



Planning and Zoning Board



ZON23-00129



Request

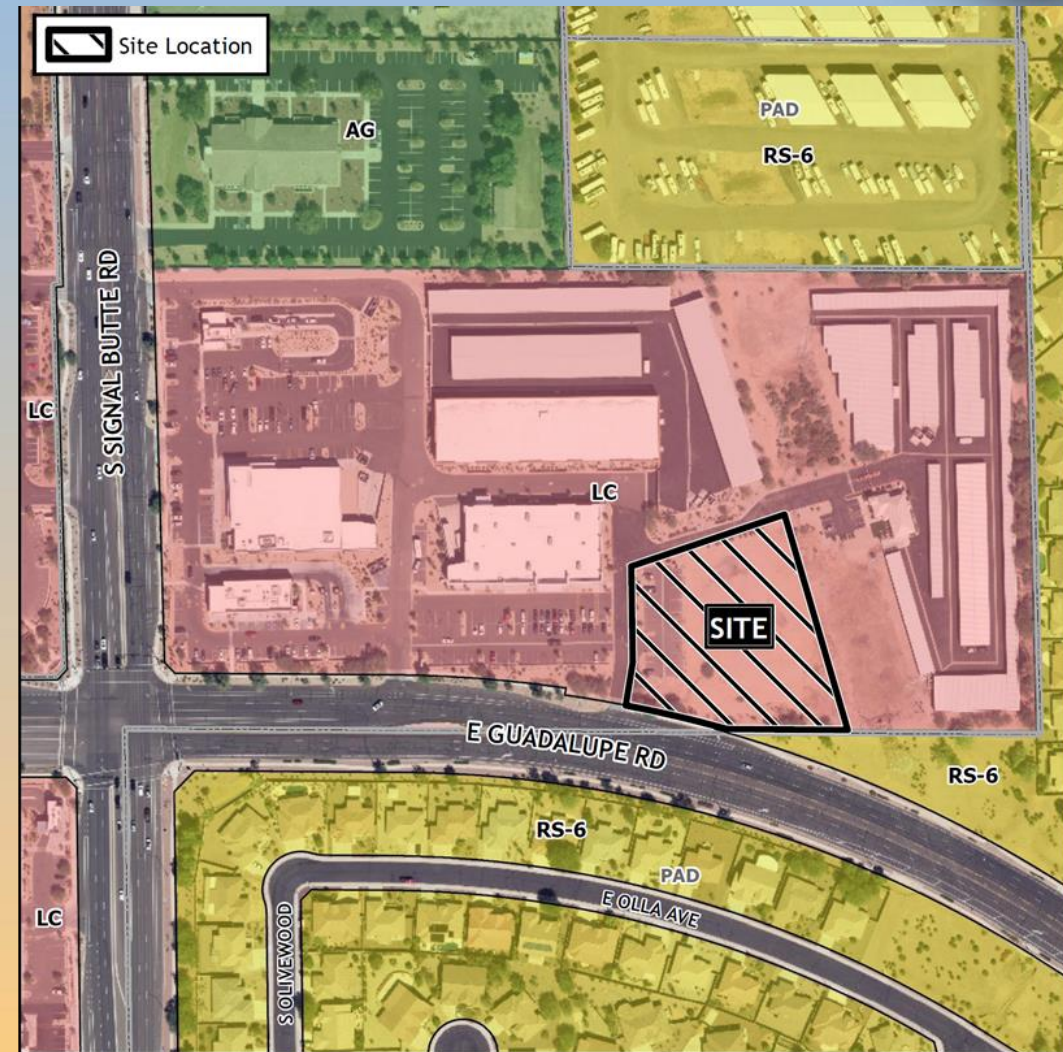
- Site Plan Modification
- To allow for the development of a Day Care Facility





Location

- North of Guadalupe Road
- East of Signal Butte Road
- Within Mesa Center Pointe group commercial center





