



# Planning and Zoning Board



# ZON23-00221

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May 10, 2023



# Request

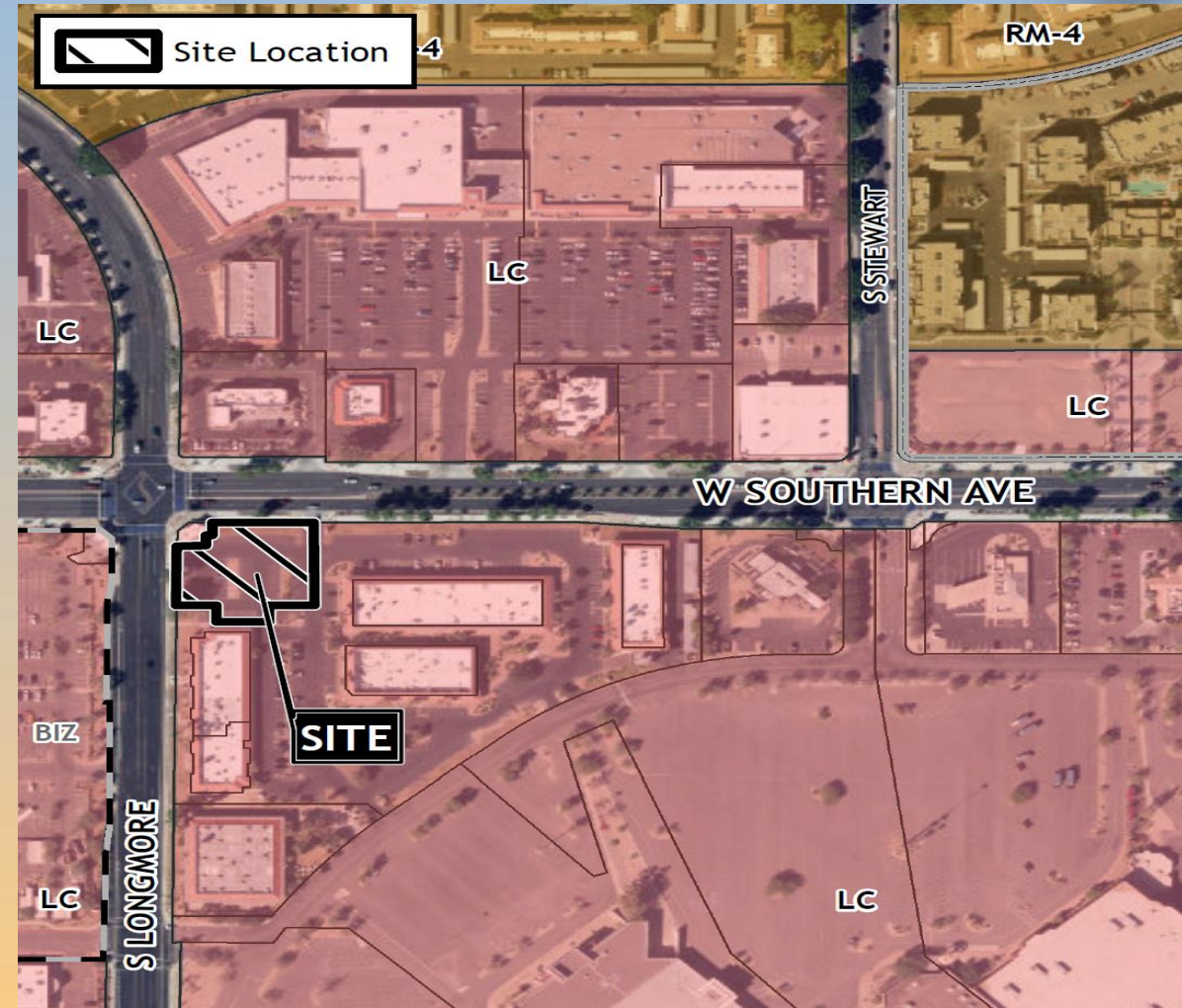
- Site Plan Review
- To allow for the development of a Medical Office





