



# City Council

## ZON22-00610

Mary Kopaskie-Brown, Planning Director

November 6, 2023  
1



# Request

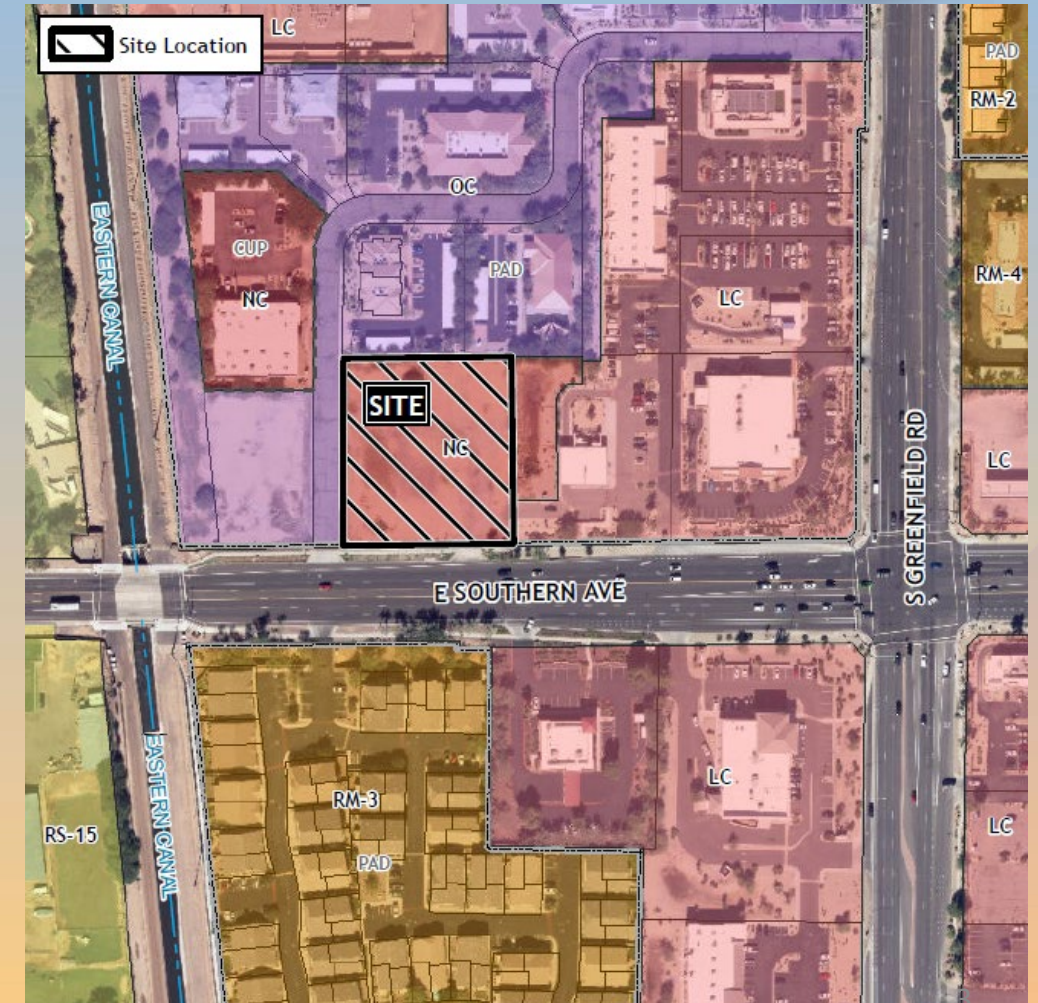
- Rezone from NC-PAD to LC-PAD-BIZ
- Site Plan Review for a commercial development





# Location

- North side of Southern Avenue
- East side of Oakland Street
- West of Greenfield Road

