



City Council

ZON25-00397

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

January 12, 2026



Request

- Major Site Plan Modification and amending the conditions of approval for Case No. Z88-034
- To allow for an office development





Location

- Northeast corner of University Drive and 80th Street

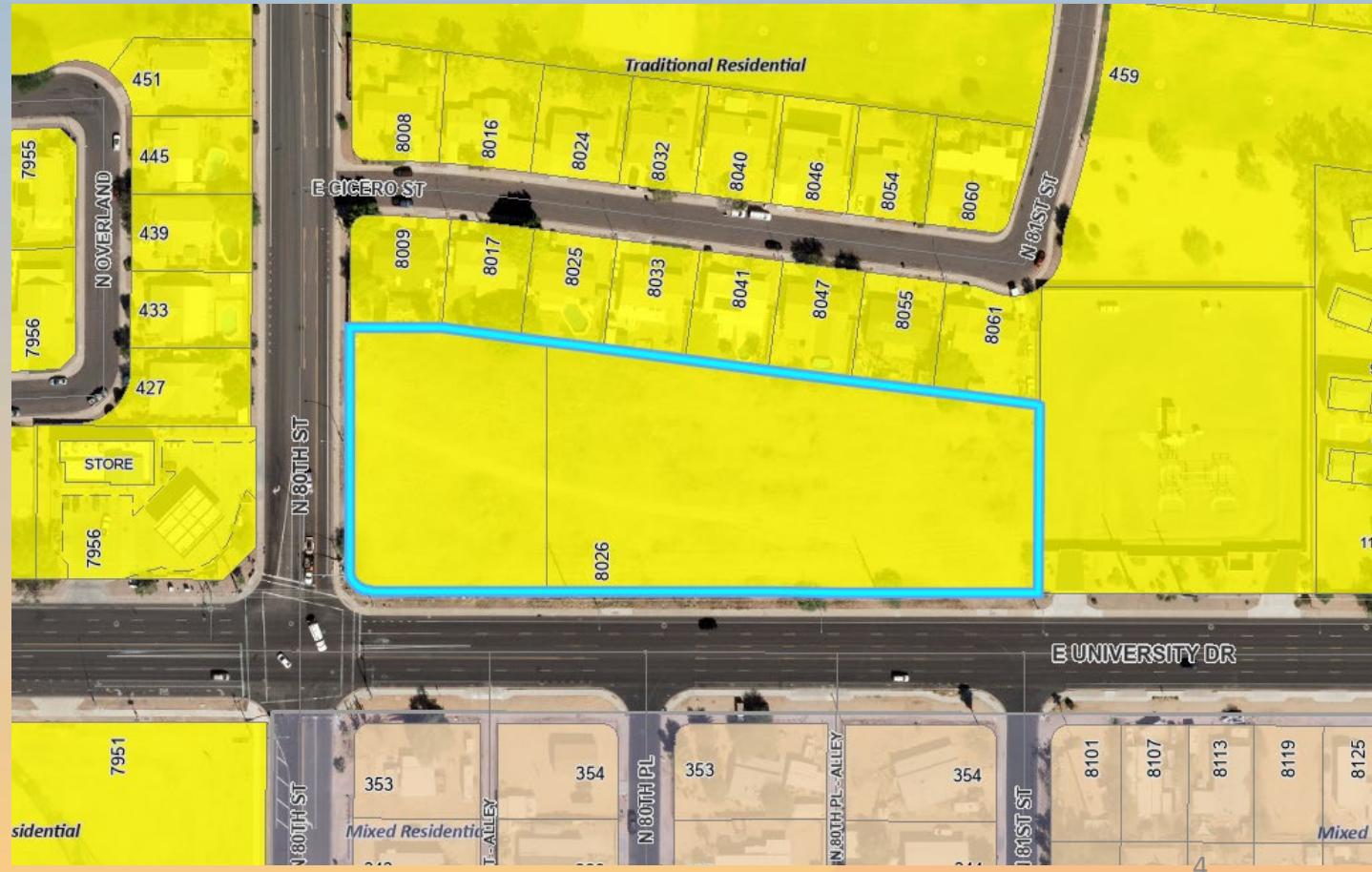




General Plan

Traditional Residential - Sustain

- Contains primarily detached single-family homes as well as low-density multi-family developments
- Includes complementary public and semi-public uses such as parks, schools and places of worship
- Business and professional offices are supporting land uses





