



Planning & Zoning Board



ZON23-00139



Request

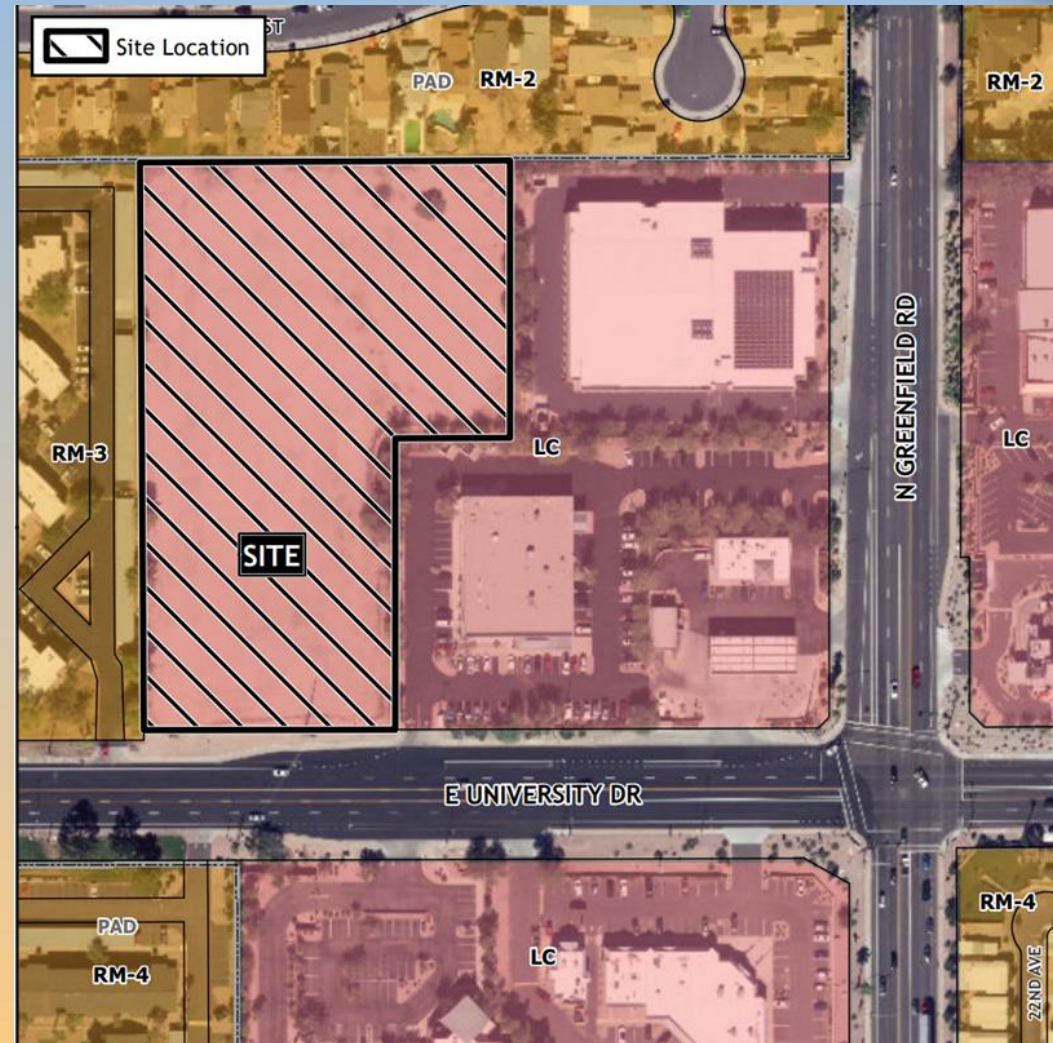
- Site Plan Review
- Special Use Permit
- Council Use Permit Review
- Commercial Development





