



Planning and Zoning Board



ZON25-00942

Rio Salado 25

Josh Grandlienard, Senior Planner

March 11, 2026



Request

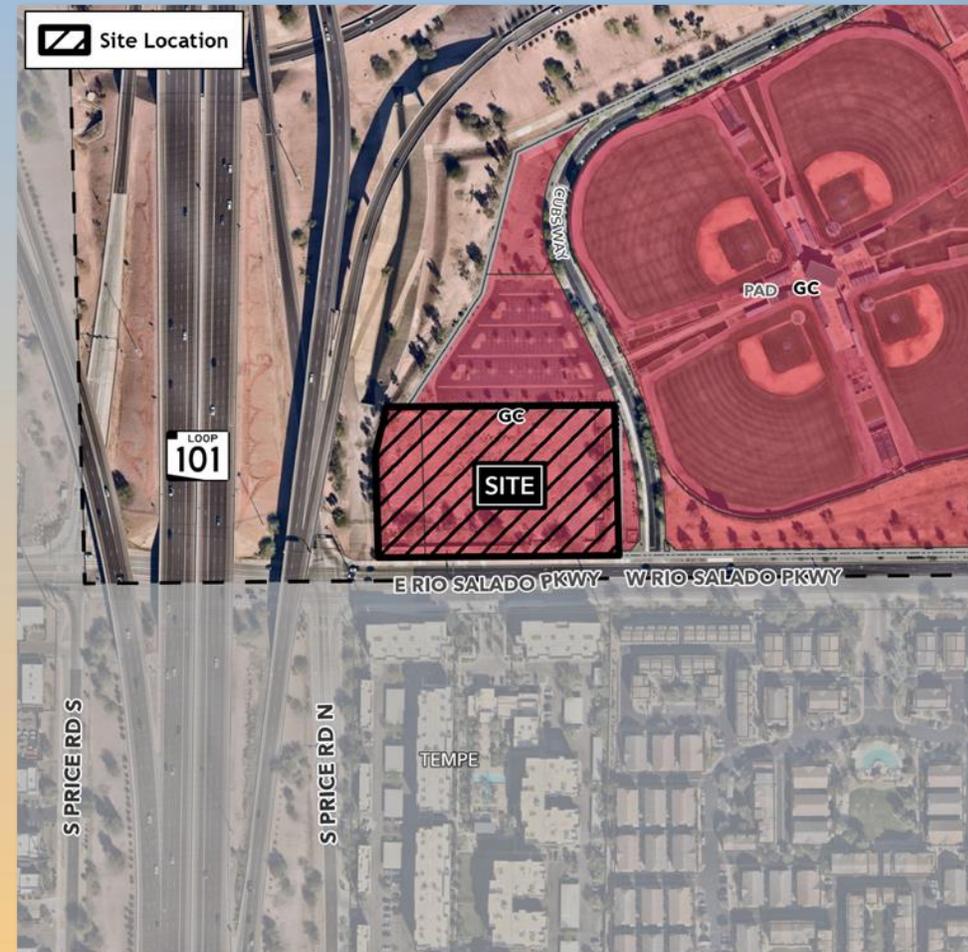
- Council Use Permit (CUP)
- Initial Site Plan
- Rezoning 3.1 acres from GC to GC-BIZ