Zoning

- Neighborhood Commercial (NC)
- Proposed use is allowed by right in the NC zoning district





Site Photo

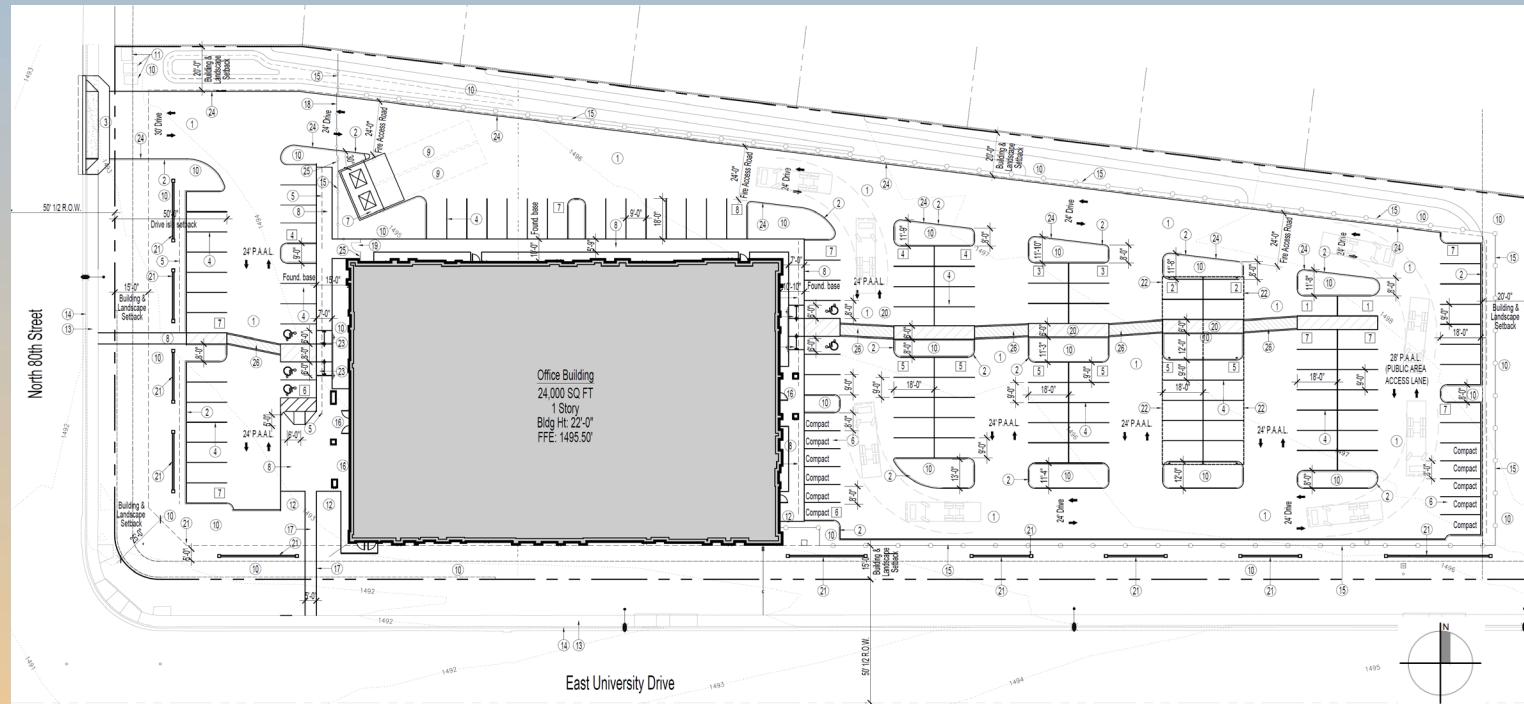


Looking north towards the site from University Drive



Site Plan

- 24,000 square foot office building
- Access from North 80th Street
- 64 parking spaces required; 130 spaces provided





