



# City Council

## ZON23-00501

Mary Kopaskie-Brown, Planning Director

November 20, 2023



# Request

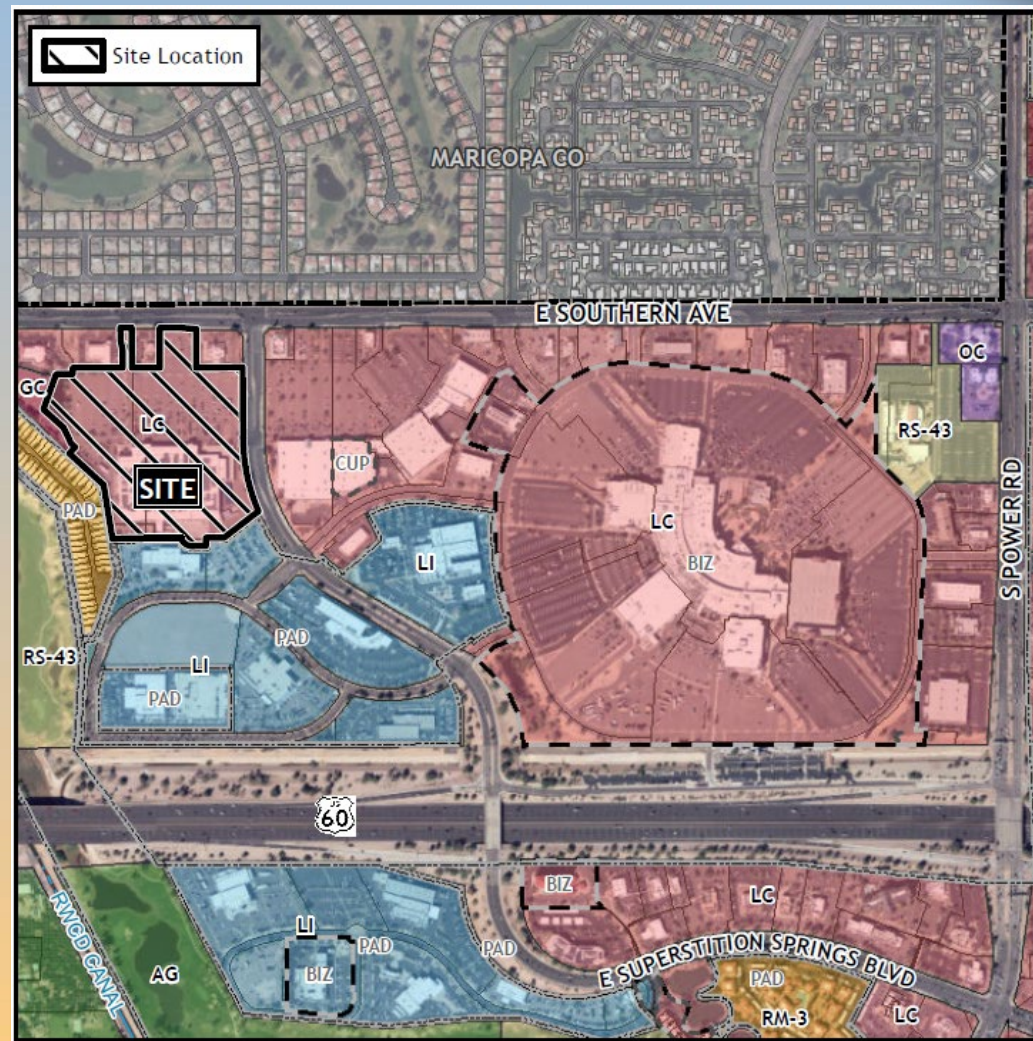
- Major Site Plan Modification and amending the conditions of approval for Z99-043
- To allow for the expansion of the existing Walmart