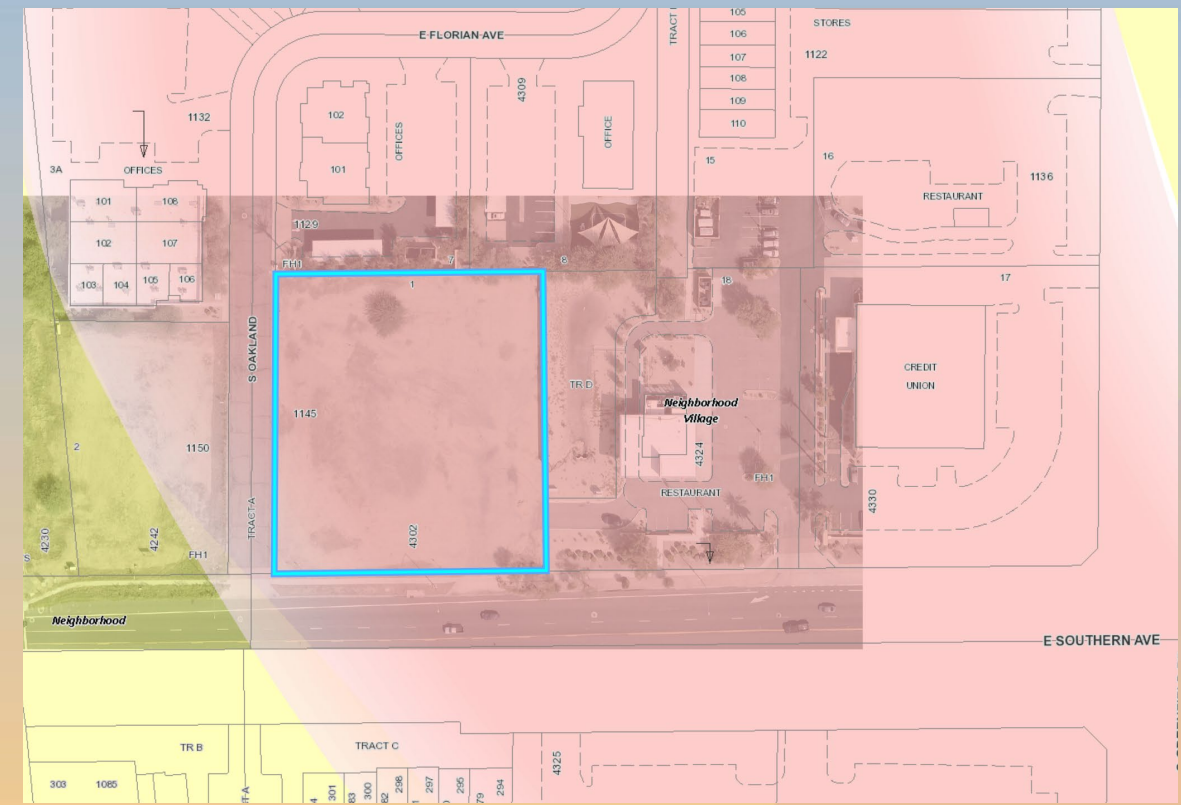




# General Plan

## Neighborhood Village Center

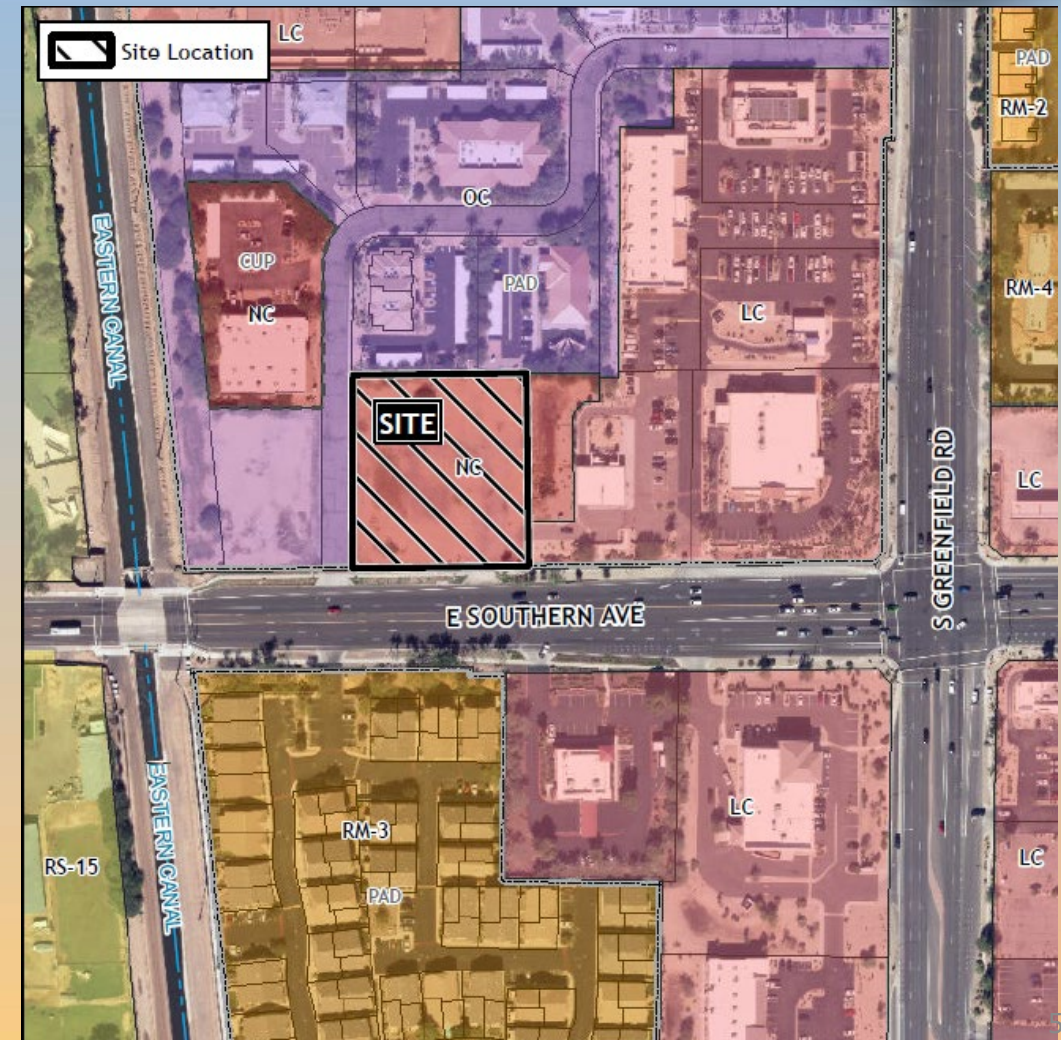
- Provide for the regular shopping and service needs of the nearby population
- Limited Commercial (LC) listed as a primary zoning district
- Personal service and office uses are listed as primary land uses





# Zoning

- Limited Commercial with a Planned Area Development (PAD) overlay
- Proposed uses permitted within LC





# Site Photo



EXISTING SITE, LOOKING NORTH FROM E. SOUTHERN AVE.

Source: Applied Virtual Technology, Inc. December 05, 2022.



