

City Council

ZON26-00333

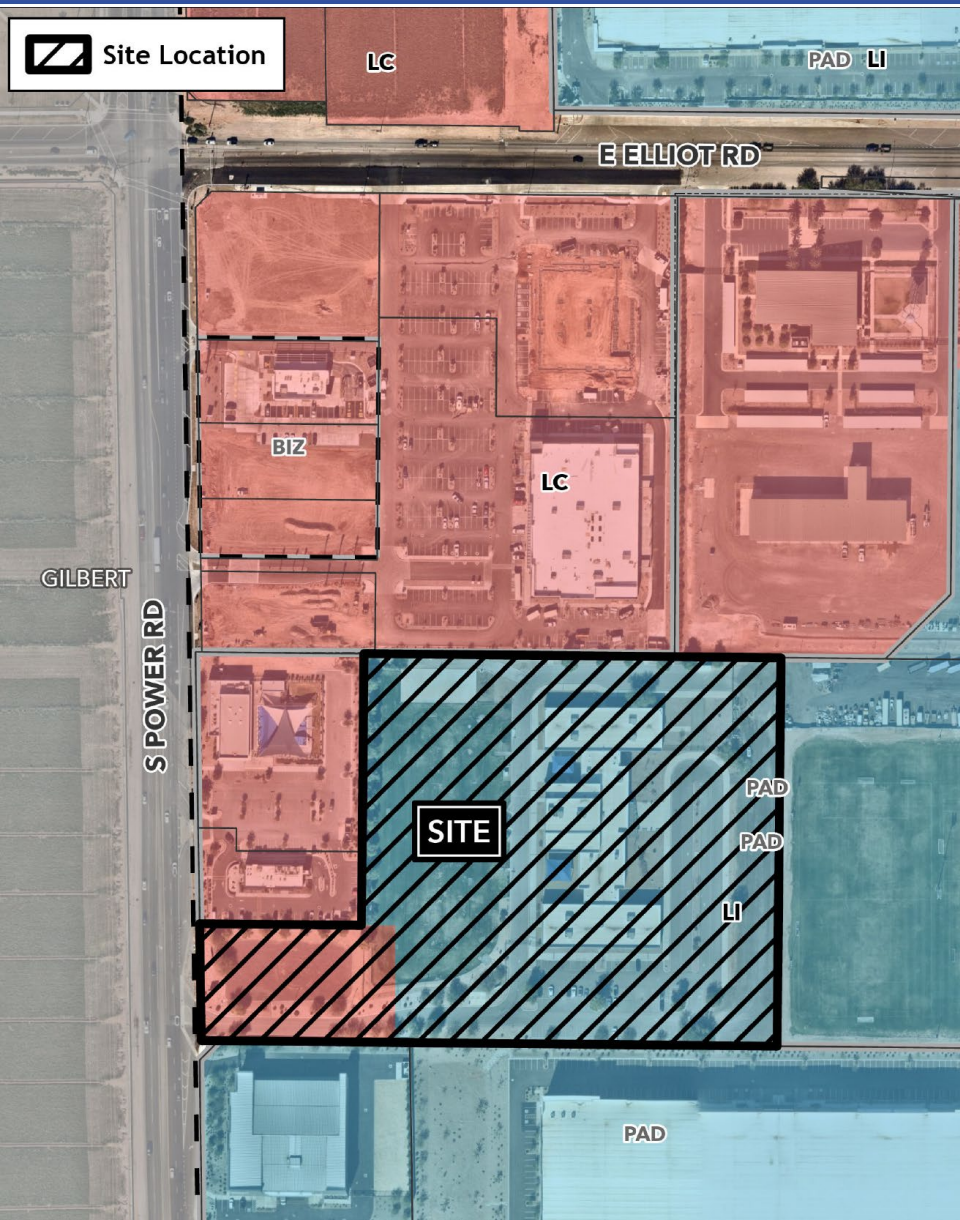
Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

