



# City Council

## ZON22-01264

Mary Kopaskie-Brown, Planning Director

January 13, 2025  
1



# Request

- Rezone from LC-BIZ to LC with a new BIZ Overlay (LC-BIZ)
- Major Site Plan Modification
- To allow for a multi-tenant commercial building with a drive-thru facility

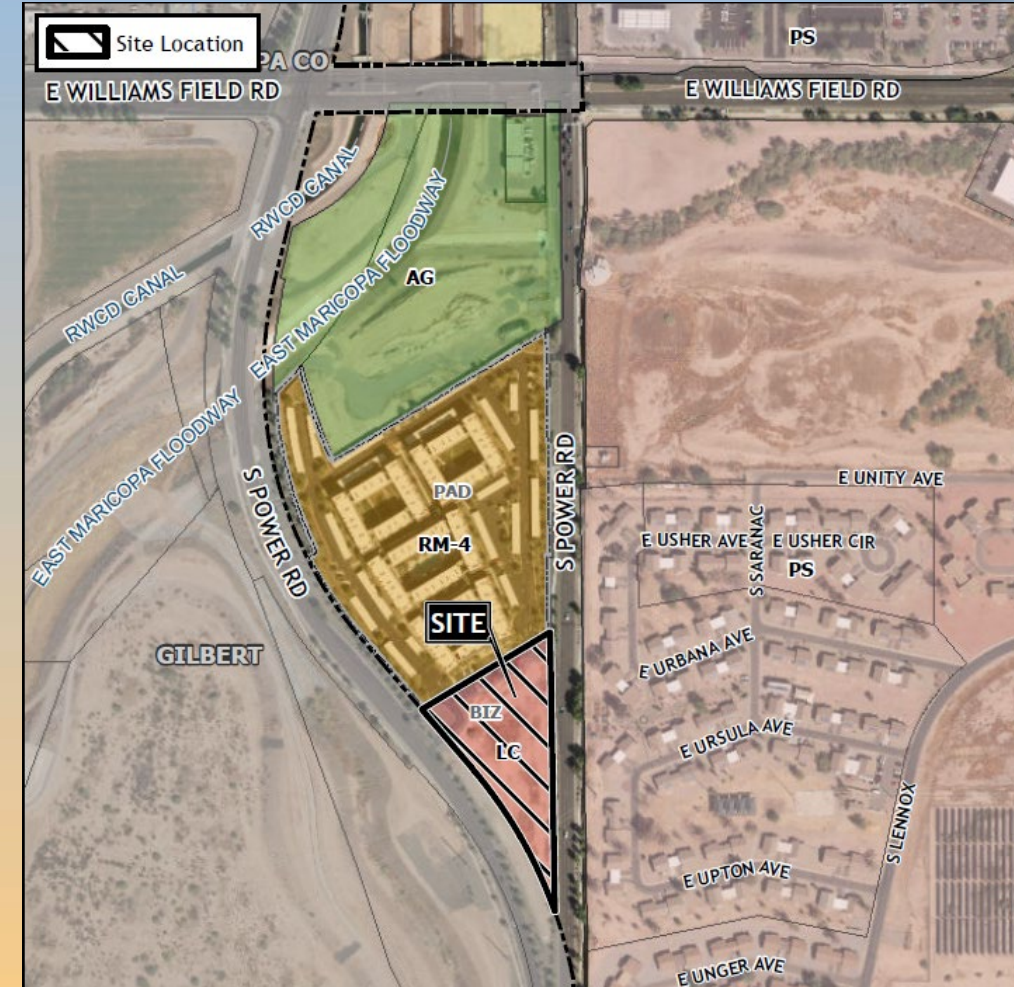






# Location

- Approximately 1,200 feet south of the southwest corner of South Power Road and East Williams Field Road
- Between the northbound and southbound lanes of Power Road