# Location

- West of Power Road
- South of Southern Avenue

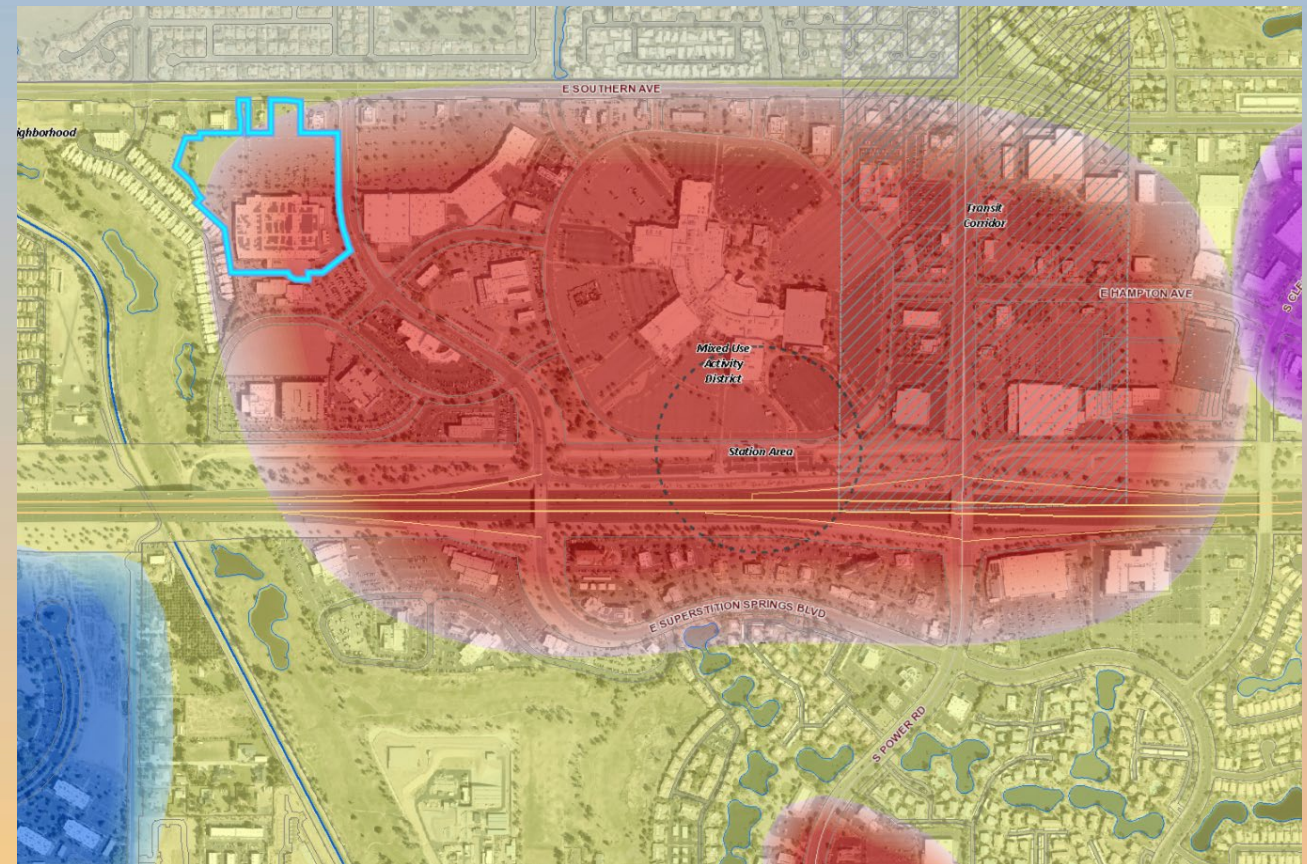




# General Plan

## Mixed Use Activity District/Neighborhood