July 20, 2026



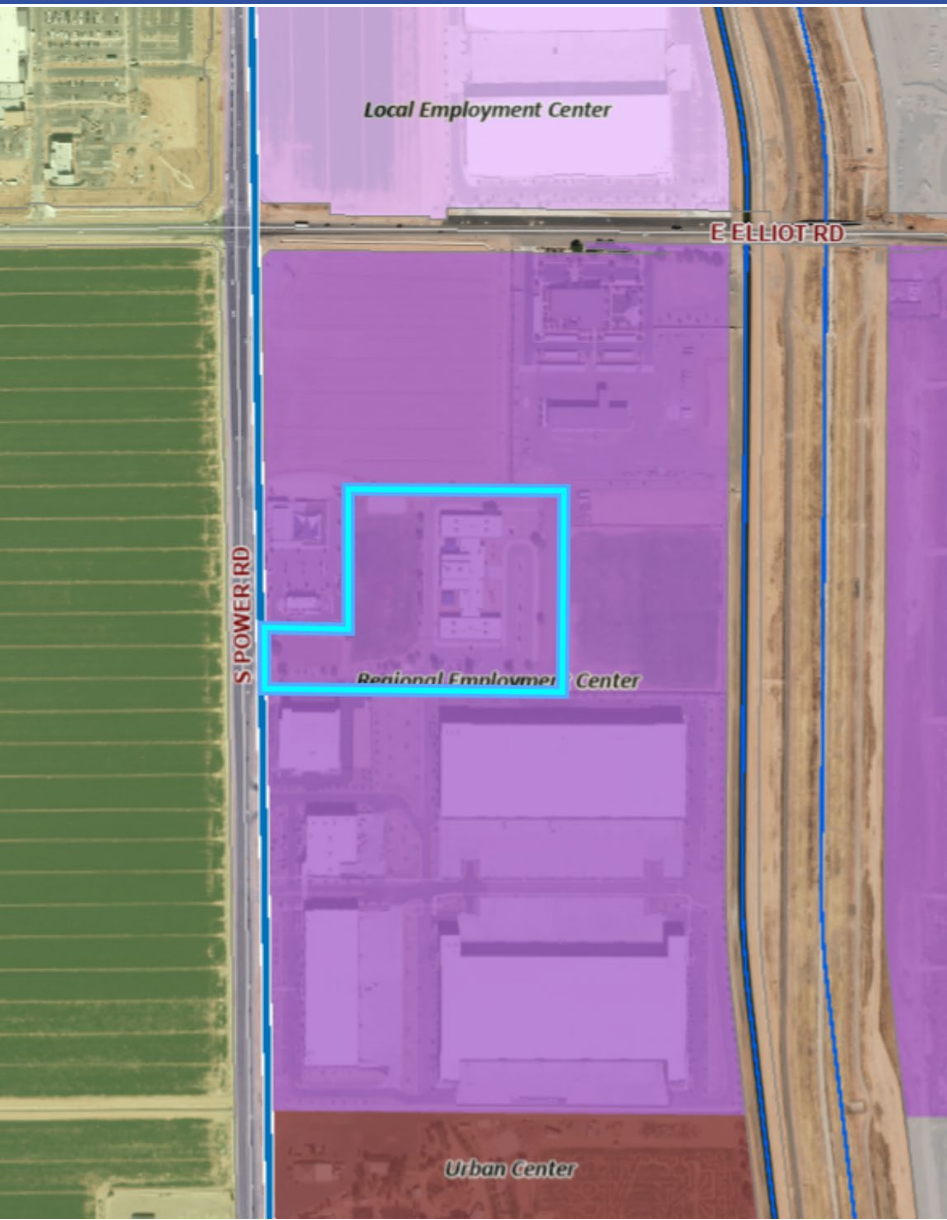
Request

- CUP for a Private School
- Modification of Conditions of Approval from Case No. Z06-088, Ordinance No. 4646