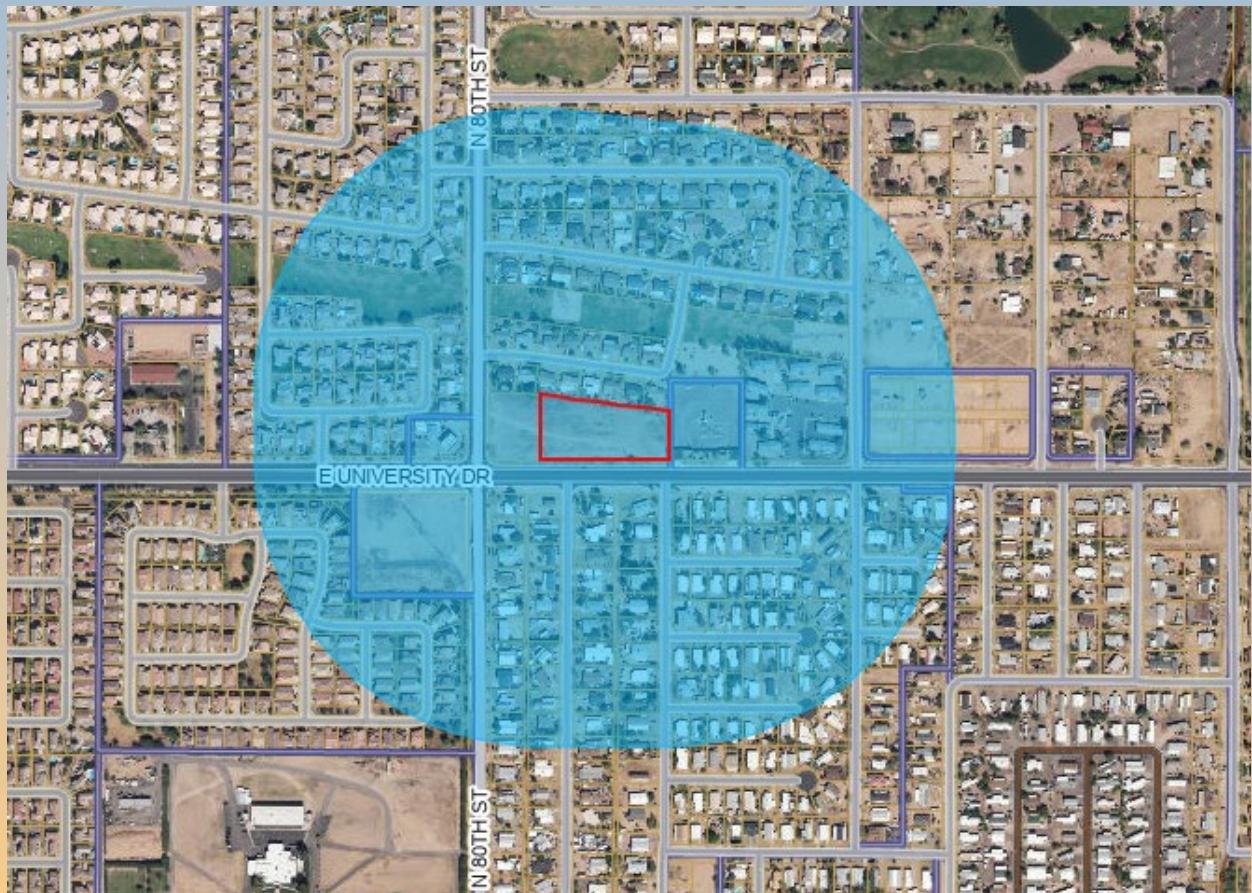
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff received one (1) email from a concerned resident who enquired about the proposed landscaping and fencing on the site



