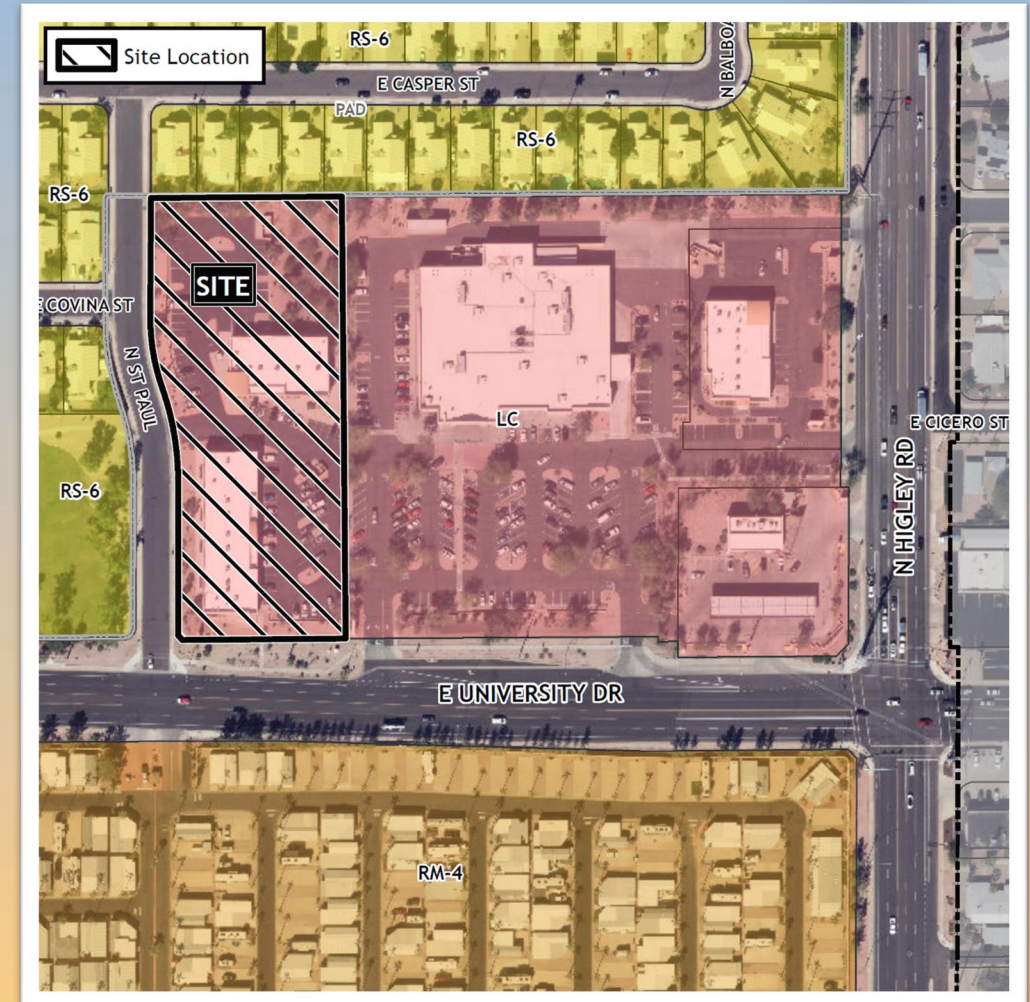
- Council Use Permit (CUP) to allow for a K-12 private school in the Limited Commercial (LC) zoning district