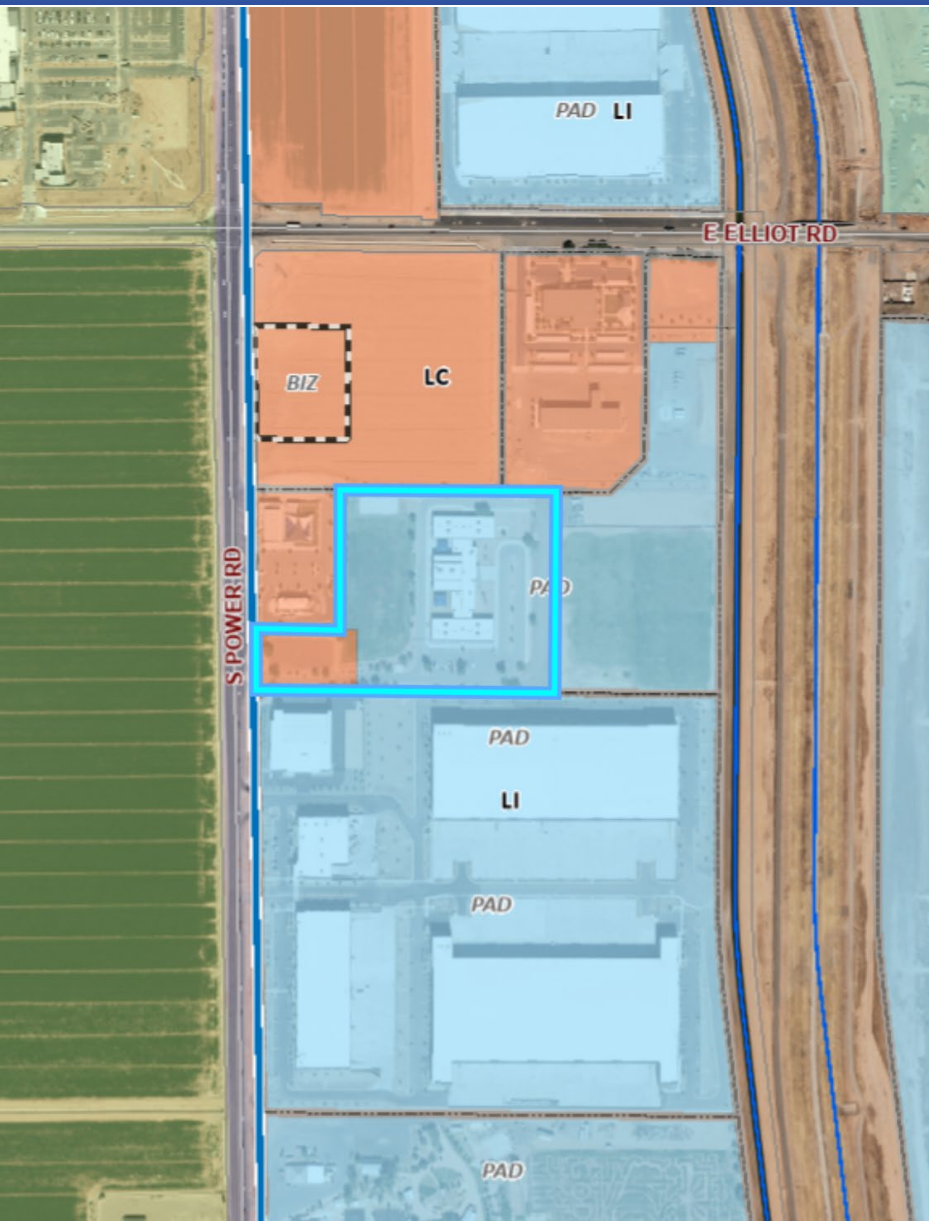
Location

- 3761 South Power Road
- 9.9± parcel
- South of Elliot Road
- East side of Power Road