Location

- North side of University Drive
- West of Greenfield Road

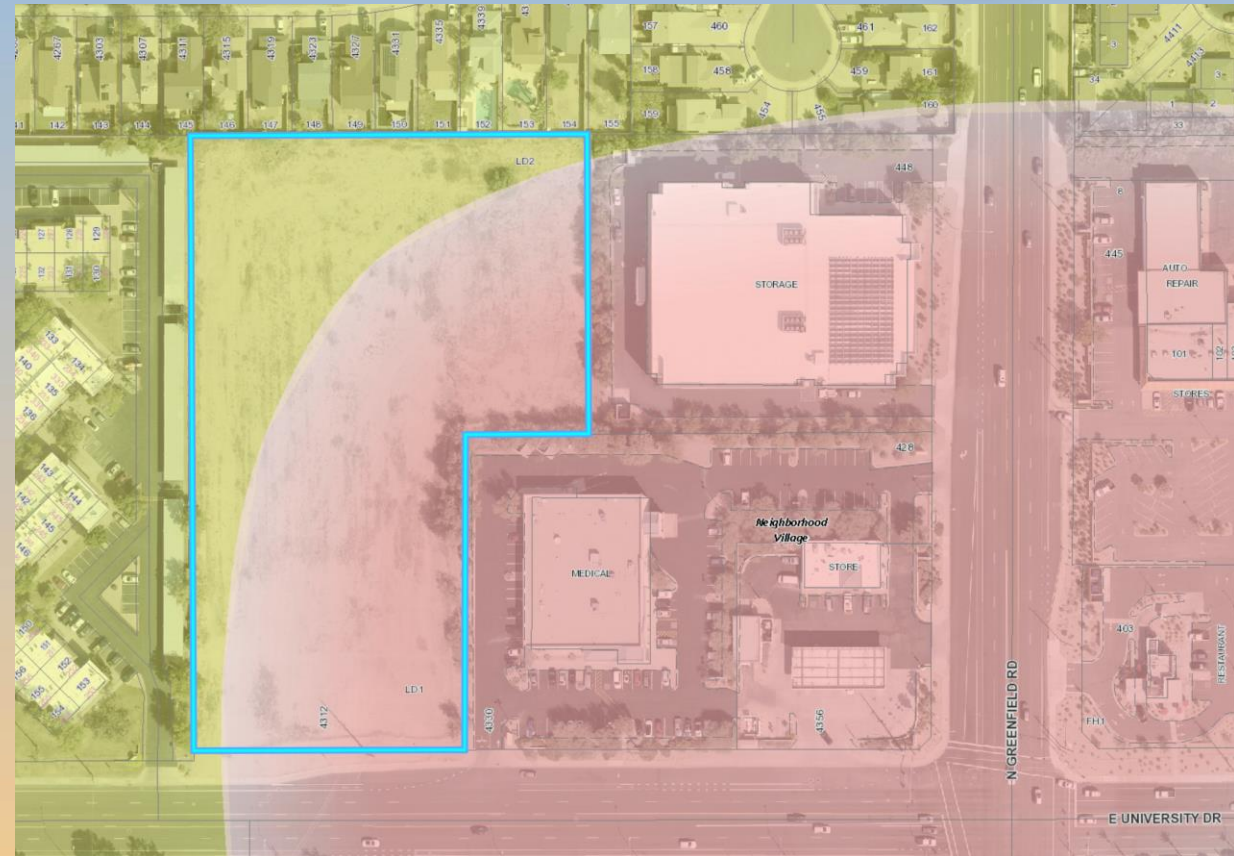




General Plan

Neighborhood Village Center

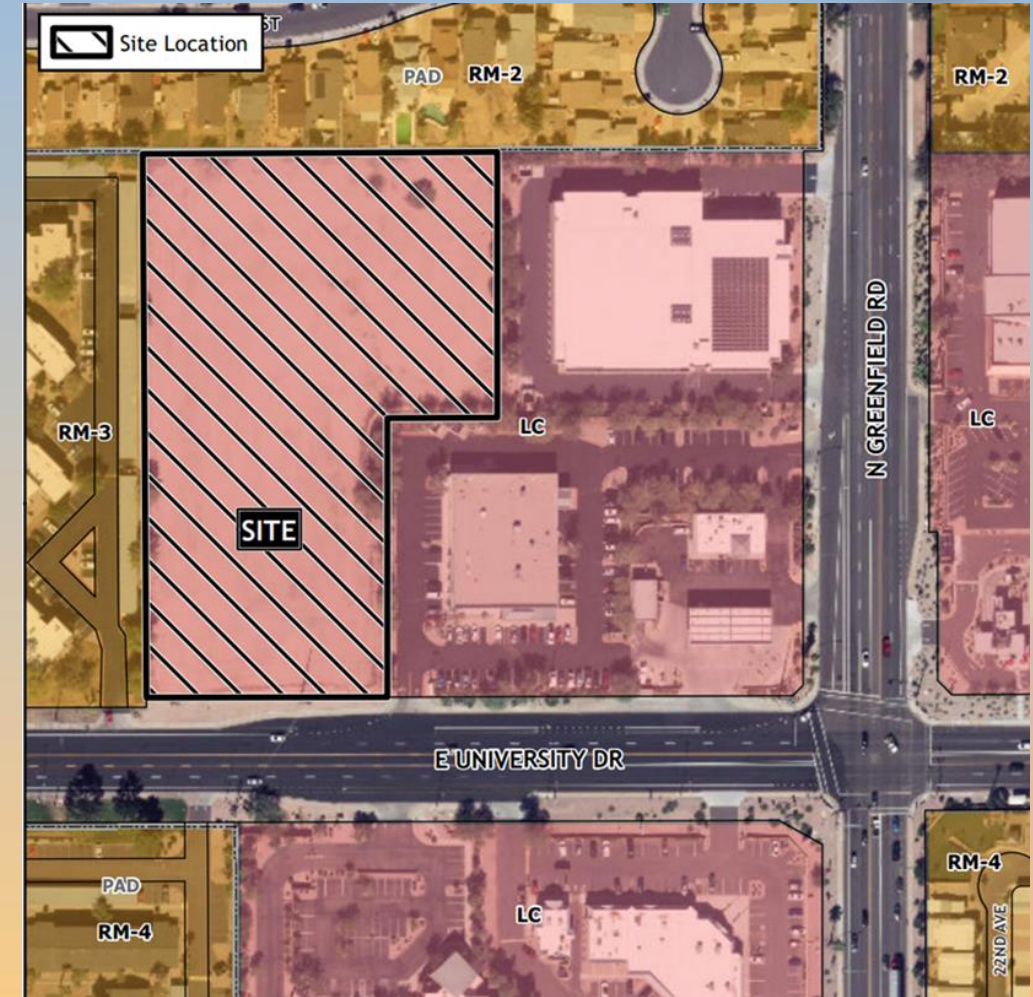
- Typical shopping areas that serve the surrounding neighborhood
- LC listed as primary zoning
- Retail and restaurants listed as primary land uses
- Mini-storage permitted with a CUP





Zoning

- Limited Commercial
- Restaurants and retail are permitted by right in LC
- Mini-Storage permitted with a CUP





Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

- ✓ 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;
- ✓ 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
- ✓ 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
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Special Use Permit

Section 11-70-5: Special Use Permit Required Findings

- ✓ 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;
- ✓ 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
- ✓ 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
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Site Photo