# Location

- South of Southern Avenue
- East of Longmore
- West of Alma School Road



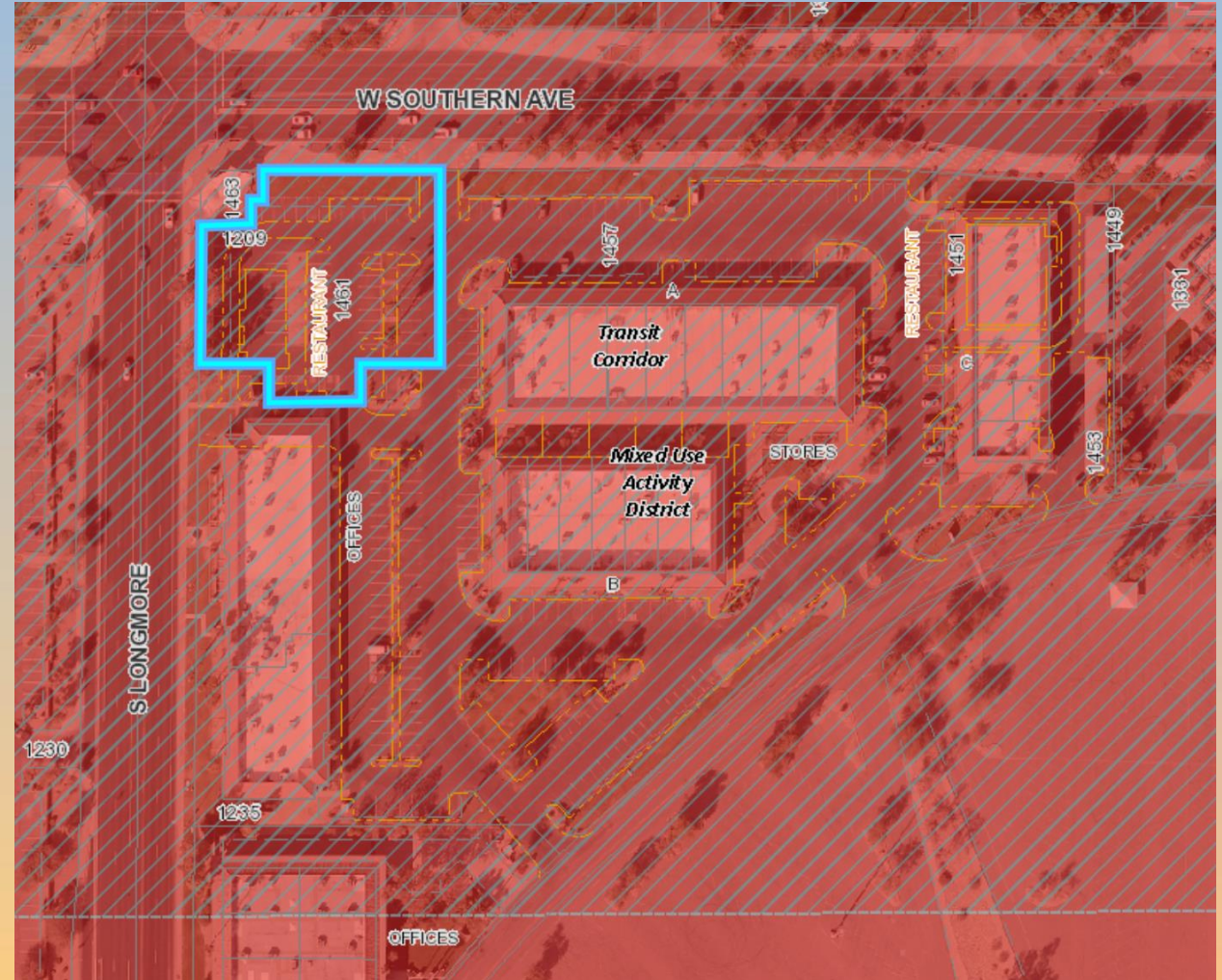


# General Plan

## Mixed Use Activity District

### Transit Corridor

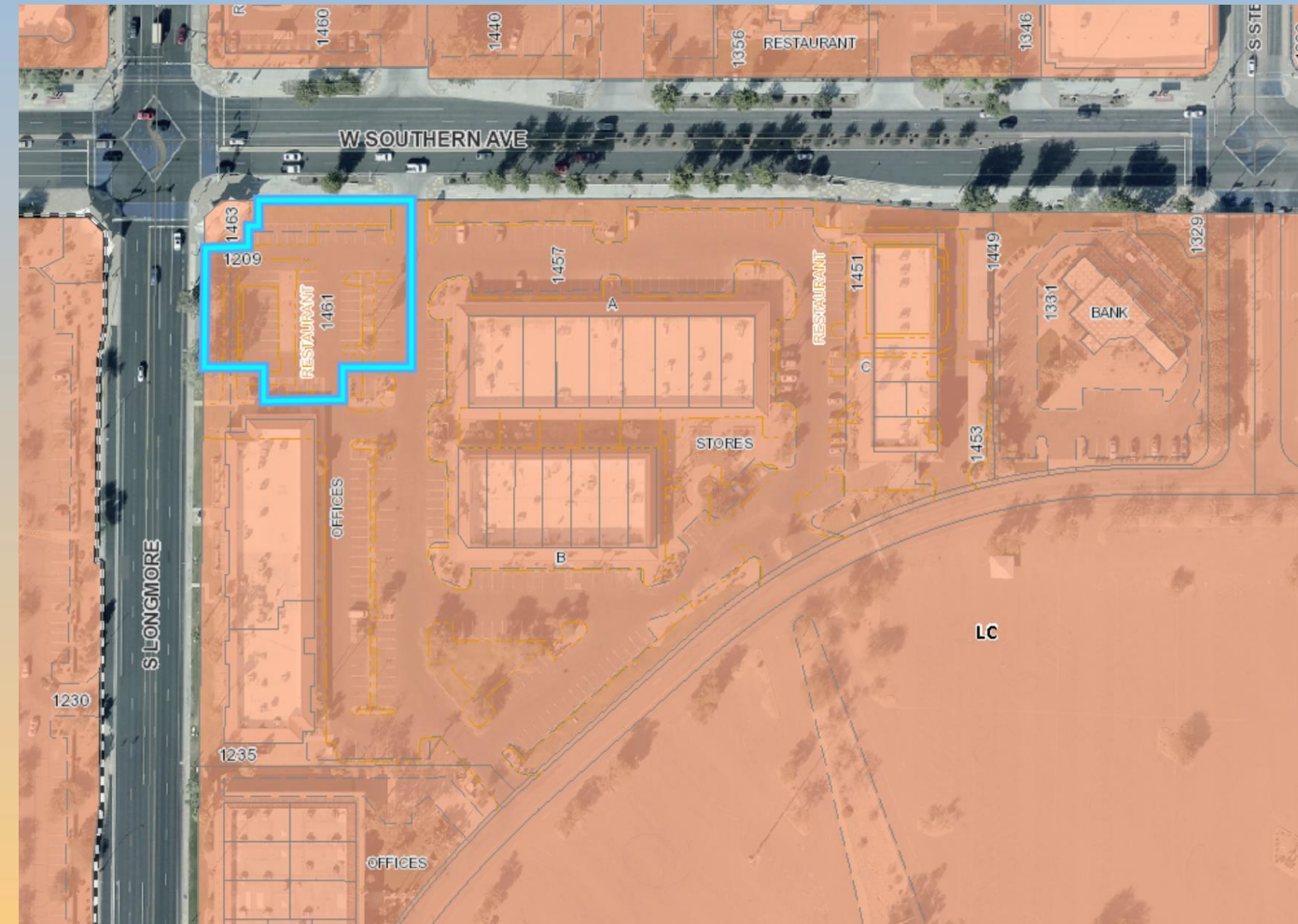
- Strong and viable centers of commercial activity
- Pedestrian-oriented urban environment
- Proposed use complies with the goals of this character area





# Zoning

- Limited Commercial (LC)
- Retail, entertainment, service-oriented businesses
- Serves one- to ten-mile radius
- Medical Office is permitted





# Site Photo



Looking south from Southern Avenue







# Landscape Plan

## PLANTING LEGEND

### TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Existing Tree to Remain	-	-
Species Vary		
Acacia aneura	24" Box, 1" Cal. Min., 6' Ht. Min.	7
Mulga	36" Box, 1½" Cal. Min, 8' Ht. Min.	2
Parkinsonia x 'Desert Museum'	24" Box, 1" Cal. Min., 6' Ht. Min.	7
Desert Museum Palo Verde	36" Box, 1½" Cal. Min, 8' Ht. Min.	3

### SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Eremophila hygrophana 'Blue Bells'	5 Gal.	65
Blue Bells		
Rosmarinus officinalis	5 Gal.	14
Upright Rosemary		
Simmondsia chinensis 'Vista'	5 Gal.	22
Compact Jojoba		

### ACCENTS

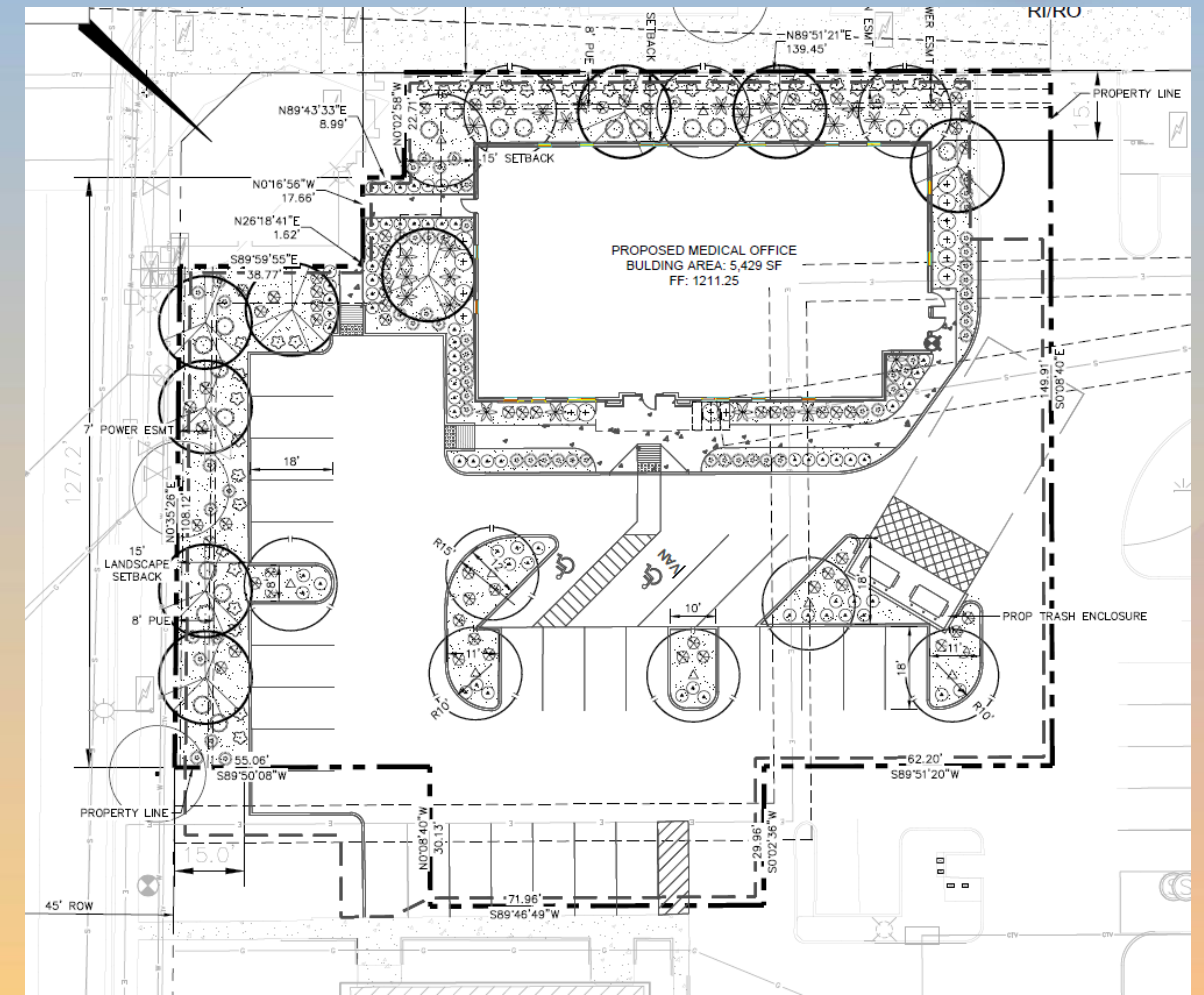
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Agave desmettiana	5 Gal.	20
Smooth Agave		
Muhlenbergia rigida 'Nashville'	5 Gal.	64
Purple Muhly		

### GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Convolvulus cneorum	1 Gal.	41
Bush Morning Glory		
Penstemon eatonii	1 Gal.	71
Firecracker Penstemon		

### MATERIALS

DESCRIPTION	QTY
Decomposed Granite	7,130 SF
½" Screened, Madison Gold, 2" Depth Min.	





