



City Council

ZON23-00416

Mary Kopaskie-Brown, Planning Director

December 11, 2023



Request

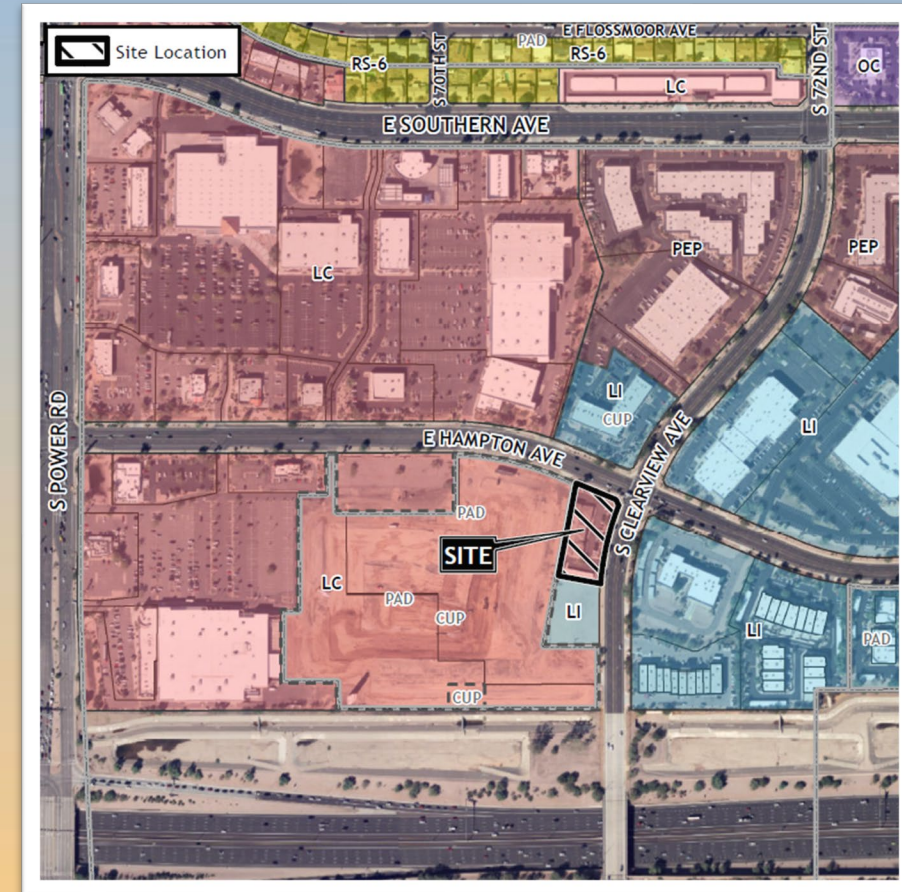
- Council Use Permit (CUP) to allow for the development of a private school within the Limited Commercial (LC) with a Planned Area Development overlay (LC-PAD) zoning district.





Location

- 1440 S Clearview Avenue
- East of Power Road
- West of Clearview Avenue
- South side of Hampton Avenue