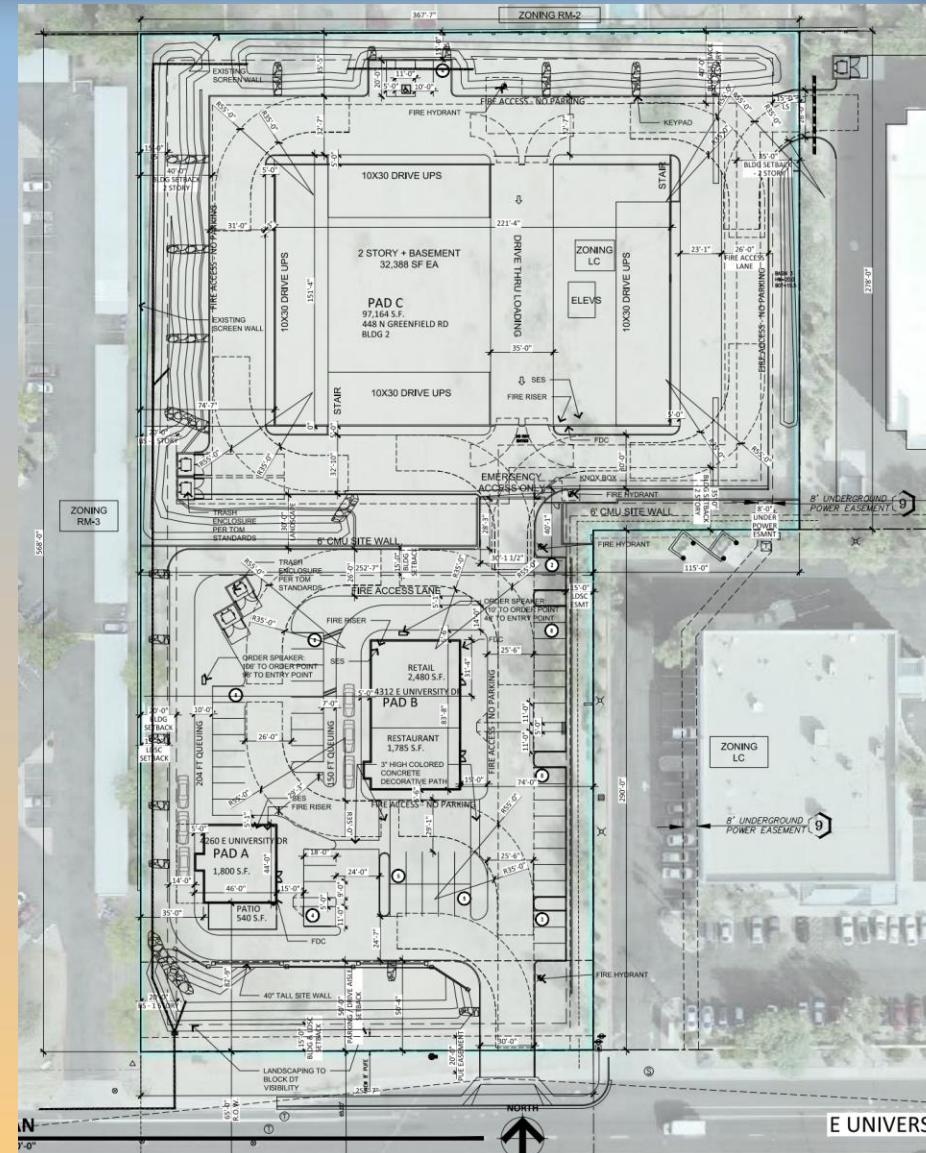


Looking north from University



Site Plan

- Two-story mini-storage facility in the northern half ($\pm 96,600\text{sf}$)
- Two commercial buildings in the southern half ($\pm 6,000\text{sf}$)
- Commercial access from University
- Mini-storage access from Greenfield