# Site Photo



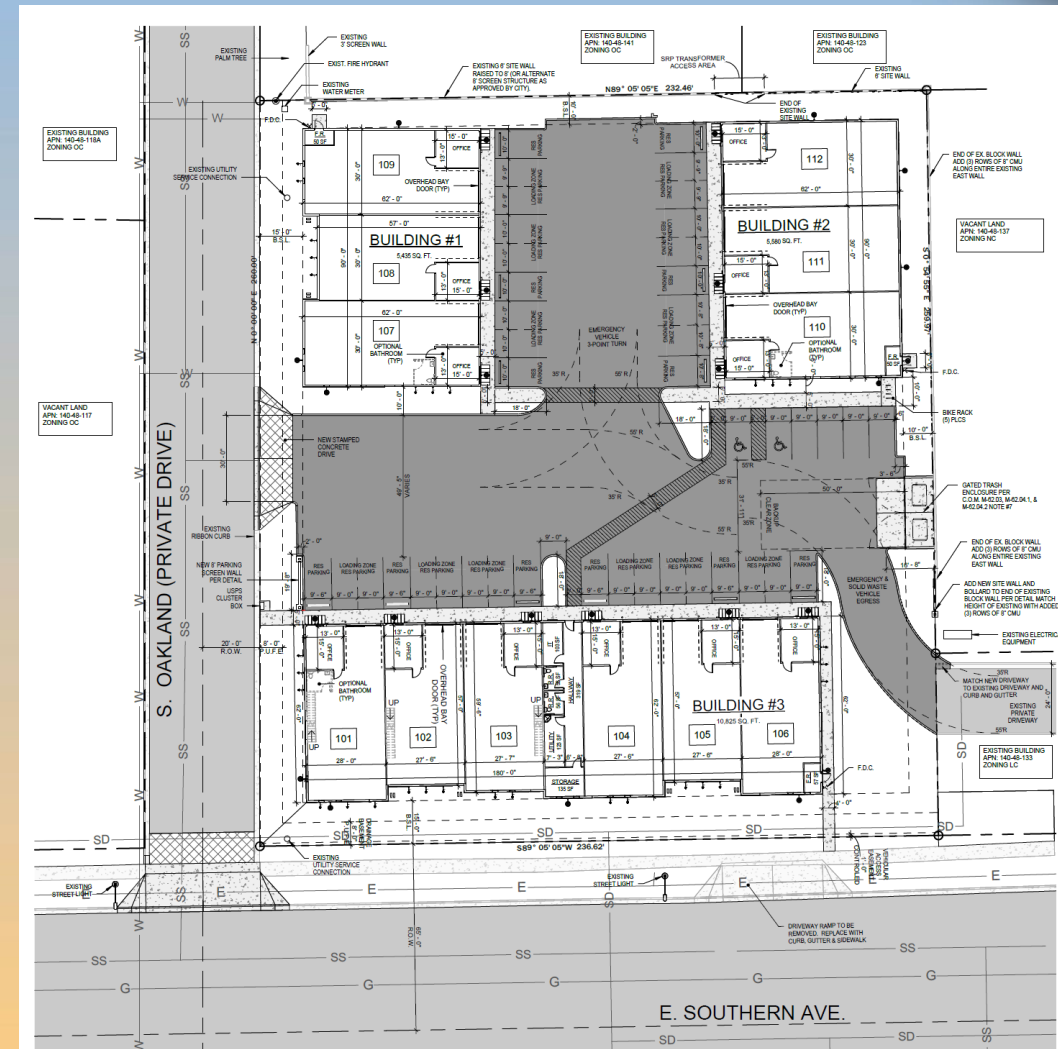
EXISTING SITE, LOOKING EAST FROM S. OAKLAND

Source: Applied Virtual Technology, Inc. December 05, 2022.



# Site Plan

- 12 units – individually metered for electric and plumbing
- Primary access from Oakland Street
- Shared access to the east
- 54 parking spaces proposed
- Pedestrian connection to Southern Avenue













# Landscape Plan

## TREE SCHEDULE (SITE)

TREES	BOTANICAL / COMMON NAME	CONT	QTY	COVERAGE TYPE	CREDIT (S.F.)
	Ulmus Parvifolia / Evergreen Elm	15 Gal	17	Shade Tree / 50 S.F.	800
	Ulmus Parvifolia / Evergreen Elm	24" Box	33	Shade Tree / 50 S.F.	1600
	Phoenix Dactylifera / Date Palm	42" Box	2	Columnar Tree / 25 S.F.	50
	Prosopis Alba Colorado / Thornless Mesquite	24" Box	10	Evergreen > 25' Tall / 100 S.F.	1000
	Prosopis Alba Colorado / Thornless Mesquite	36" Box	21	Evergreen > 25' Tall / 100 S.F.	1900
<b>TOTALS:</b>			<b>83</b>		<b>5350</b>