General Plan

Neighborhood

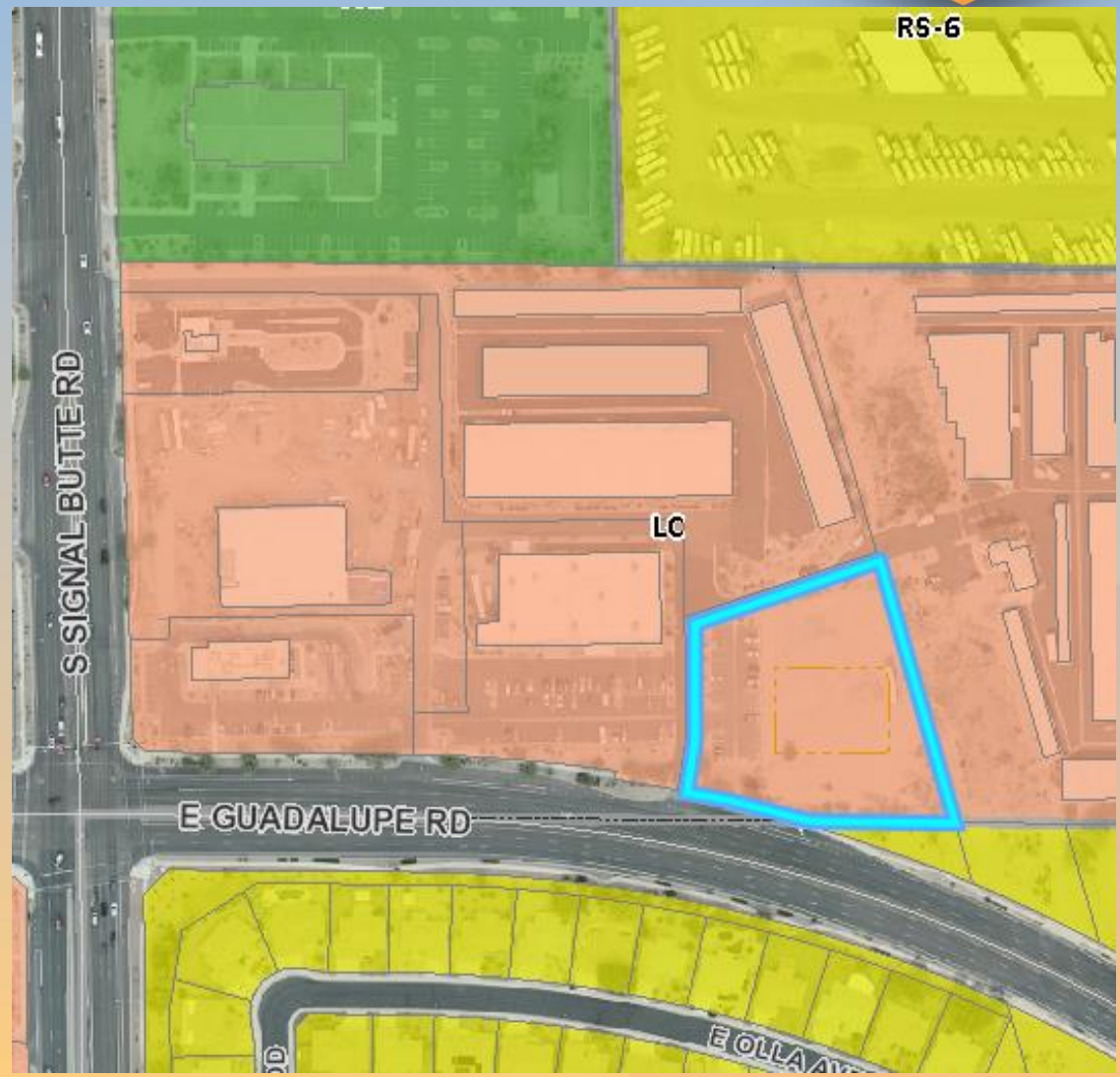
- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Primarily residential in nature but may contain commercial uses along arterial frontages and intersections
- Proposed use complies with the goal of this character area





