



Planning & Zoning Board





ZON24-00571 Fire Station 223





Request

Rezone and Site
 Plan Review

 To allow for a Fire Station

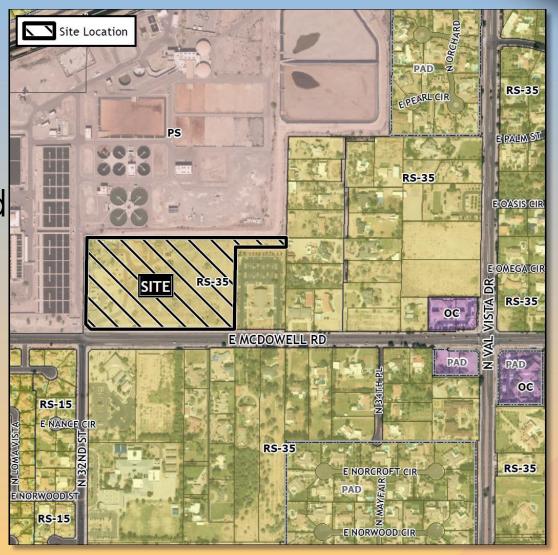






Location

- West of Val Vista Road
- North side of McDowell Road







Zoning

- Existing RS-35
- Proposed Rezone to PS
- Public Safety Facilities are allowed by right within the PS zone







General Plan

Neighborhood/Specialty: Airport

 Neighborhood support facility to help improve response time and overall neighborhood safety







Site Photo



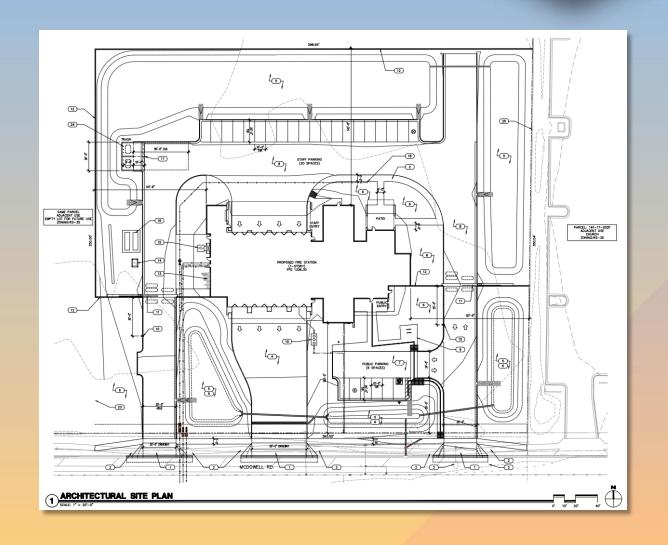
Looking north from McDowell Road





Site Plan

- Fire Station with 4 bay doors
- Vehicular access to the site is provided from McDowell Road
- 26 parking spaces provided

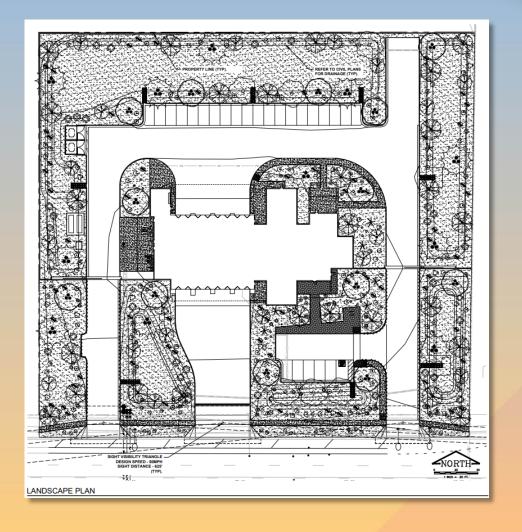






Landscape Plan

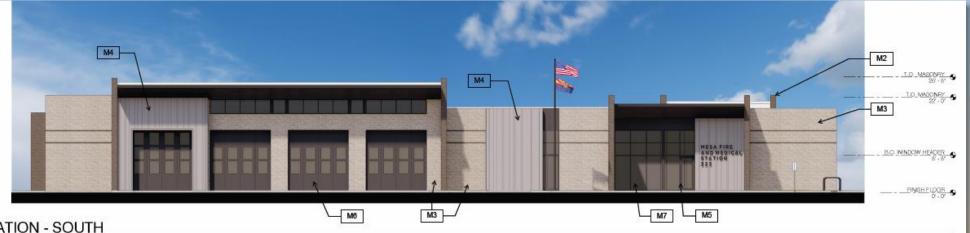
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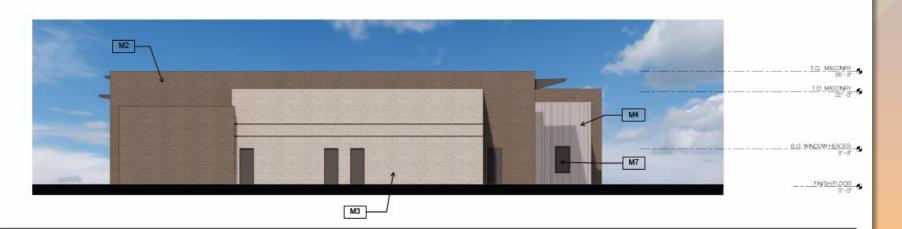




Building Elevations



3 EXTERIOR ELEVATION - SOUTH







Rendering







Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has been contacted by one citizen with concerns specific location







Findings

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

Staff recommends Approval with Conditions





Planning & Zoning Board





Building Elevations