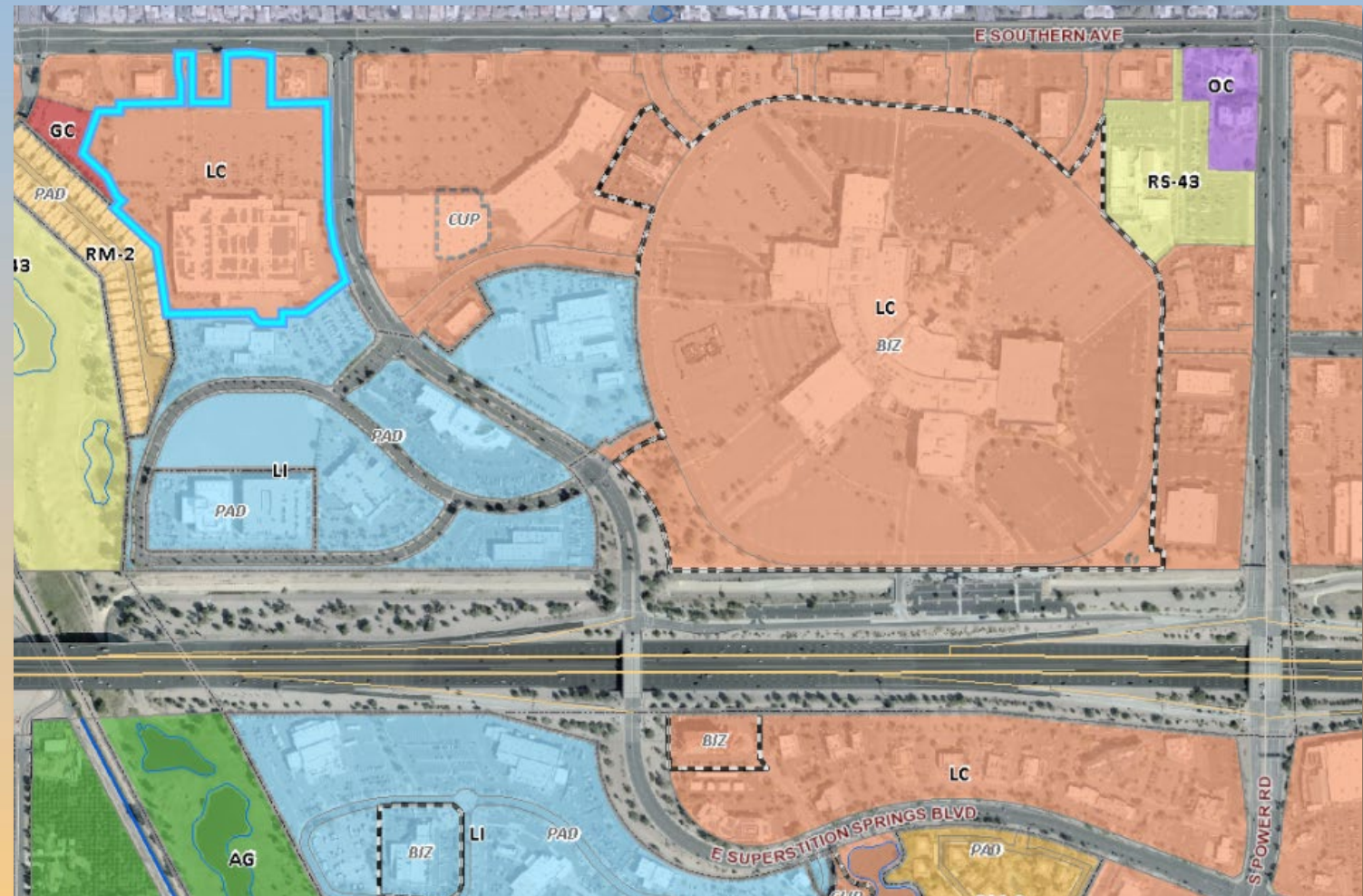
- Create strong and viable centers of commercial activity
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community