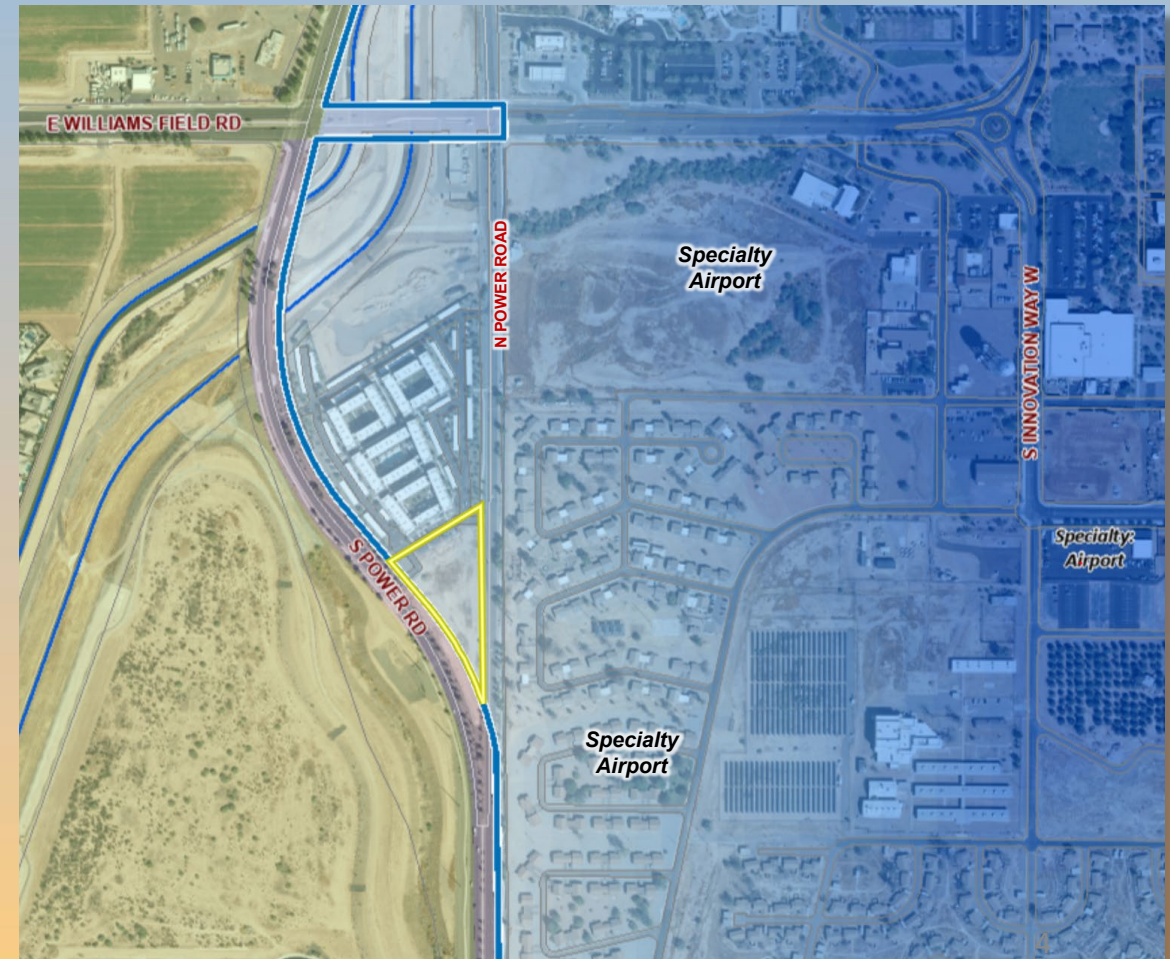
# General Plan

## Specialty with an Airport sub-type

- Large areas devoted to an educational campus, airport or medical facility; such as the ASU Polytechnic Campus and Phoenix-Mesa Gateway Airport
- Allows commercial uses to support the Specialty character area.