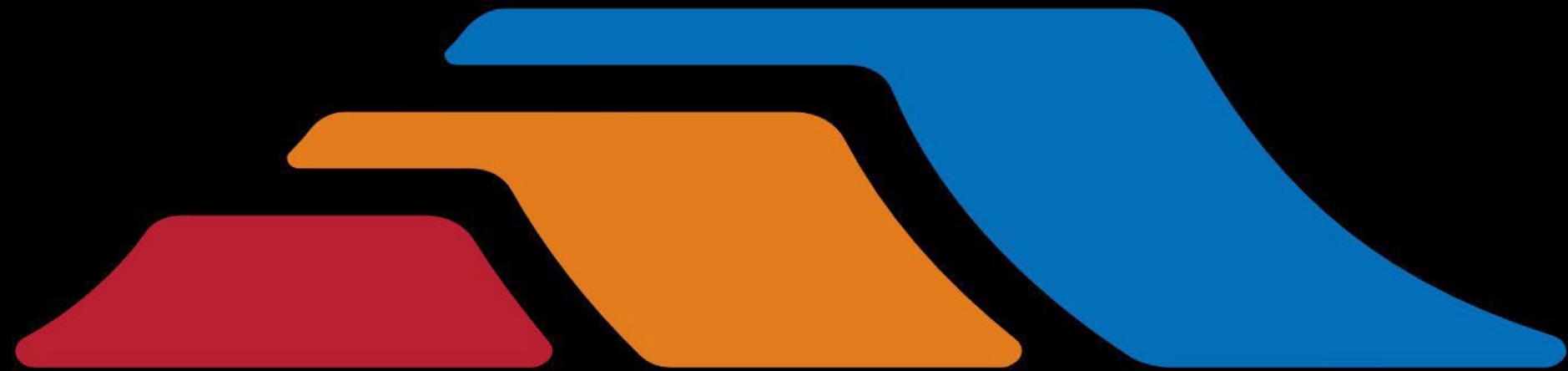


Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions

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



mesa·az



Site Photo



Looking east towards the site from 80th Street



Renderings



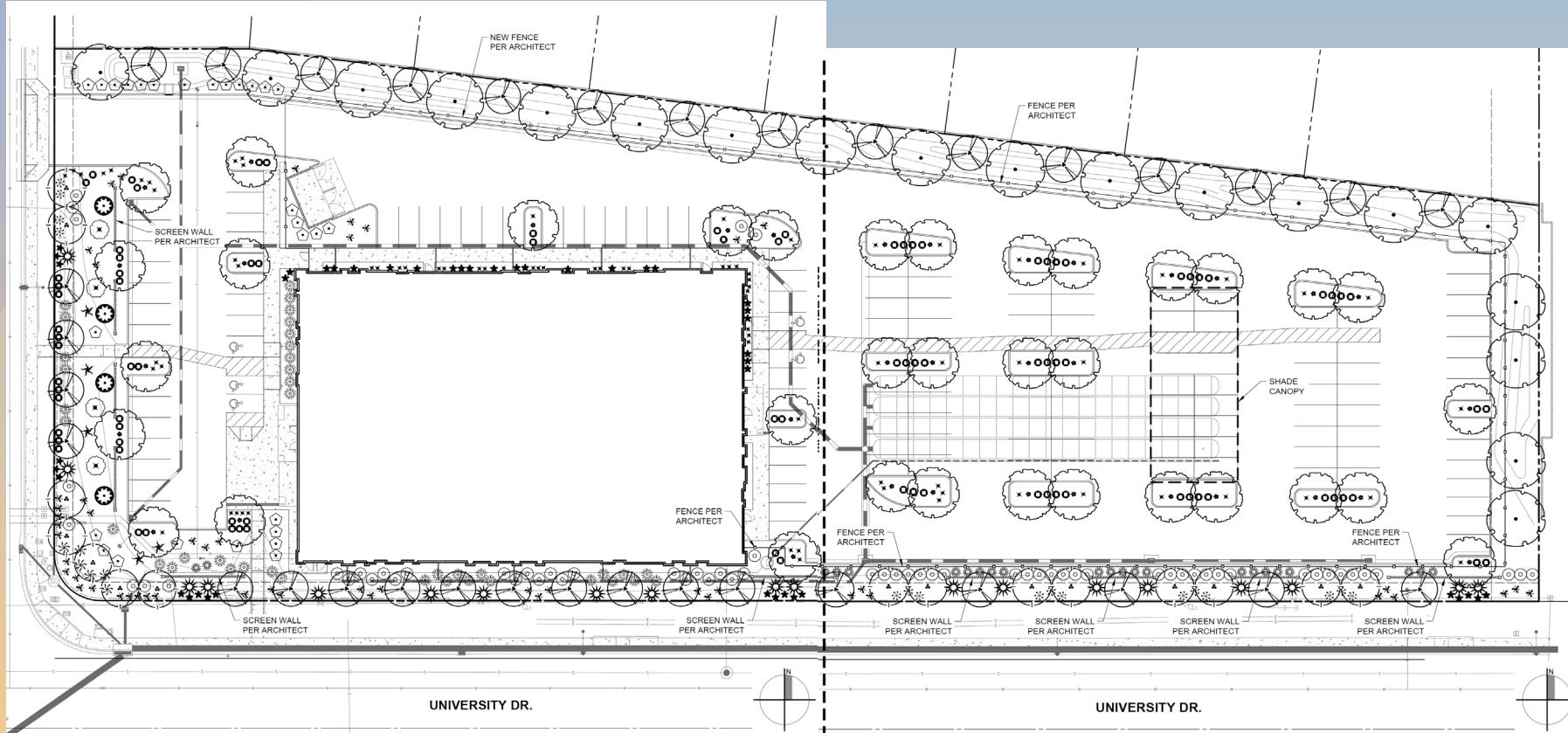


Renderings





Landscape Plan



SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
TREES				
●	ACACIA ANEURA MULGA (MATURE CANOPY: 255 SQ. FT.)	34	24" BOX	6' x 2' (.75")
○	CHILOPSIS LINEARIS DESERT WILLOW (MATURE CANOPY: 700 SQ. FT.)	15	24" BOX	5' x 3' (1")
●	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE (MATURE CANOPY: 700 SQ. FT.)	37	36" BOX	8' x 5' (1.75")
●	ULMUS PARVIFOLIA CHINESE ELM (MATURE CANOPY: 1,250 SQ. FT.)	19	24" BOX	7' x 3' (1")
SHRUBS AND ACCENTS				
★	AGAVE VILMORINIANA OCTOPUS AGAVE	5	5 GAL.	
★	ALOE x 'BLUE ELF' BLUE ELF ALOE	44	5 GAL.	
✿	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	39	5 GAL.	
×	CORDIA PARVIFOLIA LITTLE-LEAF CORDIA	4	5 GAL.	
○	CHRYSACTINIA MEXICANA DAMIANITA	88	5 GAL.	
●	HESPERALOE FUNIFERA GIANT HESPERALOE	19	5 GAL.	
×	HESPERALOE PARVIFLORA RED YUCCA	51	5 GAL.	
×	HYMENOPHYLLS ACAULIS ANGELITA DAISY	82	1 GAL.	
○	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	63	5 GAL.	
○	LEUCOPHYLLUM 'GREENCLOUD' GREENCLOUD TEXAS RANGER	28	5 GAL.	
✿	MUHLENBERGIA 'AUTUMN GLOW' AUTUMN GLOW DEER GRASS	6	5 GAL.	
✿	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	16	5 GAL.	
○	PEDILANTHUS MACROCARPA SLIPPER PLANT	23	5 GAL.	
●	TECOMA STANS MEXICAN YELLOW BELLS	4	5 GAL.	