# Zoning

- Limited Commercial
- Proposed uses are allowed by right





# Site Photo

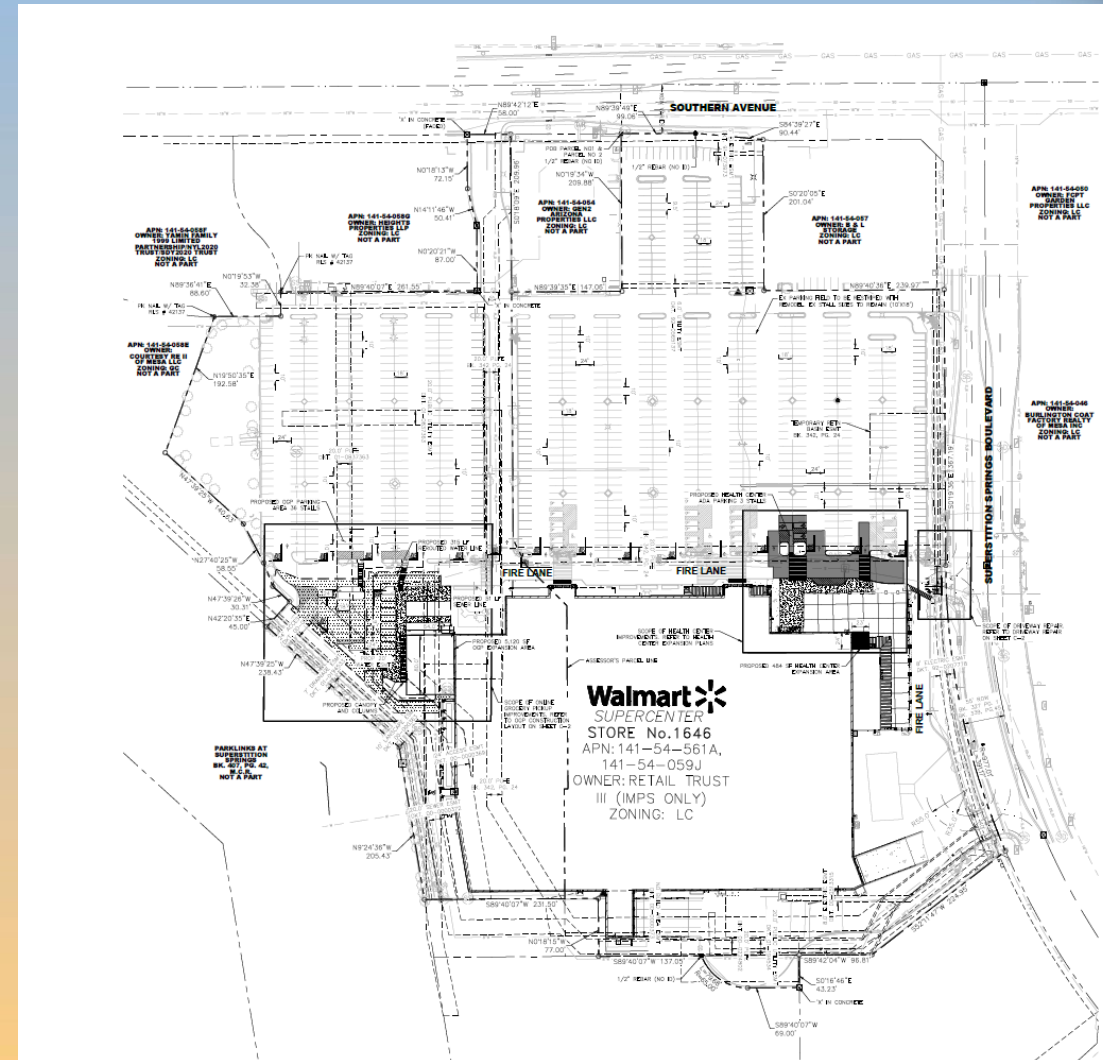