Location

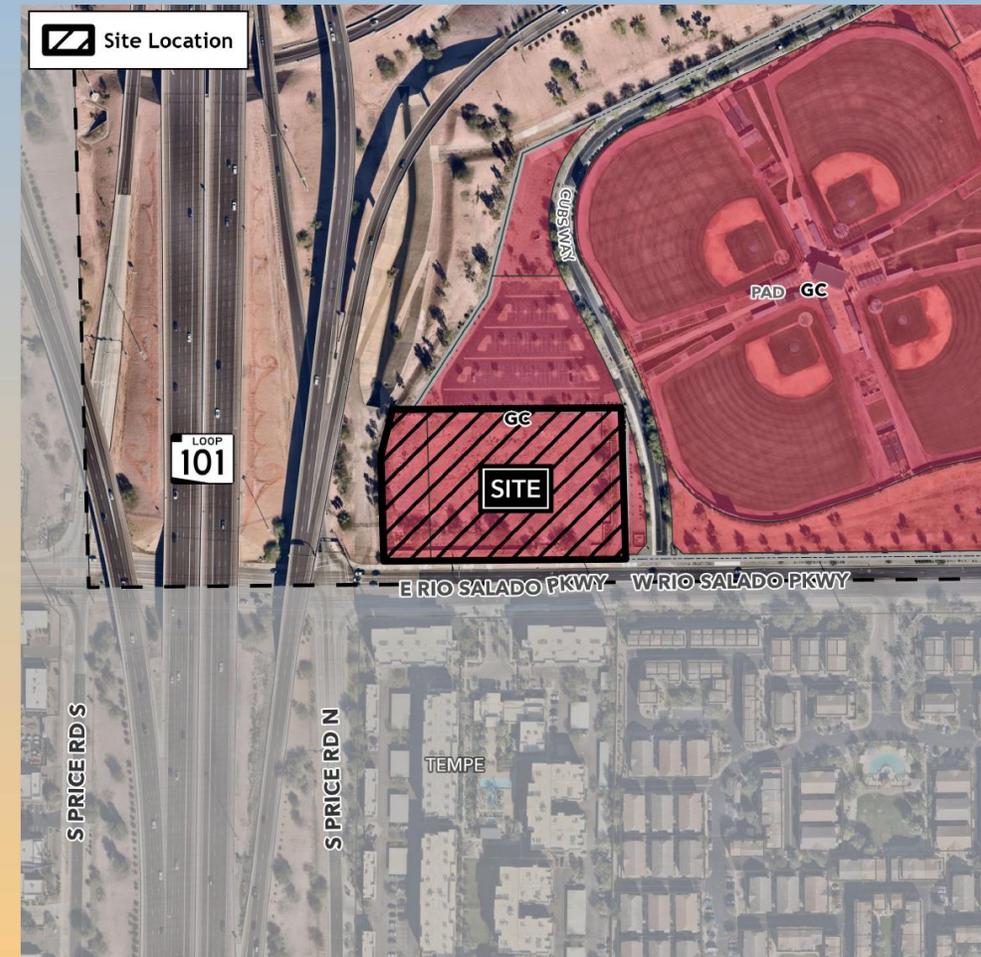
- North side of Rio Salado Parkway
- East side of Price Road