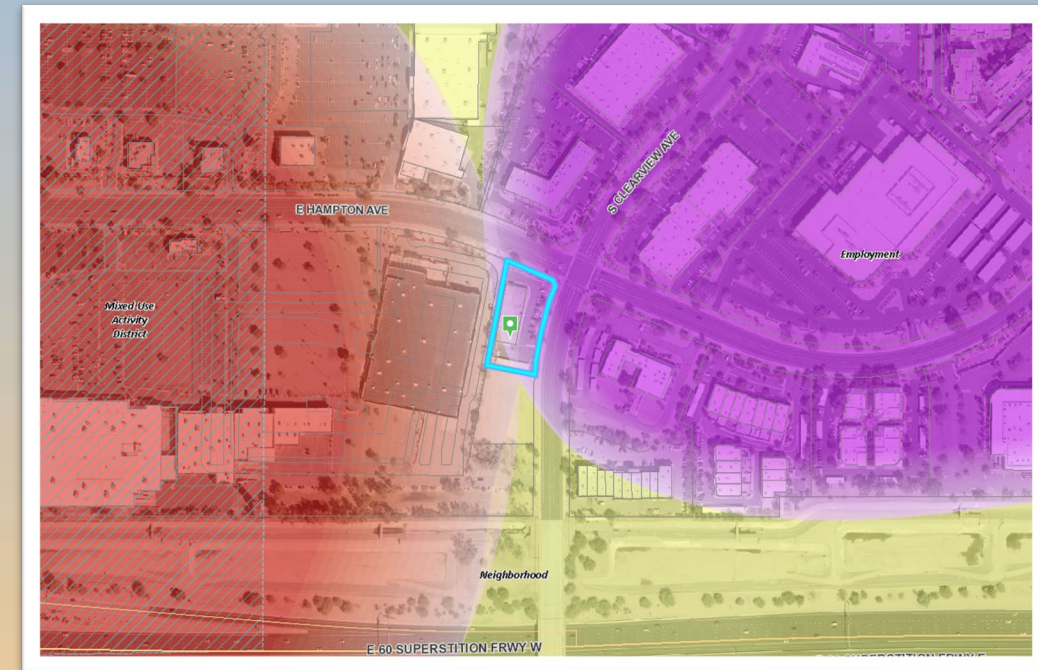
General Plan

Employment - Character Area

- Large areas devoted primarily to industrial, office and warehousing

Business Park - Sub Type

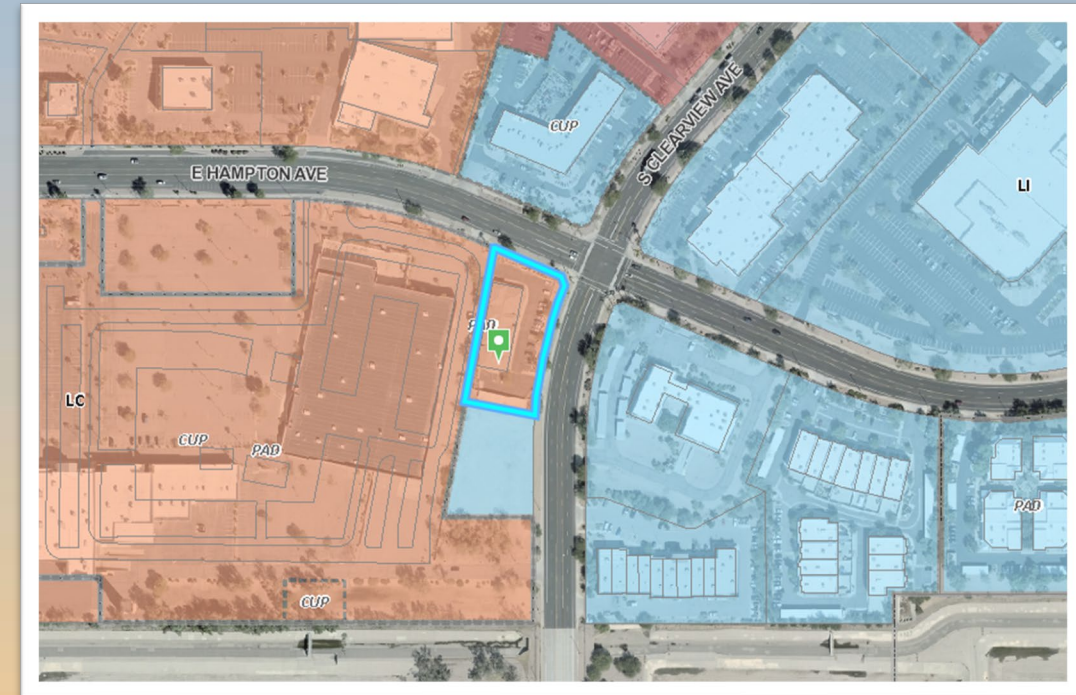
- Compatible public and semi-public uses are identified as a primary land use within sub-type