Looking south from the parking lot off Southern Ave



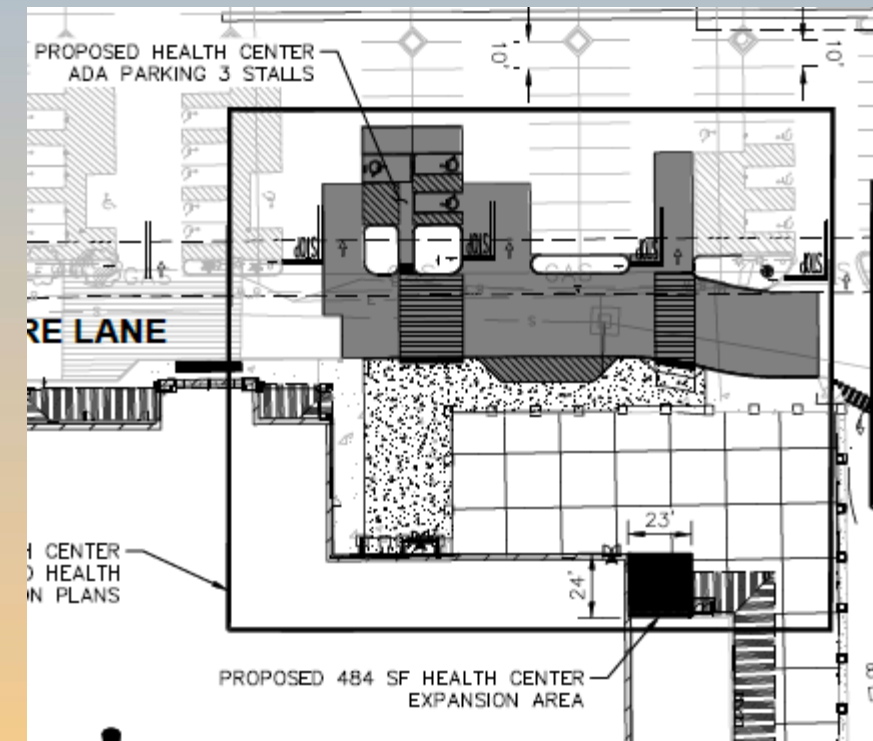
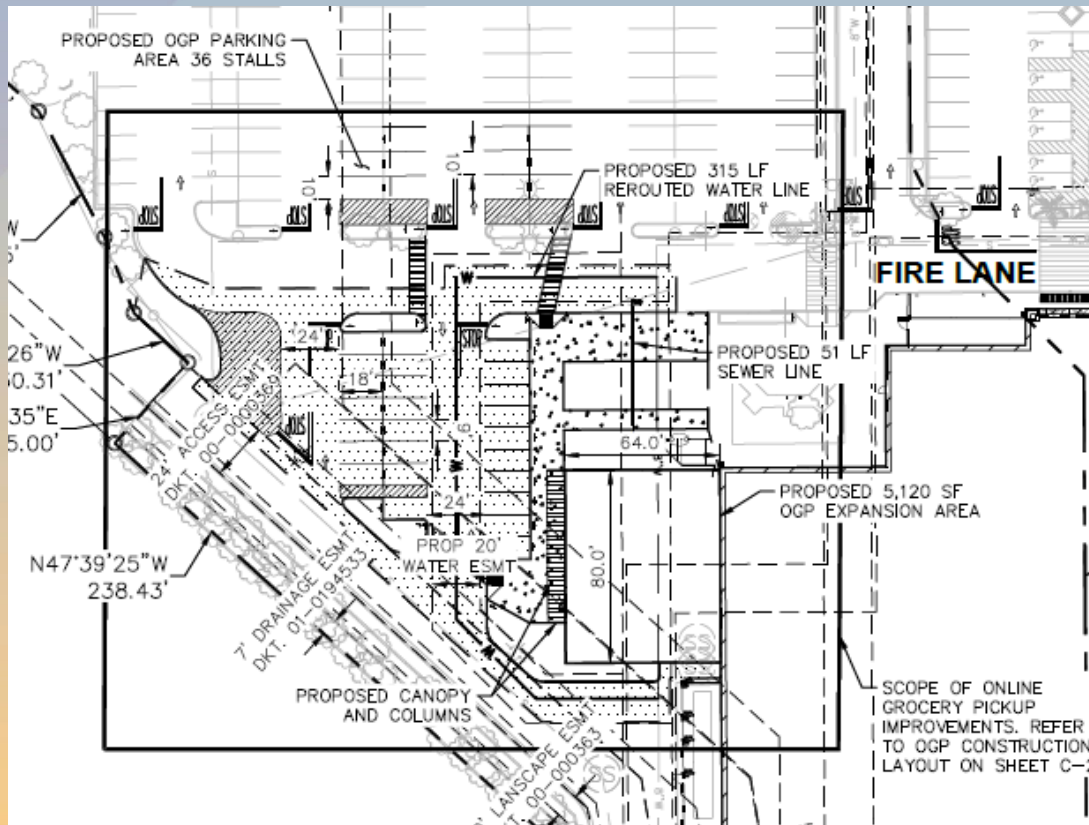
# Site Plan