# Rendering



Looking south from Southern Avenue



# Rendering

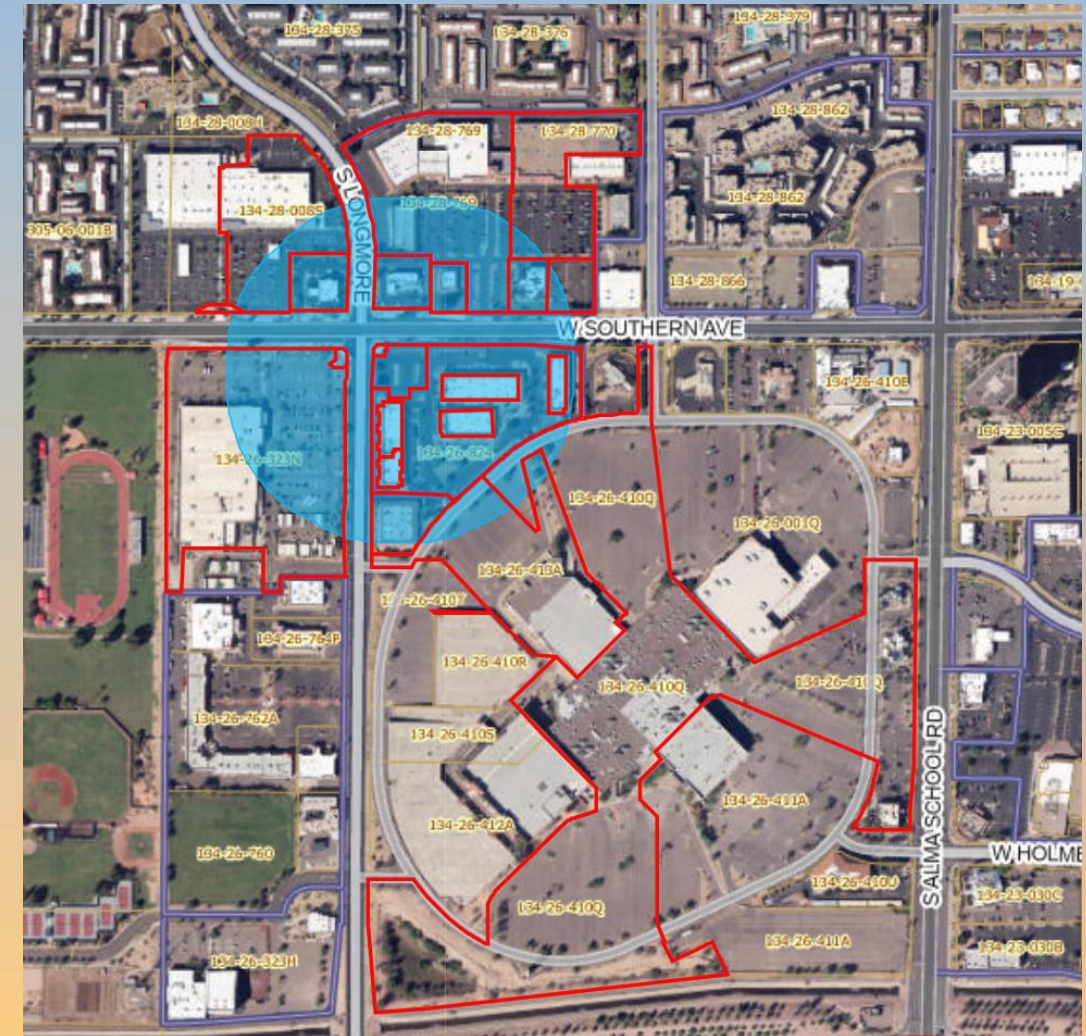


Looking north from internal side



# Citizen Participation

- Notified property owners within 500 feet, HOAs and Registered Neighbors
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

*Staff recommends Approval with Conditions*



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