Location

- East of Greenfield Road
- West of Higley Road
- North side of University Drive

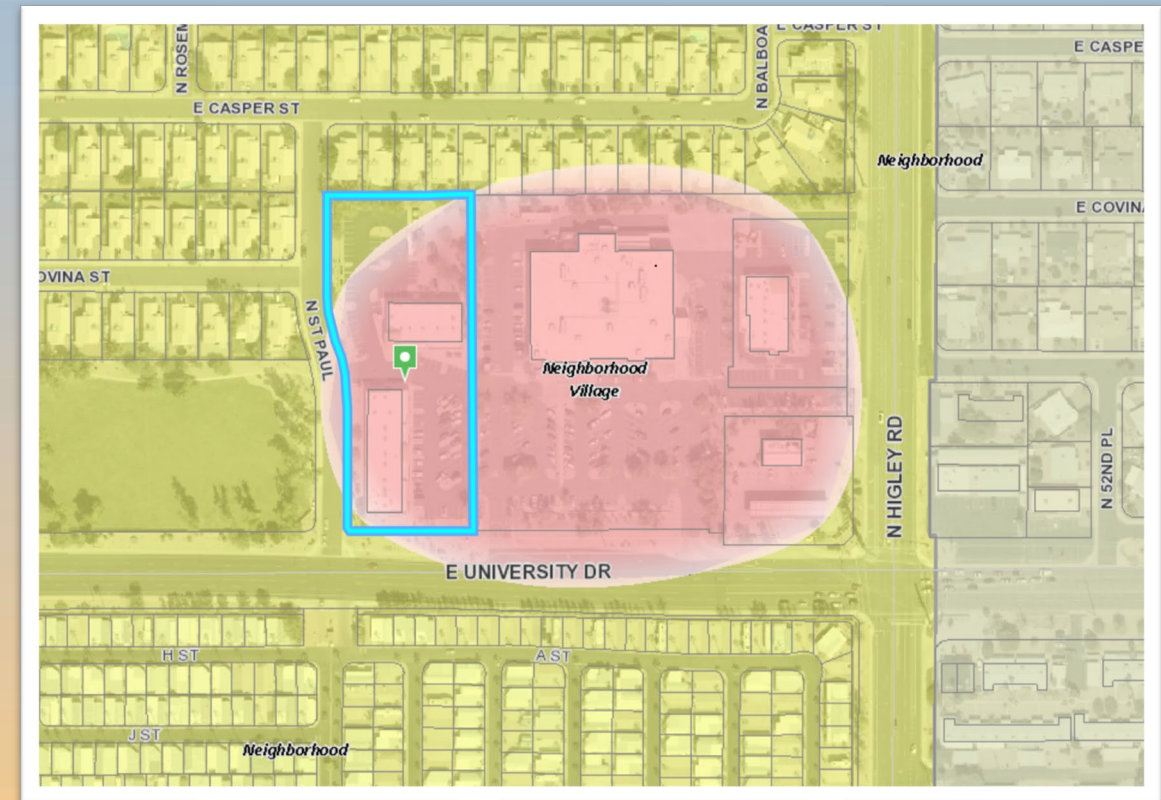




General Plan

Neighborhood Village

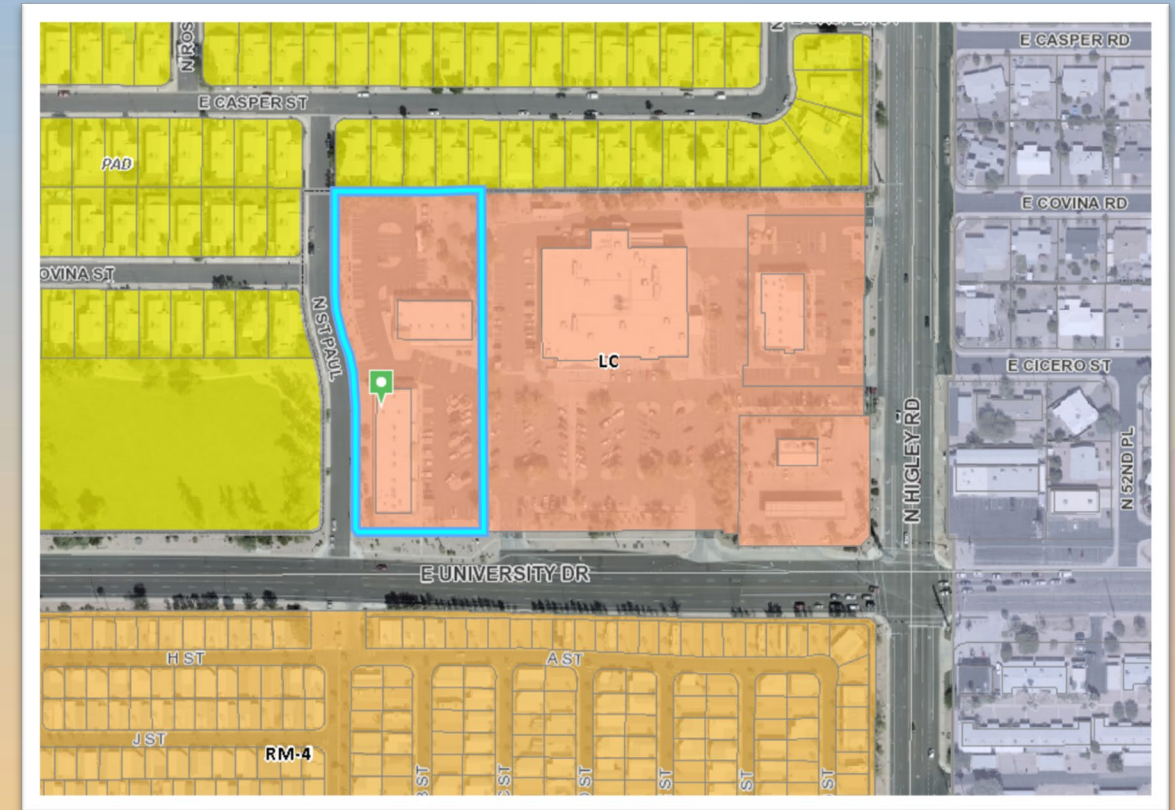
- Commercial and mixed-use nodes of activity
- Generally, between 15 and 25 acres in size
- Serve the surrounding neighborhoods