- 5,120 SF ODP expansion area
- 484 SF medical office expansion area
- Existing parking at 1,019 spaces reduced to 973 spaces with all site changes





# Site Plan











# Landscape Plan






## PLANTING LEGEND

### TREES


	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Palm To Remain	-	-
	Existing Tree To Remain	-	-
	Acacia farnesiana Sweet Acacia	24" Box, 6' HT., 1.5" Cal. Min	18
	Parkinsonia praecox Palo Brea	24" Box, 6' HT., 1" Cal. Min. 36" Box, 8' HT., 1 3/4" Cal. Min.	45 9

\*SPECIMEN TREE LOCATIONS ARE ALL LABELED ON PLAN WITH ABBREVIATION 'SP'



### SHRUBS

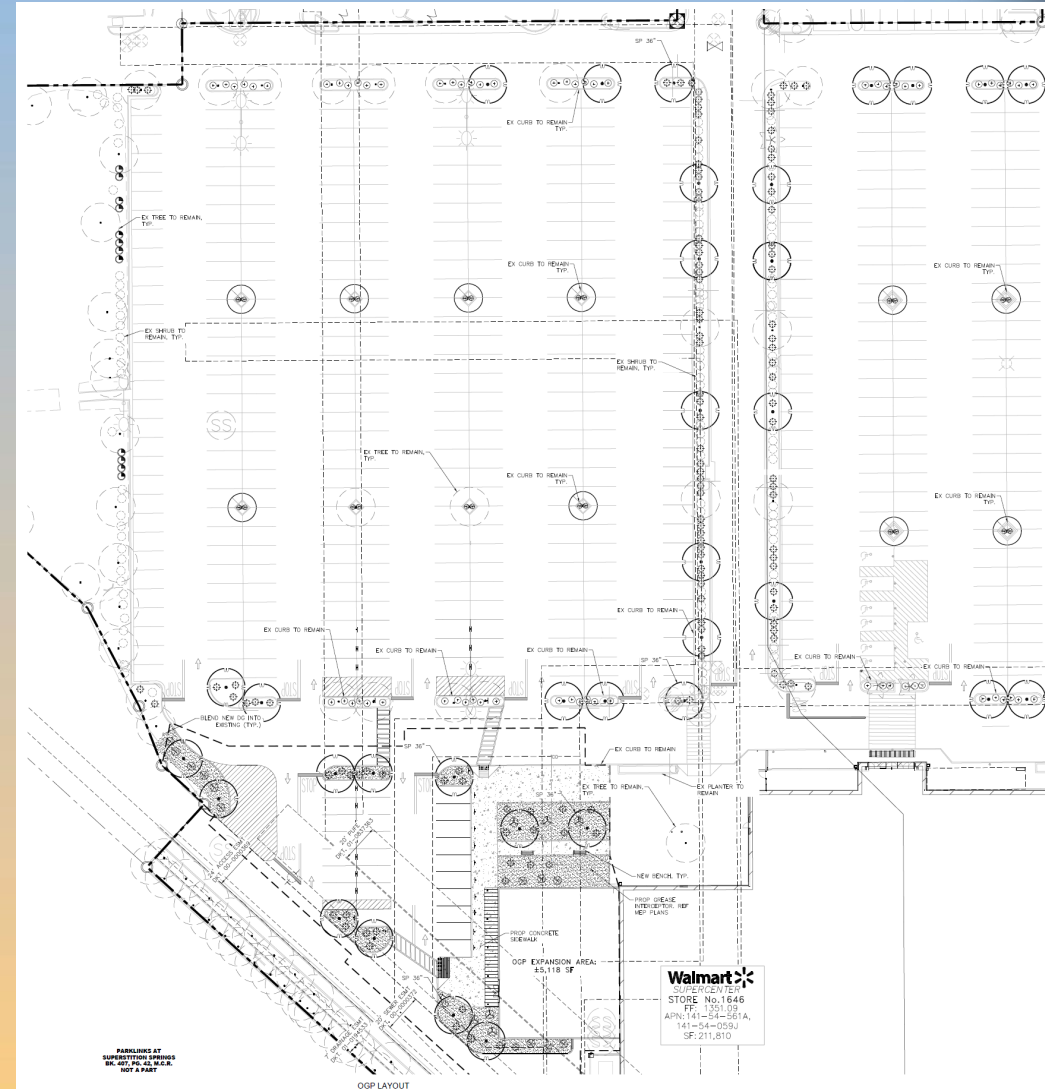
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 Gal.	6
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Texas Sage	5 Gal.	177
	Ruellia peninsularis Baja Ruellia	5 Gal.	33
	Salvia greggii Autumn Sage	5 Gal.	48
	Senna covesii Desert Senna	5 Gal.	12

### GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Dalea greggii Trailing Indigo Bush	5 Gal.	125

### MATERIALS & FURNISHINGS

	DESCRIPTION	QTY
	Decomposed Granite Size: Match Existing, 2" Depth Min., Color: Match Existing	6,550 SF
	Bench Surface Mounted, Model, Manuf, Color, and Other Details to be Provided at 100% CDs	2









# Landscape Plan





## PLANTING LEGEND

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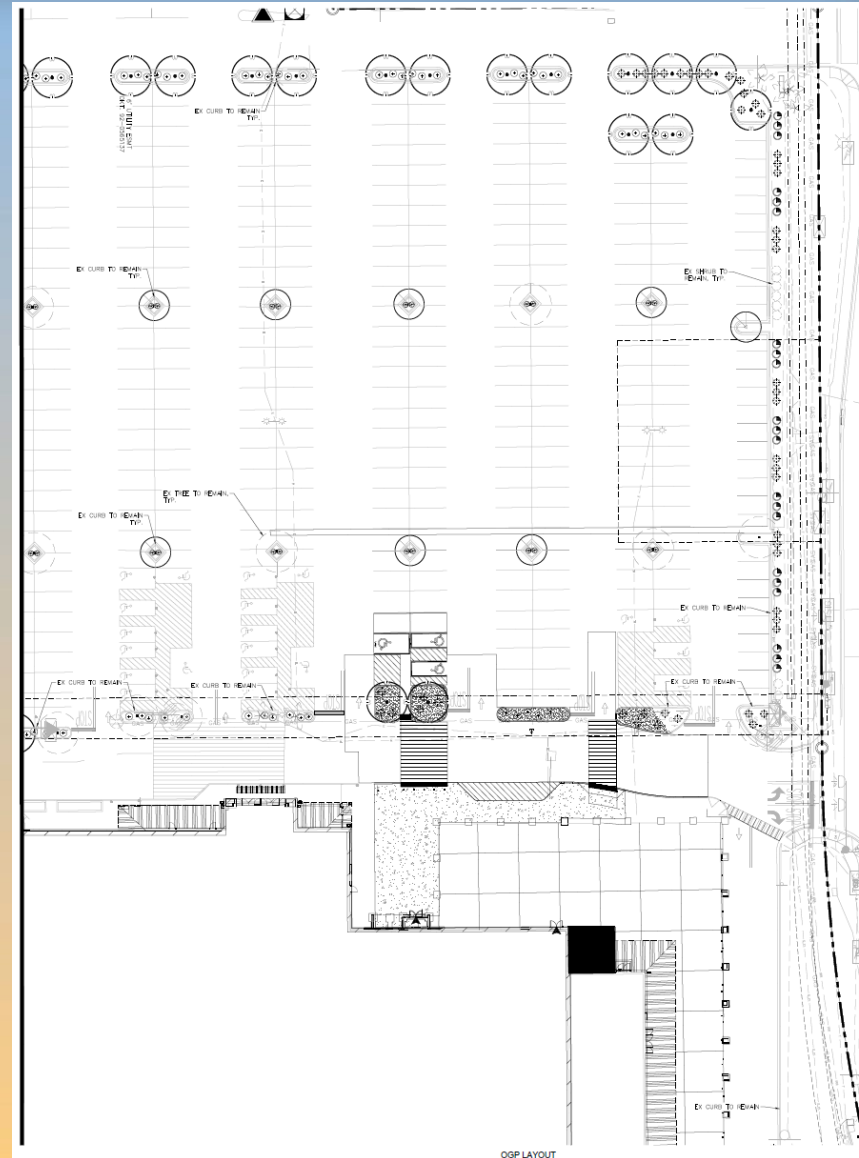
