



Planning & Zoning Board



ZON23-00990

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April 24, 2024



Request

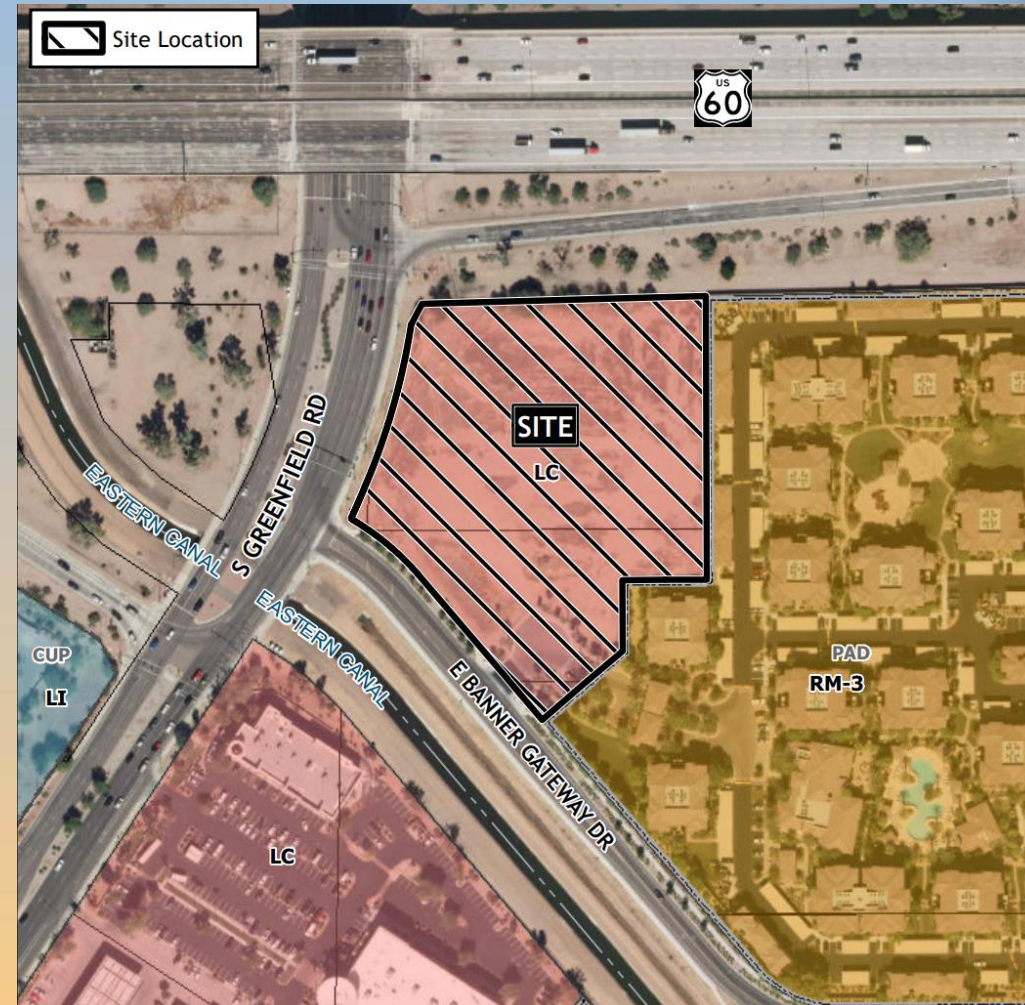
- Site Plan Review and Special Use Permit
- To allow for a hotel development





Location

- South of US 60
- East side of Greenfield Road
- North side of Banner Gateway Drive