General Plan

- Regional Employment Center Placetype
- Evolve Growth Strategy



Zoning

- LI-PAD-PAD & LC-PAD-PAD



Site Photos



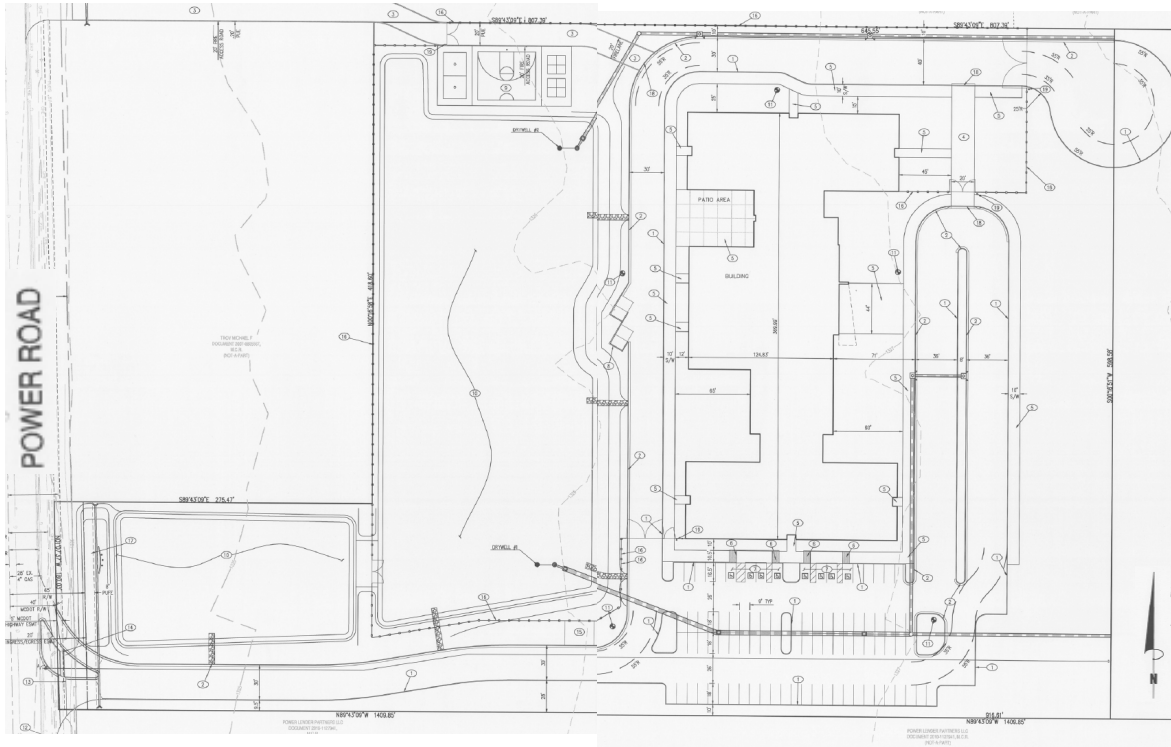
Looking East from Power Road



Site Plan

(no proposed changes)

- Existing 49,036 sq. ft. school building
- Accessed from Power Road
- Existing parking and landscaping to remain
- No physical changes to the building and site

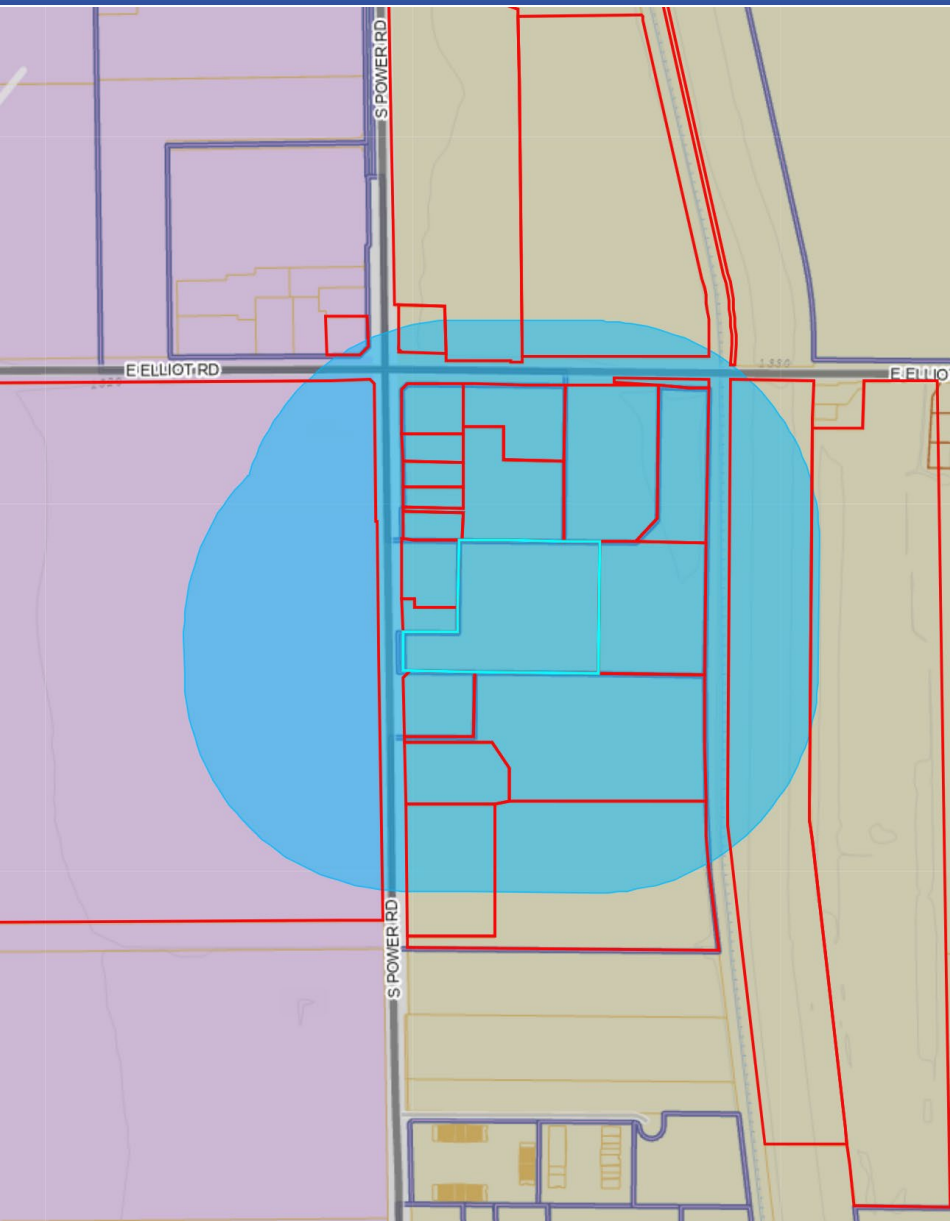




Council Use Permit (CUP)