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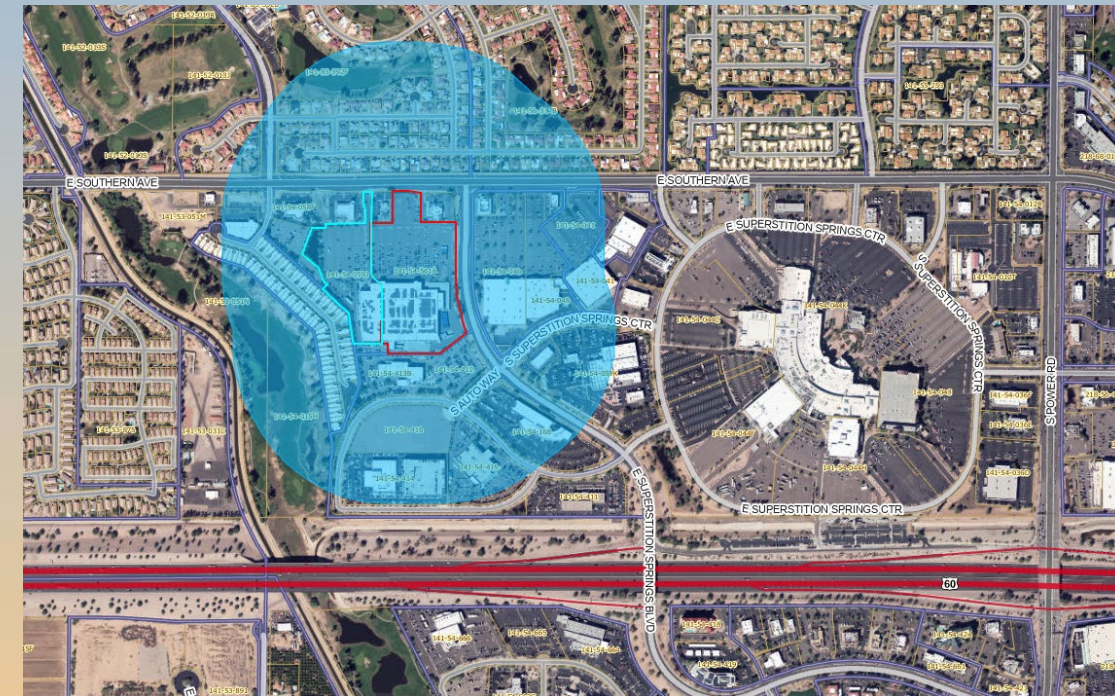
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# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neither staff nor the applicant have been contacted about this project





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions  
Planning and Zoning Board Recommendation: Approval with  
Conditions (Vote 7-0)***



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