Zoning

- Current: General Commercial (GC)
- Proposed: GC-BIZ with a Council Use Permit





General Plan

Current - Local Employment Center

- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, PS





Site Photo

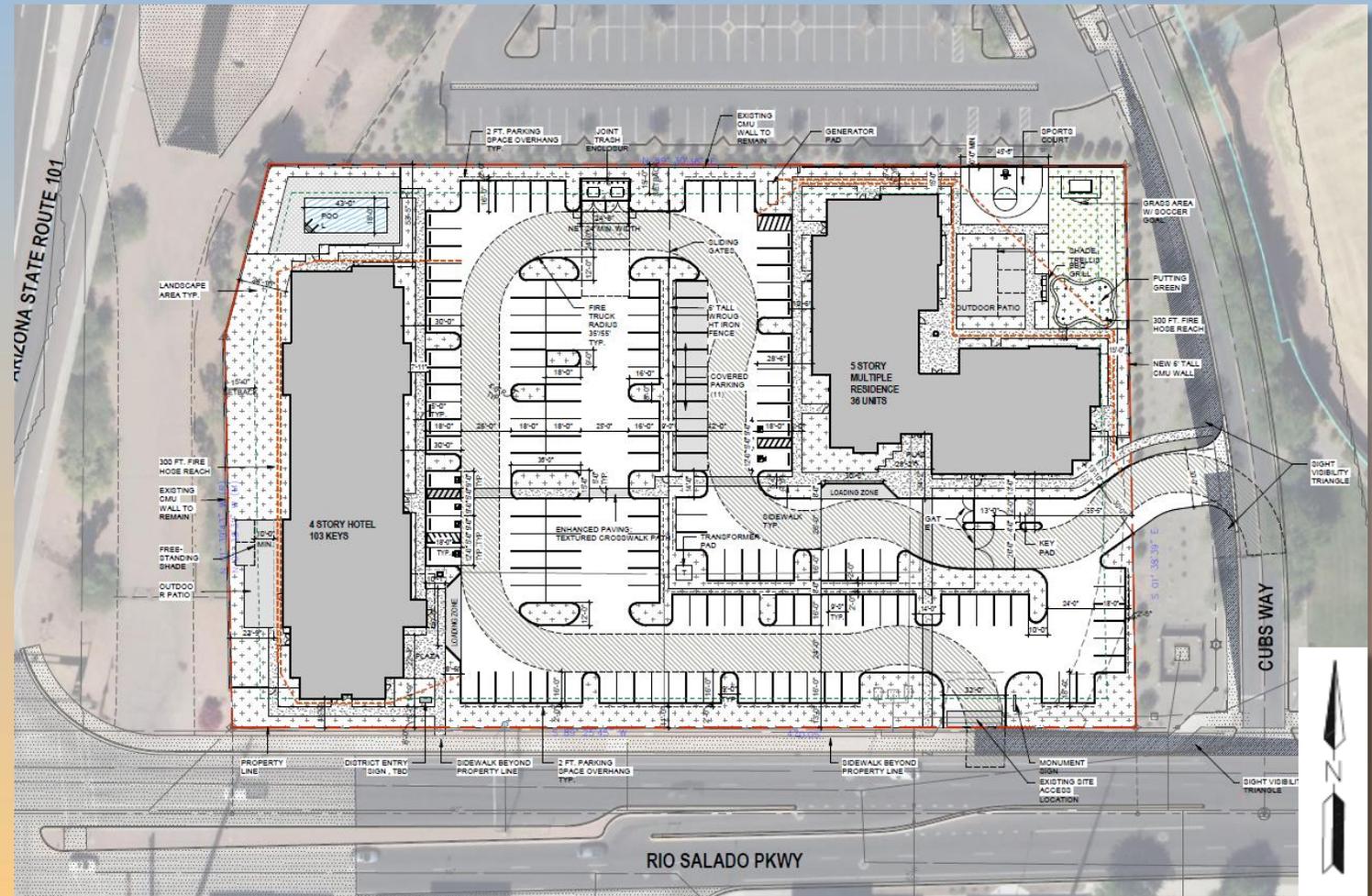


Looking northwest from the intersection of Rio Salado and
Cubs Way



Site Plan

- Access from Rio Salado and Cubs Way
- Two proposed buildings
 - Building 1
Hotel
103 Rooms
 - Building 2
Multiple Residence
36 units





Landscape Plan

plant legend

	botanical name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 3.0W., .75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX	19	7.0H., 3.0W., 1.0CAL. 10.0H., 3.0W., 1.75CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(5 @ 1.0 GPH)	24" BOX	25	5.0H., 3.0W., 1.0CAL. 9.0H., 3.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	DODONAEA VISCOSA HOPESEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
medium shrubs					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5' O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	82	PLANT AT 3.5' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5' O.C.
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
small shrubs					
	ALOE BARBADENSIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS 'PINK MURLY' RESAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	RUSSelia EQUSETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
groundcover					
	EREMOPHILA GLABRA WINGENHEW GOLD OUTBACK SURGE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3' O.C.
	LAETANIA 'DALLAS RED' RED LAETANIA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	SECURARIA PALUDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT	3/4" SCREENED		29,335 S.F.	2" MINIMUM IN ALL PLANTERS
	STEEL HEADER RUSTED FINISH			149 L.F.	
	ARTIFICIAL TURF-PUTTING SURFACE STYNETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN			601 S.F.	
	ARTIFICIAL TURF-FRINGE MATERIAL STYNETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FEISQUE - OLIVE GREEN			162 S.F.	
	ARTIFICIAL TURF EZ-TURF NUT MEO BLEND			2,003 S.F.	





Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Maximum Building Height –</u> <i>MZO Table 11-6-3.A</i></p>	<p>30 feet</p>	<p>65 feet</p>
<p><u>Minimum Setbacks to Building and Parking Areas–</u> <i>MZO Table 11-6-3.A</i></p> <p>Front and Street Facing Side (adjacent to Rio Salado Parkway)</p> <p>Side and Rear adjacent to non-residential district, per story</p>	<p>15 feet</p> <p>60 feet (15 feet per story)</p>	<p>11 feet</p> <p>7 feet (north side)</p> <p>2.5 feet (east side)</p> <p>2.5 feet (west side)</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)(ii)</i></p> <p>Non-Single Residence Adjacent to other Non-Single Residence Districts</p>	<p>15 Feet</p>	<p>0 Feet</p>
<p><u>Perimeter Landscaping –</u> <i>MZO Table 11-33-3.A.4</i></p> <p><i>Arterial Streets</i></p> <p><i>Local Streets</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage</p> <p>1 Tree and 4 Shrubs per 25 feet of Street Frontage</p>	<p>0 Trees and Shrubs required within the proposed landscape yards</p>



Bonus Intensity Zone Overlay

Development Standard

MZO Required

PAD Proposed

Required Parking Spaces by Use –
MZO Table 11-32-3.A
 - Multiple Residence

2.1 spaces per unit (76 spaces)

1.29 spaces per unit (56 spaces)

Required Parking Spaces by Use –
MZO Section 11-33-3(D)
 - Covered Parking

1 covered parking space per unit

11 covered parking spaces on site



Bonus Intensity Zone Overlay

Development Standard

MZO Required

PAD Proposed

Minimum Private Open Space –
MZO Section 11-5-5(A)(3)(a) – Sizing -
 Two and Three Bedroom Units

100 square feet of private open space per two bedroom unit and 120 square feet of private open space for three bedroom units

60 square feet of private open space per unit

Minimum Private Open Space Above Ground Level –
MZO Section 11-5-5(A)(3)(e)(i)(2) –
 Minimum Width

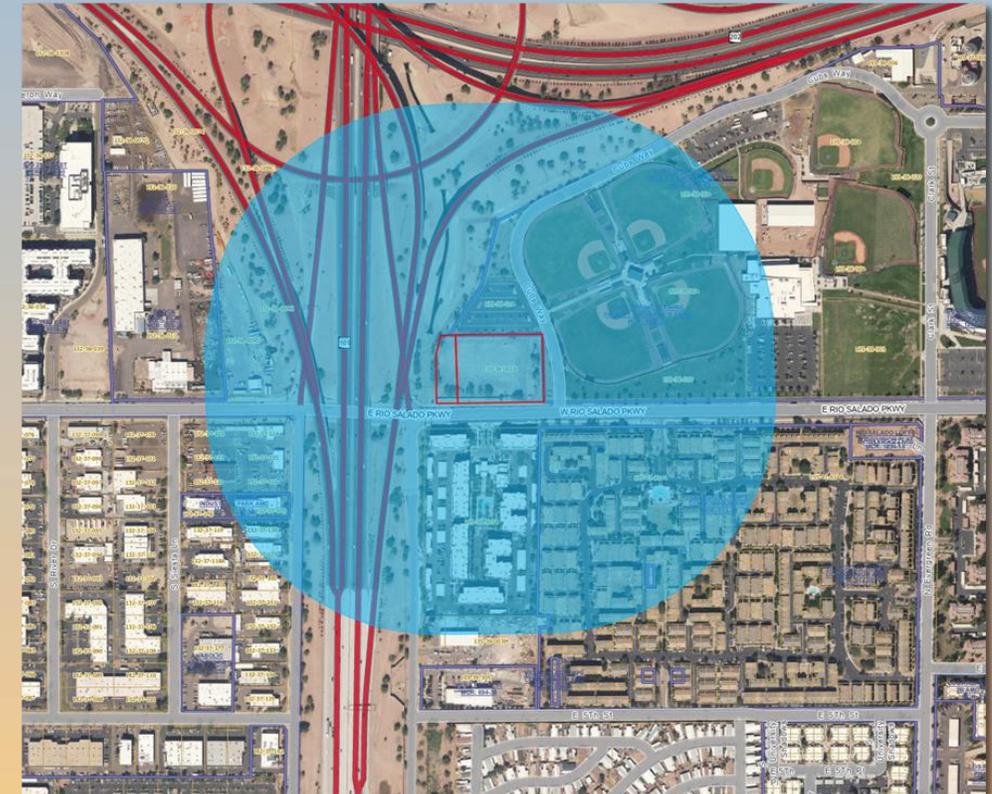
8 feet wide

5 feet wide



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP
- ✓ Complies with Chapter 21 of the MZO for a Bonus Intensity Zone
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Renderings





Renderings





Renderings





Renderings