Zoning

- Limited Commercial (LC)
- A day care center is permitted in the LC district





Site Photo

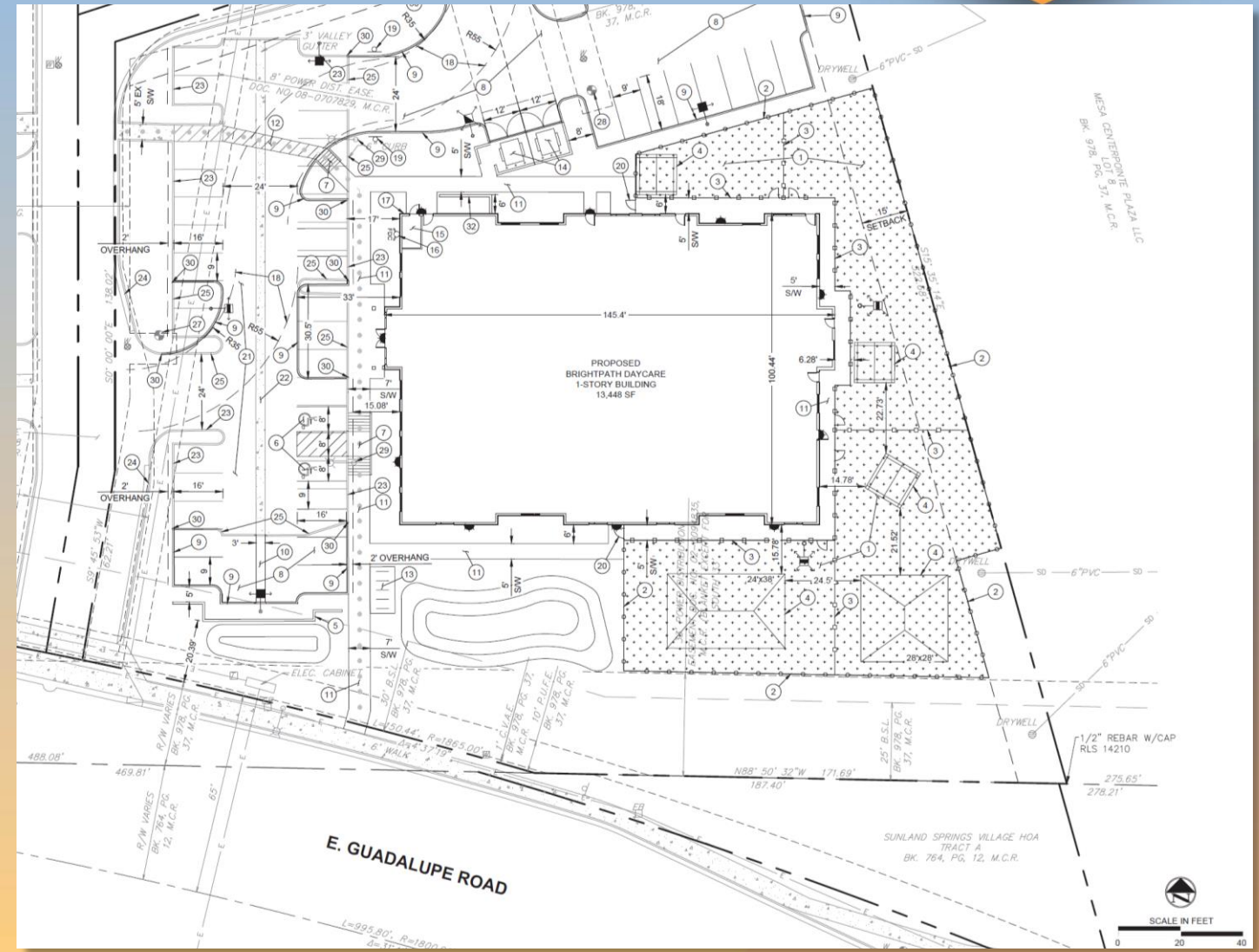


Looking north from Guadalupe Road



Site Plan

- 13,448 sq ft day care center
- Fenced playground area with shade structures
- Vehicular access from East Guadalupe Road and internally from an existing shared driveway
- 36 parking spaces required; 37 spaces