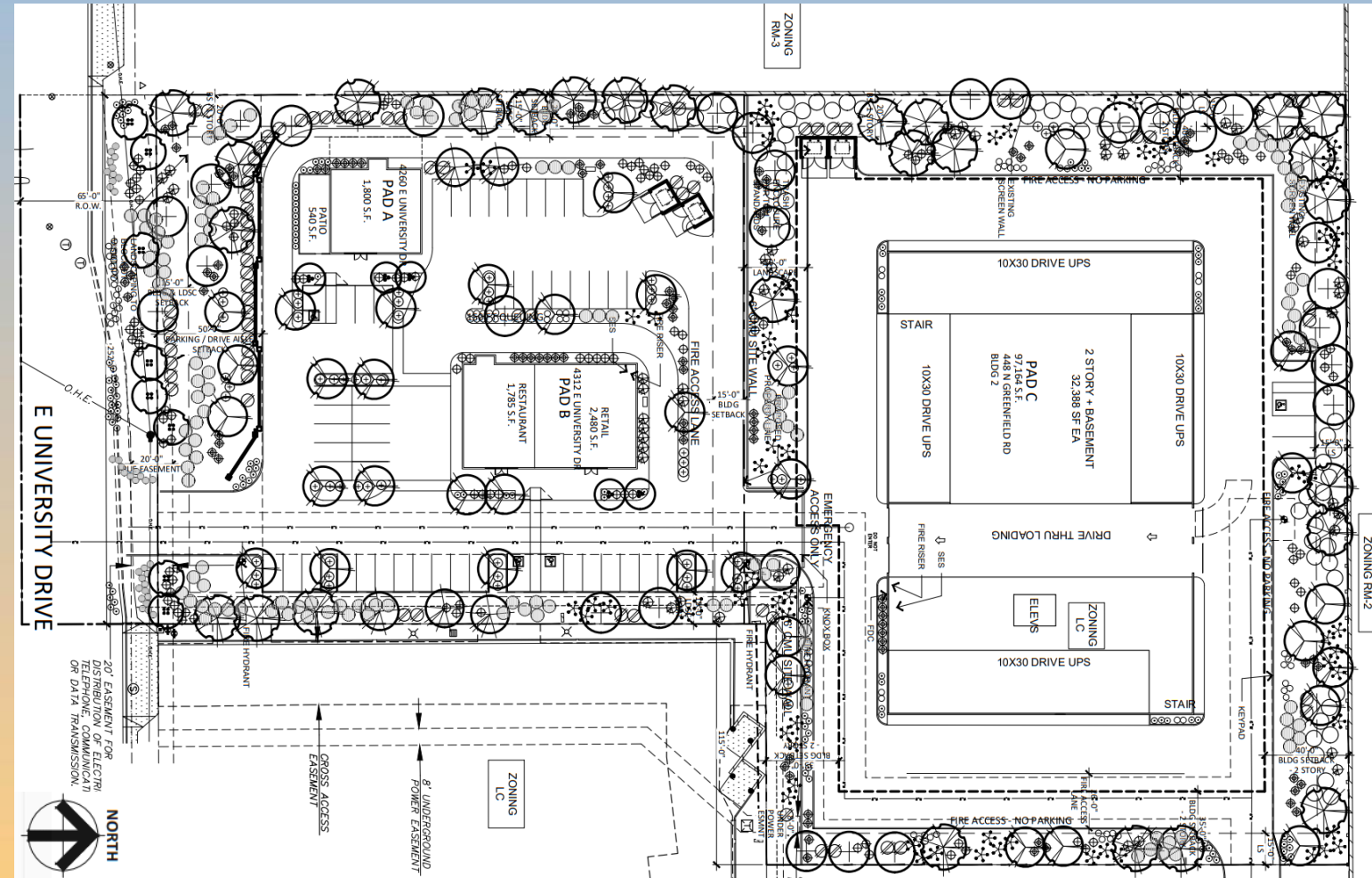


Landscape Plan

LANDSCAPE LEGEND

-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
36" BOX
-  ACACIA SALICINA
WILLOW ACACIA
24" BOX
-  ACACIA STENOPHYLLA
SHOESTRING ACACIA
36" BOX
-  CERCIDIUM FLORIDUM
BLUE PALO VERDE
36" BOX
-  PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
24" BOX
-  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
36" BOX

-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
-  EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
-  HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
-  ACACIA REDOLENS
'DESERT CARPET' 1m
5 GALLON
-  EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
5 GALLON
-  CONVOLVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON
-  1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





Renderings





Renderings





Renderings





Citizen Participation

- Applicant notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual meeting held on July 20, 2023, with no attendees
- Staff has not been contacted by any interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO
- ✓ Complies with the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO

Staff recommend Approval with Conditions



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