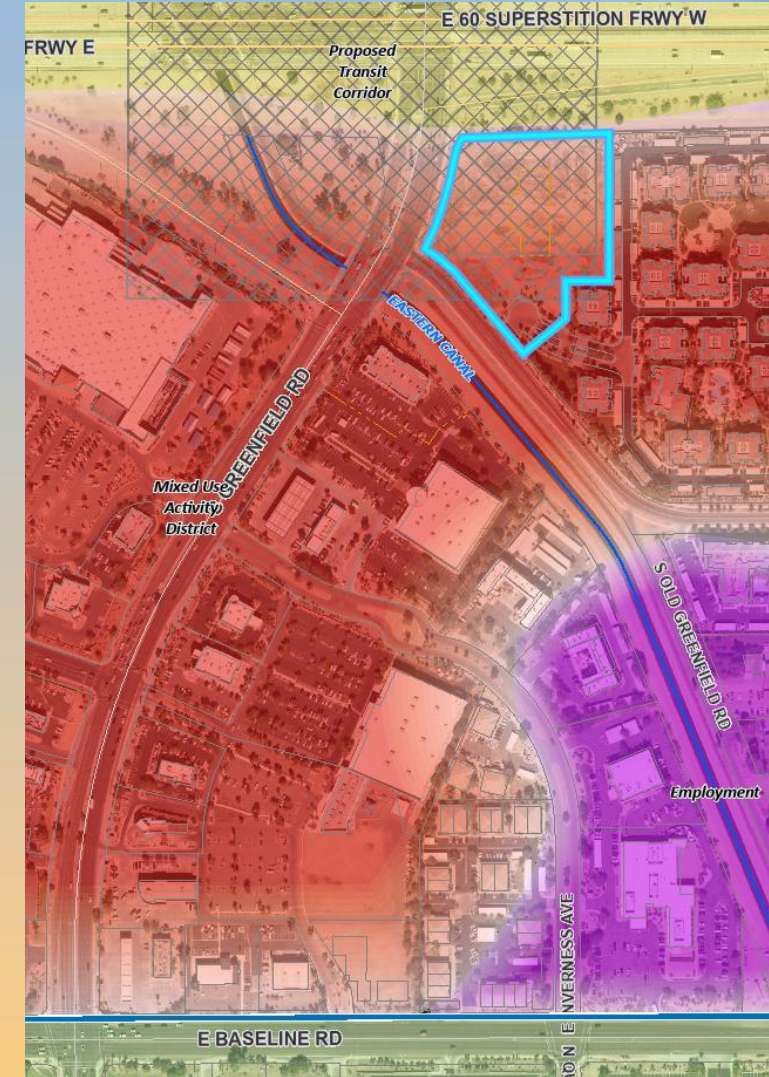




General Plan

Mixed Use Activity

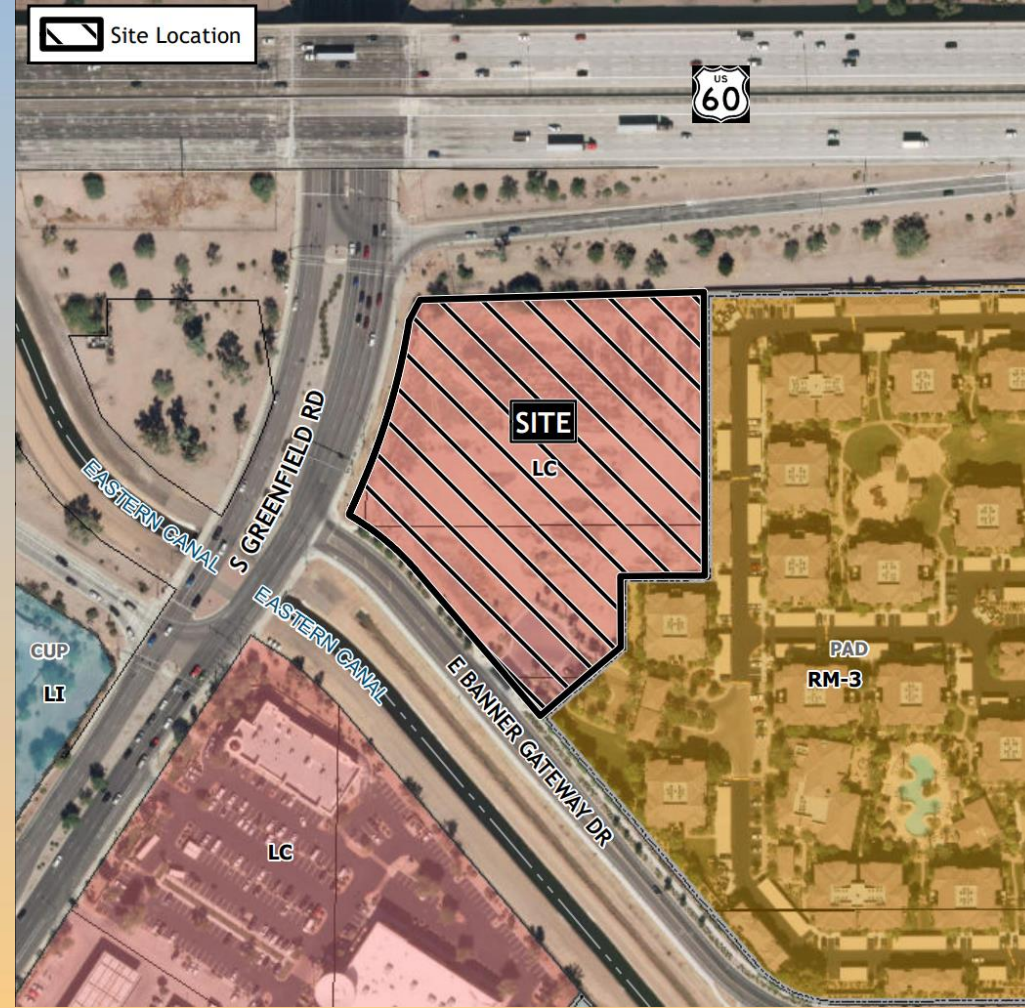
- large-scale community and regional activity areas
- developed to appeal to customers from a large radius
- Support use for Banner Gateway and surrounding area
- Limited Commercial is a primary zoning District





Zoning

- Limited Commercial
- Hotels are allowed by right within the LC zone
- Special Use Permit for a height increase due to being in AOA 3