## TREE SCHEDULE (SOUTHERN R.O.W.)

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Ulmus Parvifolia / Evergreen Elm	15 Gal	2
	Ulmus Parvifolia / Evergreen Elm	24" Box	5
	Prosopis Alba Colorado / Thornless Mesquite	36" Box	3
<b>TOTALS:</b>			<b>10</b>





# Renderings





# Renderings





# Renderings





# Renderings





# Renderings





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from interested parties



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
TIME: 4:00 PM DATE: September 27, 2023  
CASE: ZON22-00610  
Request: Rezone from Neighborhood Commercial with a Planned Area Development overlay (NC-PAD) to Limited Commercial with a Planned Area Development and Bonus Intensity Zone overlay (LC-PAD-BIZ) and Site Plan Review. This request will allow for a commercial development.  
APPLICANT: Sean Lake  
PHONE: 480-461-4670  
Planning Division 480-644-2385  
Posting date: 9/8/2023

Sep 08, 2023 05:54AM  
4302 E Southern Ave  
Maricopa County



# Bonus Intensity Zone

## Development Standard

## MZO Required

## PAD Proposed

Maximum Building Setback -  
 MZO Section 11-6-3(A)  
 -Street Facing Side (Commercial  
 Collector)

20 feet

**15 feet**

Required Landscape Yards - MZO  
 Section 11-33-3.B  
 -Non-Single Residence Adjacent  
 to Non-Single Residence (North  
 Property Line)

15 feet

**8 feet**

-Non-Single Residence Adjacent  
 to Non-Single Residence (East  
 Property Line)

15 feet

**10 feet**





# Bonus Intensity Zone

## Development Standard

## MZO Required

## PAD Proposed

Trash and Refuse Collection Location –  
MZO Section 11-30-12(B)

Not permitted in required landscape yards

**Permitted in the east landscape yard**

Setback of Cross Access Drive Aisles –  
MZO Section 11-33-3.B

50 feet

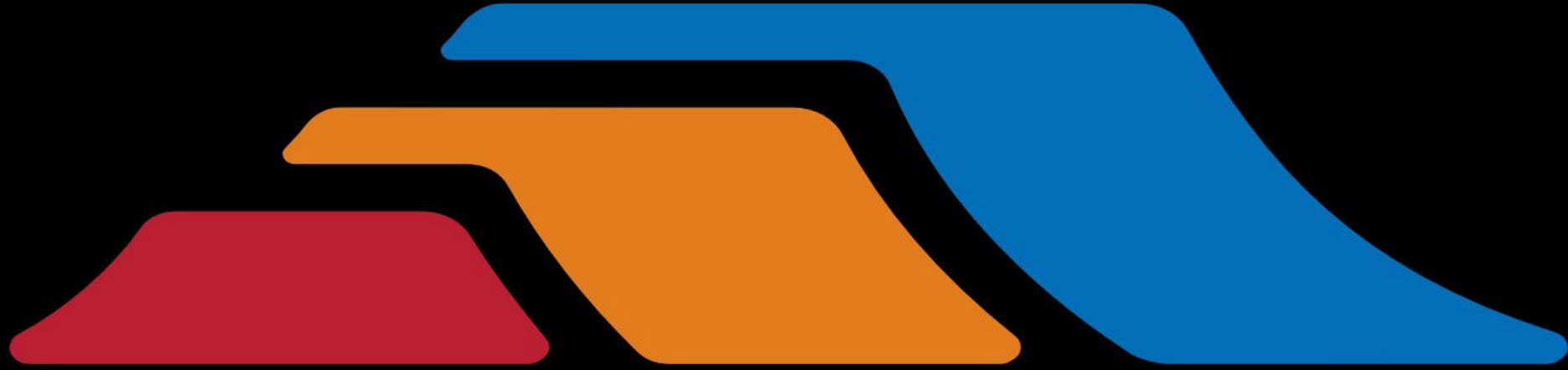
**15 feet, 5 inches**



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Complies with the review criteria in Chapter 21 of the MZO for a BIZ overlay

***Staff recommends Approval with Conditions  
Planning and Zoning Zoning Board Recommendation: Approval  
with Conditions (Vote 4-0)***



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