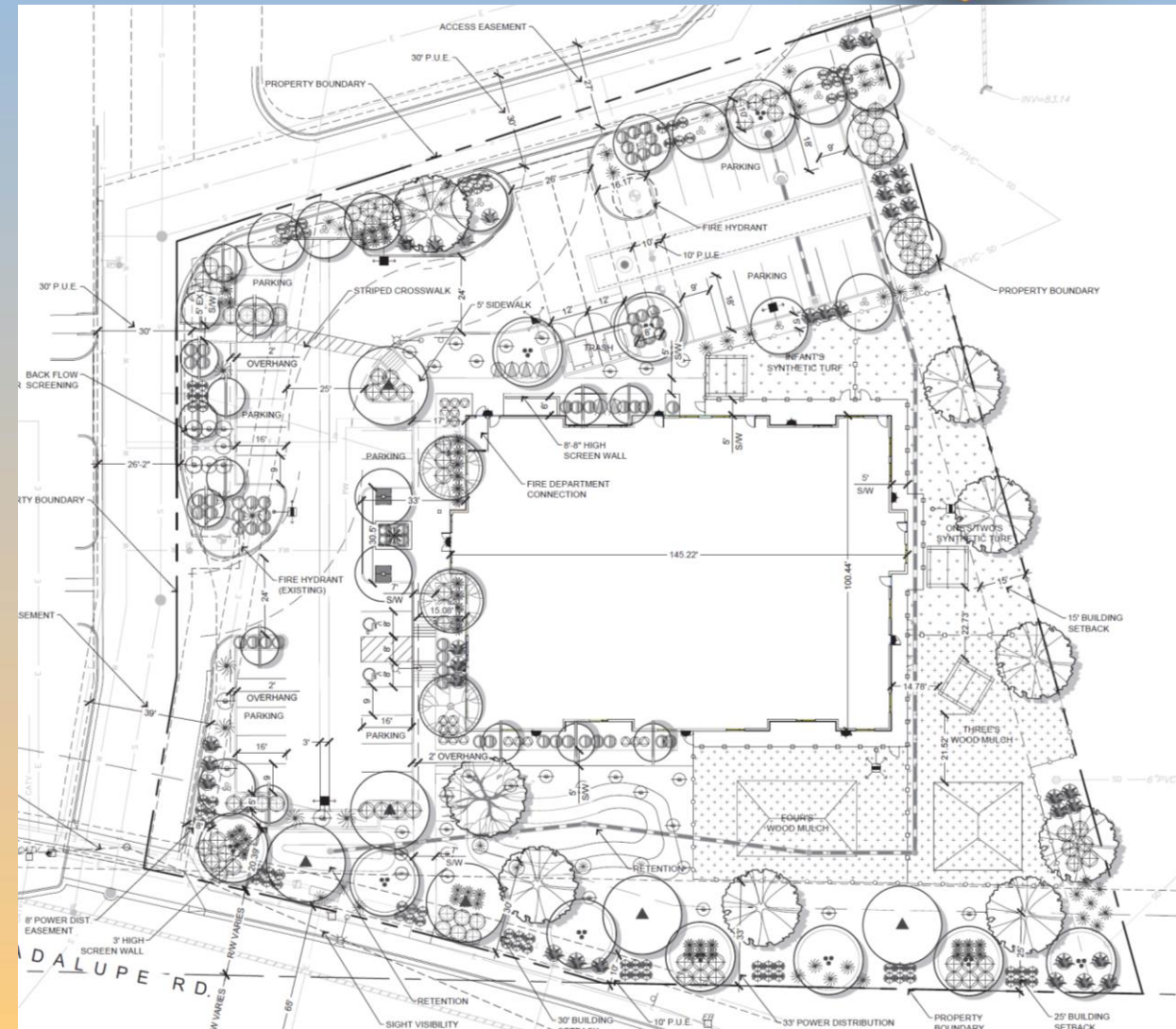




Landscape Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
*Tree - Install Size					
	FICUS microcarpa nitida	Indian Laurel Fig 25x25'	2'/24" BOX*	1	9'x4'
	PARKINSONIA Florida	Blue Palo Verde 25x25'	2'/15"-BOX*	3	6'x5'
	PISTACIA x 'Red Push'	Red Push Pistache 30x30'	2'/24" BOX*	6	9'x4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite 25'x 30'	2'/15" BOX*	10	6'x5'
	QUERCUS virginiana	Live Oak 30x30'	2'/24" BOX*	8	9'x4'
TOTAL TREES = 28					
TREES (SMALL)					
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree 20x25'	2'/24" BOX*	15	8'x5'
	PISTACIA lentiscus	Mastic Tree 20x20'	2'/36" BOX*	15	8'x10'
TOTAL TREES (SMALL) = 30					
PALMS					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24"/36"/48"	1	-
TOTAL PALMS = 1					
TOTAL TREES = 59					

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
SHRUBS					
*Shrub - Mature Size					
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	41	3'h x 4'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	81	3'h x3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	6	5'h x5'w
TOTAL SHRUBS = 128					
ACCENTS					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	20	2'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	33	3'h x 3'w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL.	48	5'h x 5'w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	45	3'h x 3'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	4	6'h x 6'w
TOTAL ACCENTS = 150					
GROUNDCOVERS					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	86	3'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	61	2'h x 4'w
TOTAL GROUND COVERS = 147					





Renderings





Renderings





Findings

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

Staff recommends Approval with Conditions



Planning and Zoning Board