Site Photo

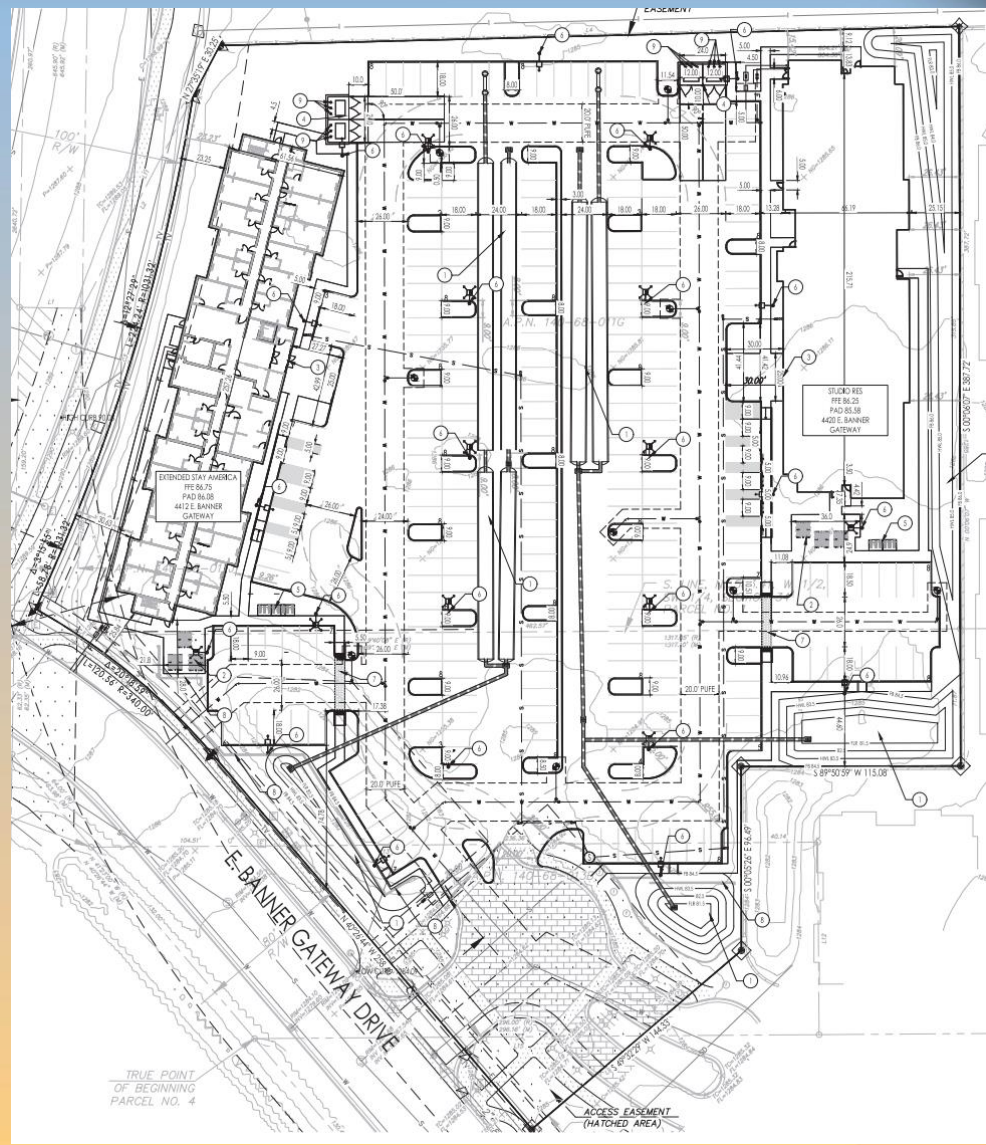


Looking northeast from the intersection of Greenfield and Banner Gateway



Site Plan

- Two separate hotel users with a shared entry drive, 248 total rooms
- Vehicular access to the site is provided from Banner Gateway
- 248 parking spaces required; 249 spaces provided





Landscape Plan

PLANT SCHEDULE			
	EXISTING VEGETATION	SIZE / REMARKS	QTY
	EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
	EXISTING SHRUB, ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
	TREES	SIZE / REMARKS	QTY
	EUCALYPTUS PAPUANA GHOST GUM	24' / 36" BOX, STANDARD TRUNK, MATCHED	28 / 3
	GLEDITSIA TRIACANTHOS HONEY LOCUST TREE	36" BOX, STANDARD TRUNK, MATCHED	9
	NERIUM SPP. 'RED' RED OLEANDER TREE	25 GAL., STANDARD TRUNK, MATCHED	9
	PHOENIX DACTYLIFERA DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	5
	PROSOPIS SEEDLESS HYB 'AZI' SEEDLESS HYBRID MESQUITE	24' / 36" BOX, LOW BREAK, MATCHED	7 / 3
	QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	24' / 36" BOX, STANDARD TRUNK, MATCHED	7 / 12
	ULMUS PARVIFOLIA 'TRUE GREEN' ELM	24" BOX, STANDARD TRUNK, MATCHED	37
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	6
	ACCENTS	SIZE	QTY
	DASYLIRONI WHEELERI DESERT SPOON	5 GAL	23
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	17
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	43
	MISKENBERGIA RICENS DEER GRASS	5 GAL	216
	SHRUBS		
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15 GAL	31
	CALLISTEMON CITRINUS 'LITTLE JOHN'	5 GAL	36
	LITTLE JOHN BOTTLEBRUSH	5 GAL	50
	DODONAEA VISCOOSA HOPSEED BUSH	5 GAL	32
	EREMOPHILA GLABRA 'WINTER BLAZE' EREMOPHILA	5 GAL	80
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	183
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	116
	NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	115
	OLEA EUROPAEA 'LIL OLLIE' DWARF OLIVE	5 GAL	50
	TECOMA STANS 'GOLD STAR' YELLOW BELLS		
	GROUNDCOVER		
	EREMOPHILA GLABRA 'N. GOLD' OUBACK SUNRISE EMU	1 GAL	175
	LANTANA 'NEW GOLD' LANTANA	1 GAL	44
	LANTANA 'DALLAS RED' DALLAS RED LANTANA		
	INERT MATERIALS		
D.G.	DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN





Renderings





Renderings





Approval Criteria

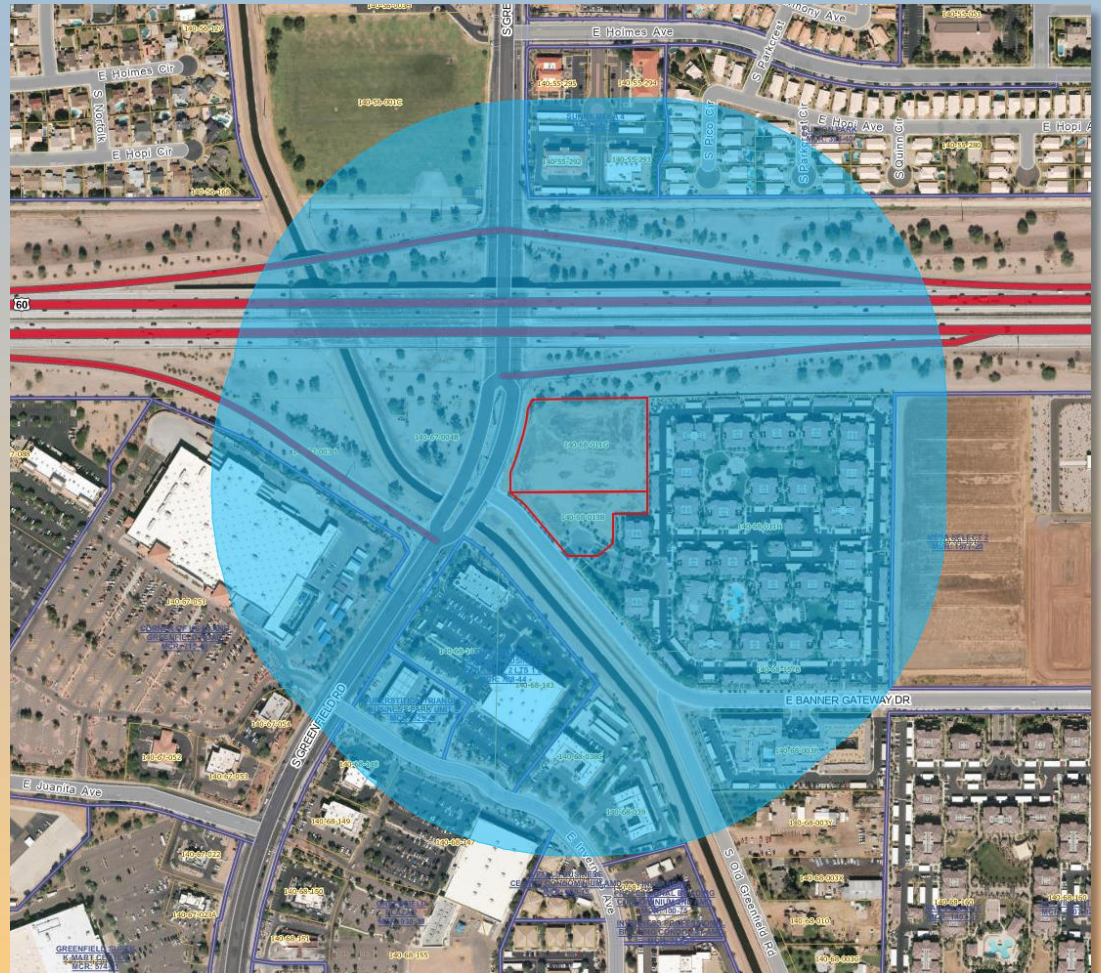
Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Renderings





Renderings