Zoning

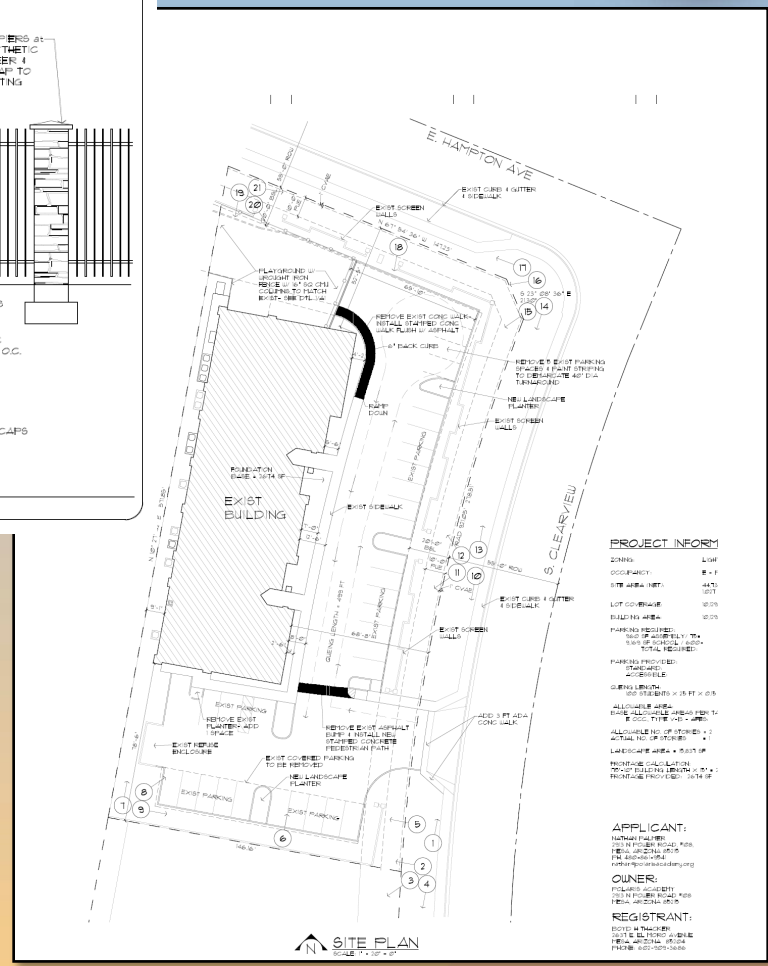
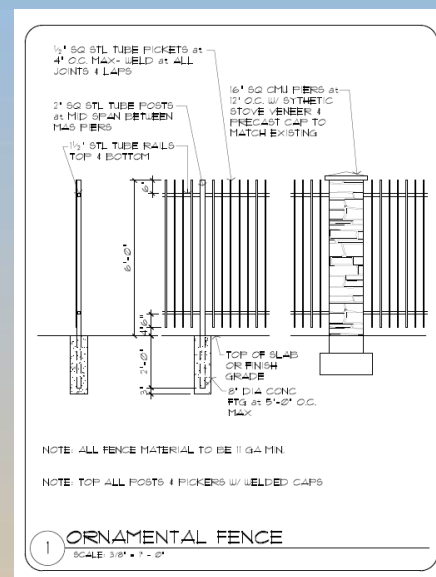
- Limited Commercial (LC) with a Planned Area Development (PAD) overlay





Site Plan

- Parcel includes (1) existing office/warehouse building with (4) tenant suites
- Proposed K-9 academy will use all (4) suites
- No changes are proposed to the exterior of existing building