Per MZO Section 11-70-6, a CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Staff and the applicant have not received any feedback from the neighbors



Findings

- Complies with the 2050 Mesa General Plan
- Complies with Section 11-70-6 of the MZO for Council Use Permit



Recommendation

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (6-0)



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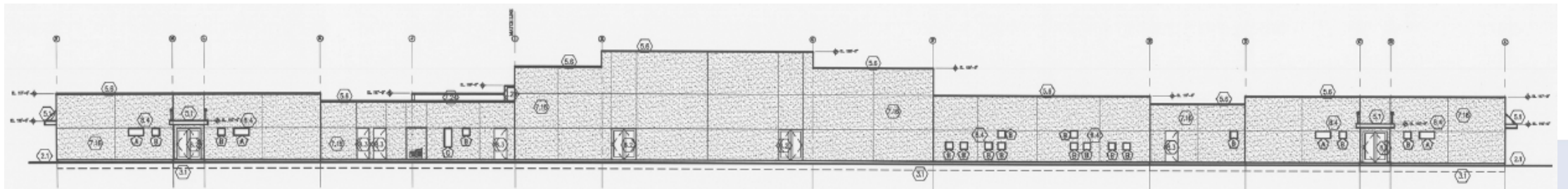


Elevations

(no proposed changes)



FRONT ELEVATION

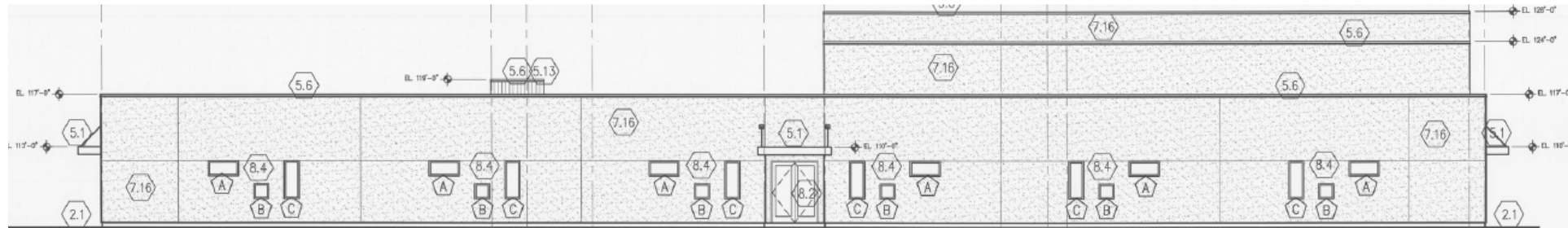


REAR ELEVATION

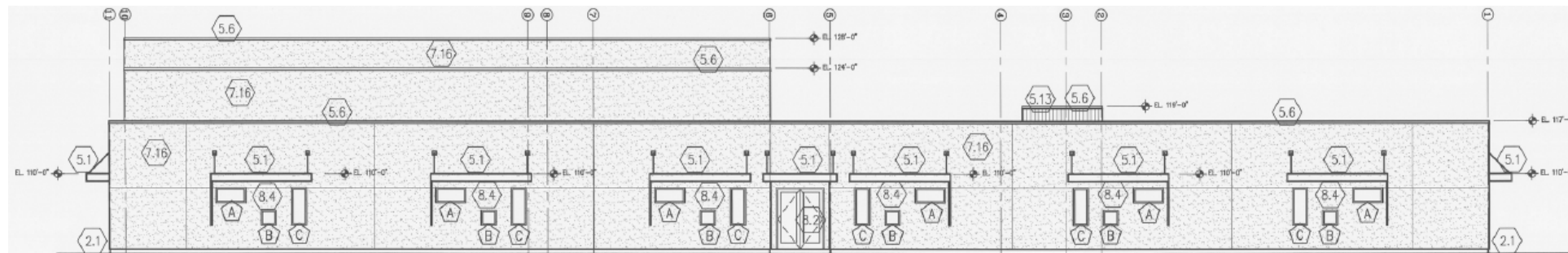


Elevations

(no proposed changes)



RIGHT SIDE ELEVATION - NORTH



LEFT SIDE ELEVATION - SOUTH