Zoning

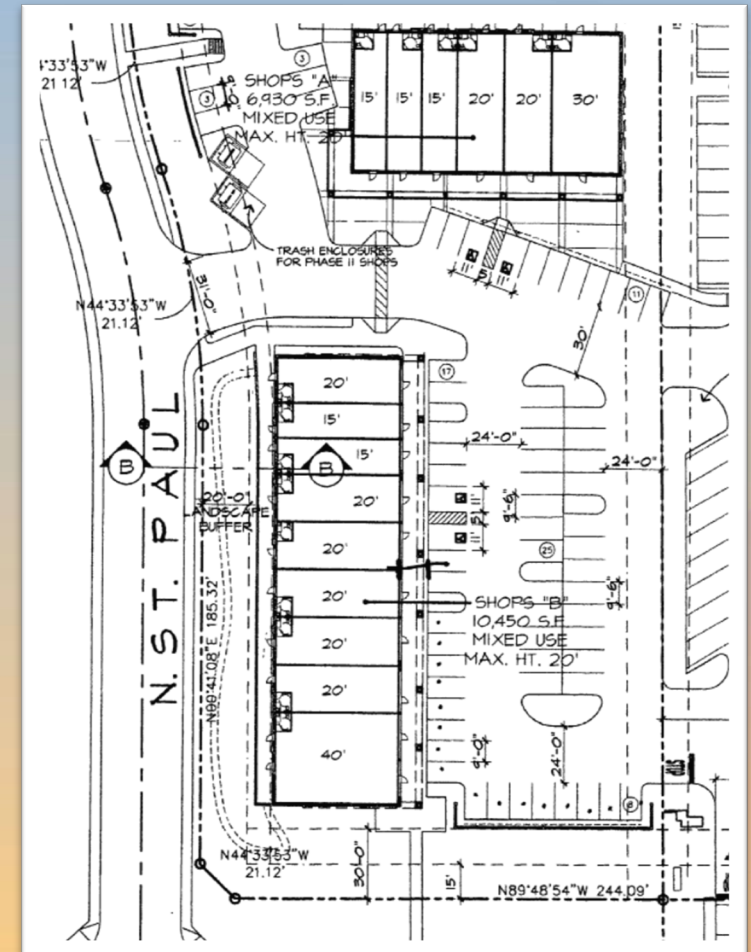
- Limited Commercial (LC)





Site Plan

- Parcel includes (2) existing retail/restaurant buildings 'Shops A' and 'Shops B'
- Proposed K-12 academy seeks to lease Suites 110-114 of 'Shops A'
- No changes are proposed to the exterior of Shops A