Site Photos



Looking west towards the site from
Clearview Avenue

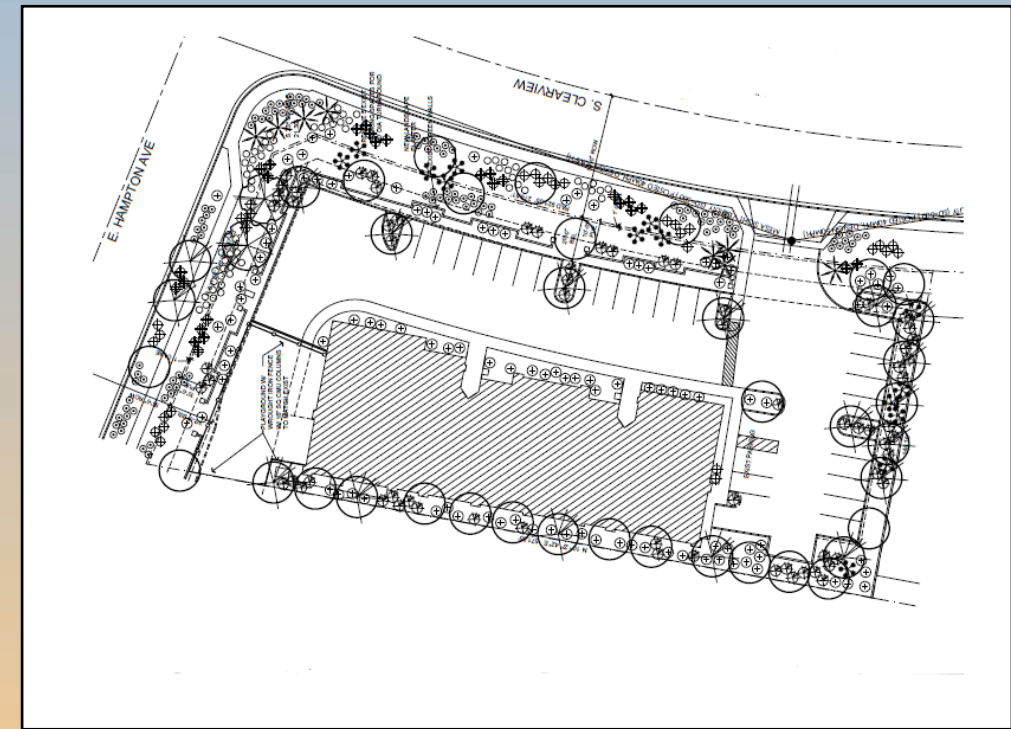


Looking south from Hampton Avenue



Landscape Plan

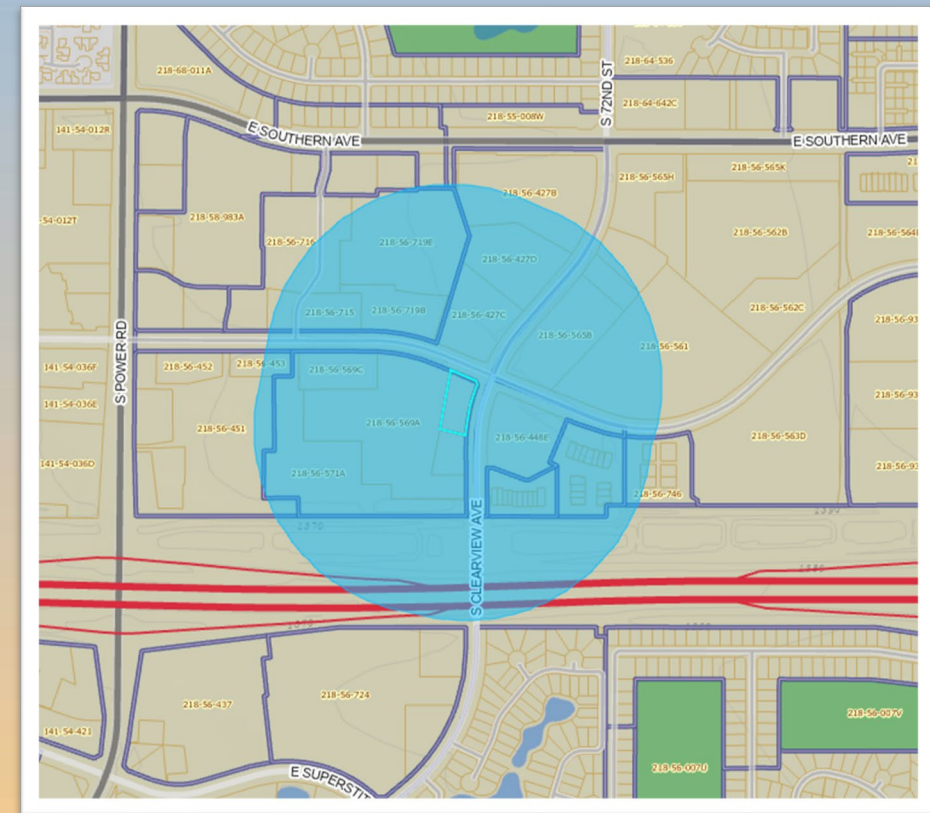
- Site to be brought in compliance with the landscape plan in original approvals (DR97-039)





Citizen Participation

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

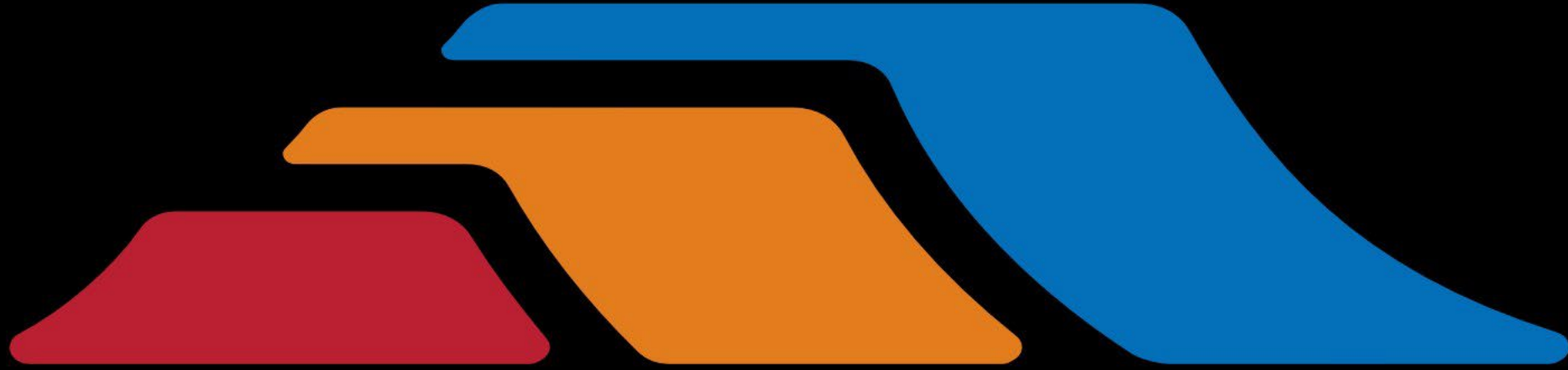




Findings

- ✓ 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
Planning and Zoning Board Recommendation: Approval with
Conditions (Vote 6-0)***



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