Site Photos



Looking east towards the site from
St. Paul

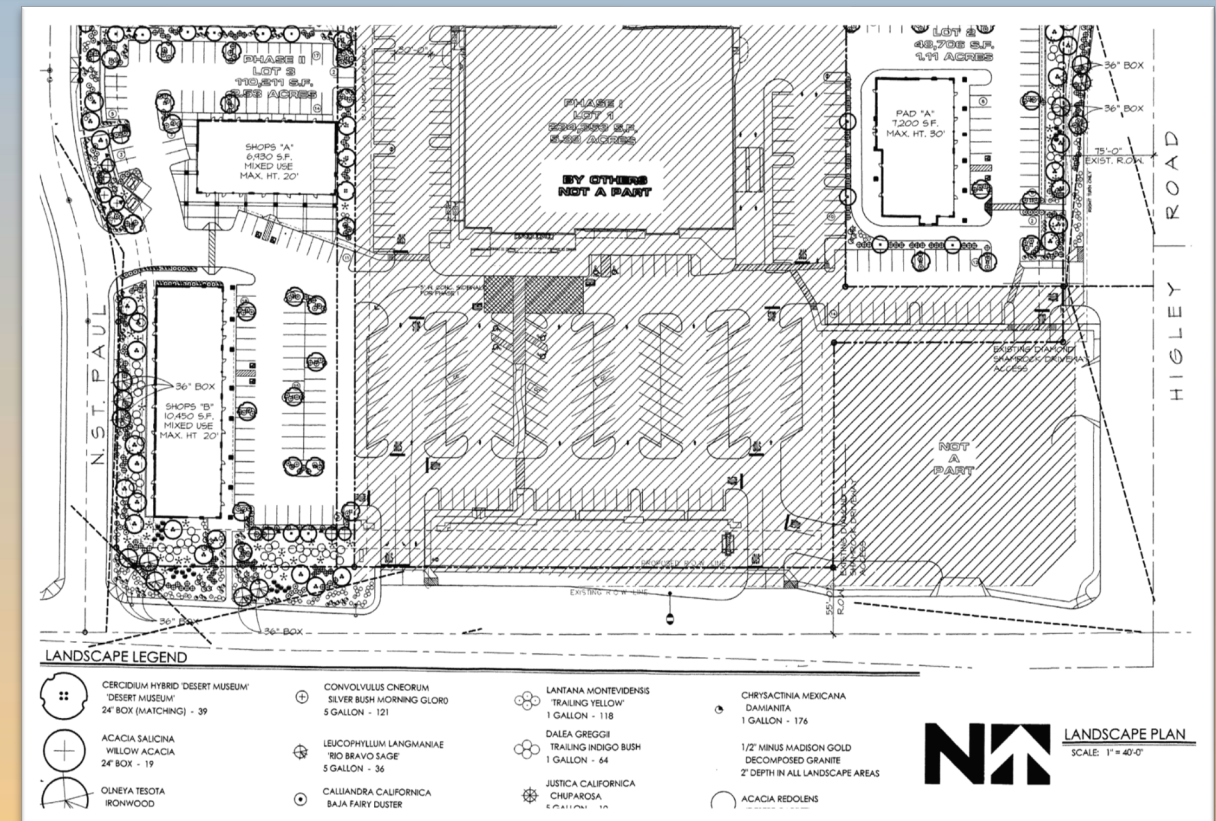


Looking north from shopping center



Landscape Plan

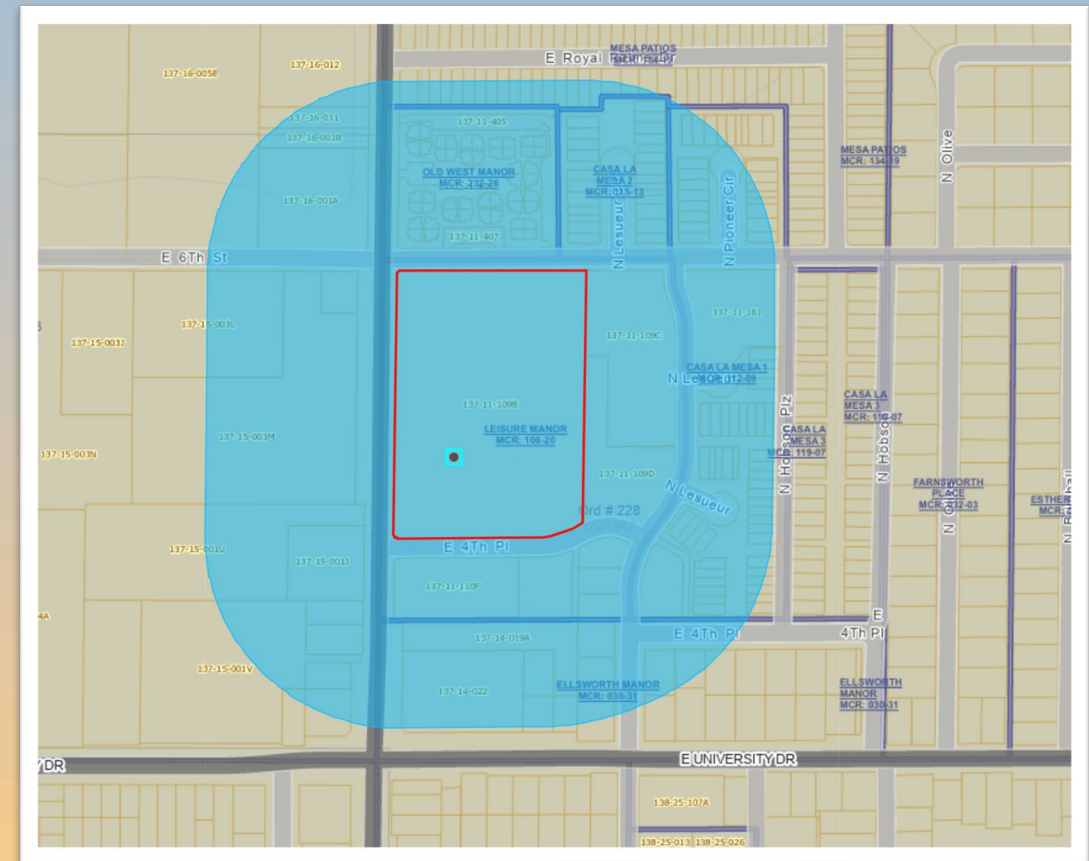
- Site to be brought in compliance with the landscape plan in original approvals (DR03-083)





Citizen Participation

- Notified property owners within 1,000
- Staff and applicants have received no comments or concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with CUP review criteria on MZO 11-70-6
- ✓ Complies with guidelines for schools in MZO 11-31-24

Staff recommends Approval with Conditions



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