## Gateway Strategic Development Plan: Airport /Campus District

- Provide a variety of uses to support regional destinations within the area

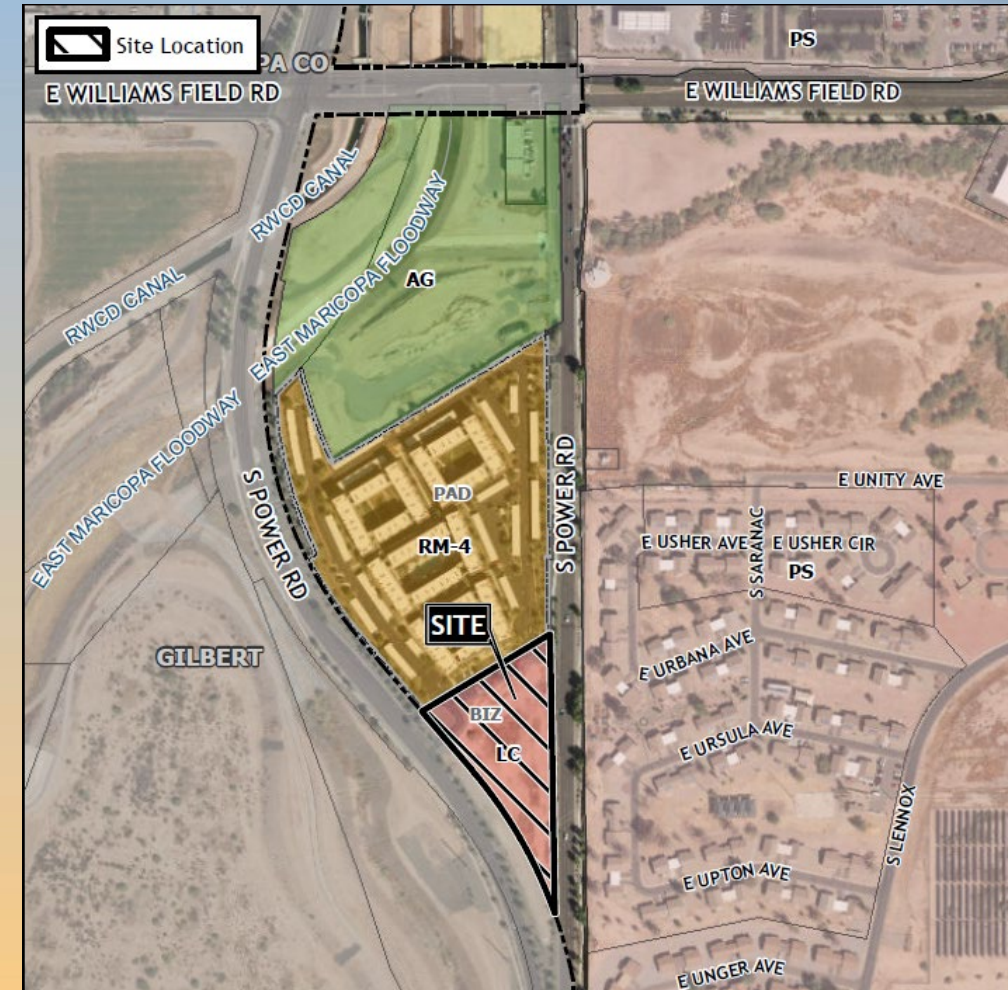






# Zoning

- Current Zoning:  
LC-BIZ
- Proposed Zoning:  
LC with a new Bonus  
Intensity Zone Overlay  
(LC-BIZ)







# Site Photo



Looking east from southbound Power Road





# Site Photo

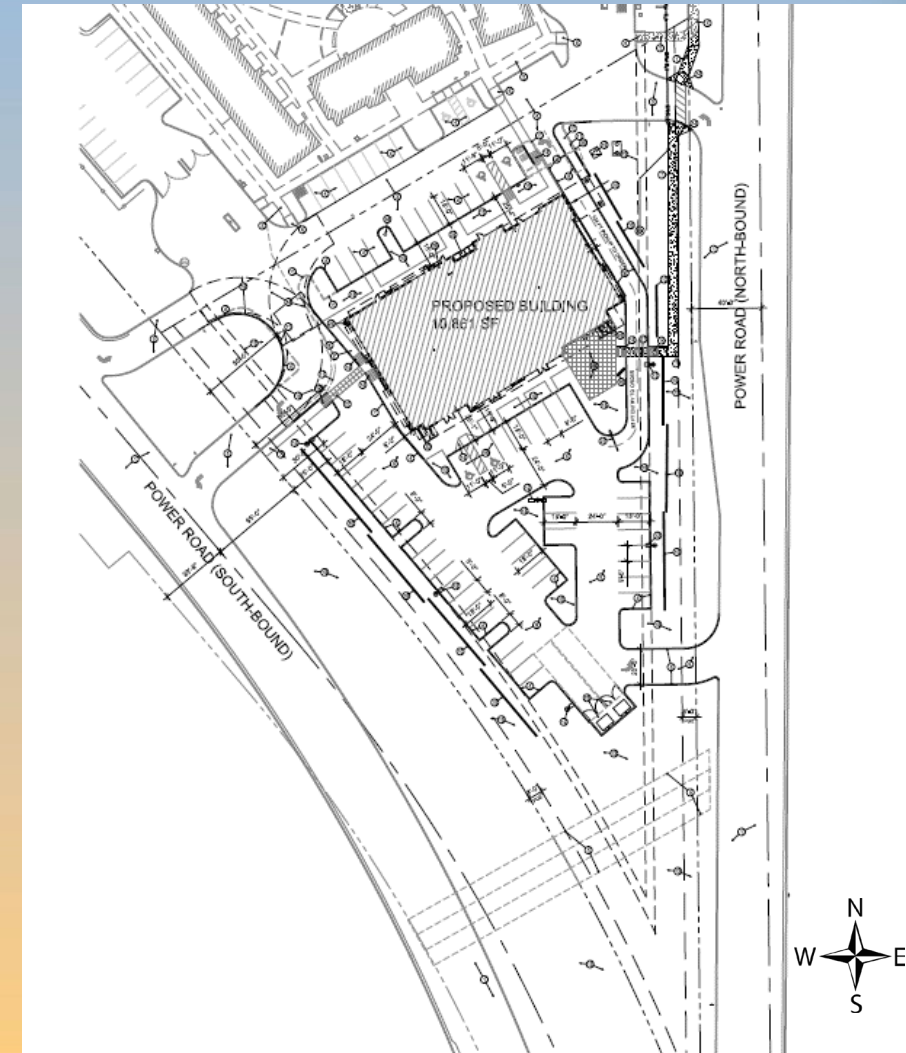


Looking northwest from northbound Power Road



# Site Plan

- 10,861 square foot, multi-tenant building
- Drive-thru lane on the east side of building
- Access from southbound and northbound Power Road
- 54 parking required; 61 parking spaces provided







# Bonus Intensity Zone (BIZ) Overlay

## Development Standard

### Setback of Cross Drive Aisle –

MZO Section 11-32-4(A)

## MZO Required

Drive aisles that cross main drive aisles connecting directly to a street shall be set back at least 50 feet from the property line abutting the street.

## BIZ Proposed

**Drive aisles that cross main drive aisles connecting directly to a street shall be set back at least 30 feet from the property line abutting the street.**

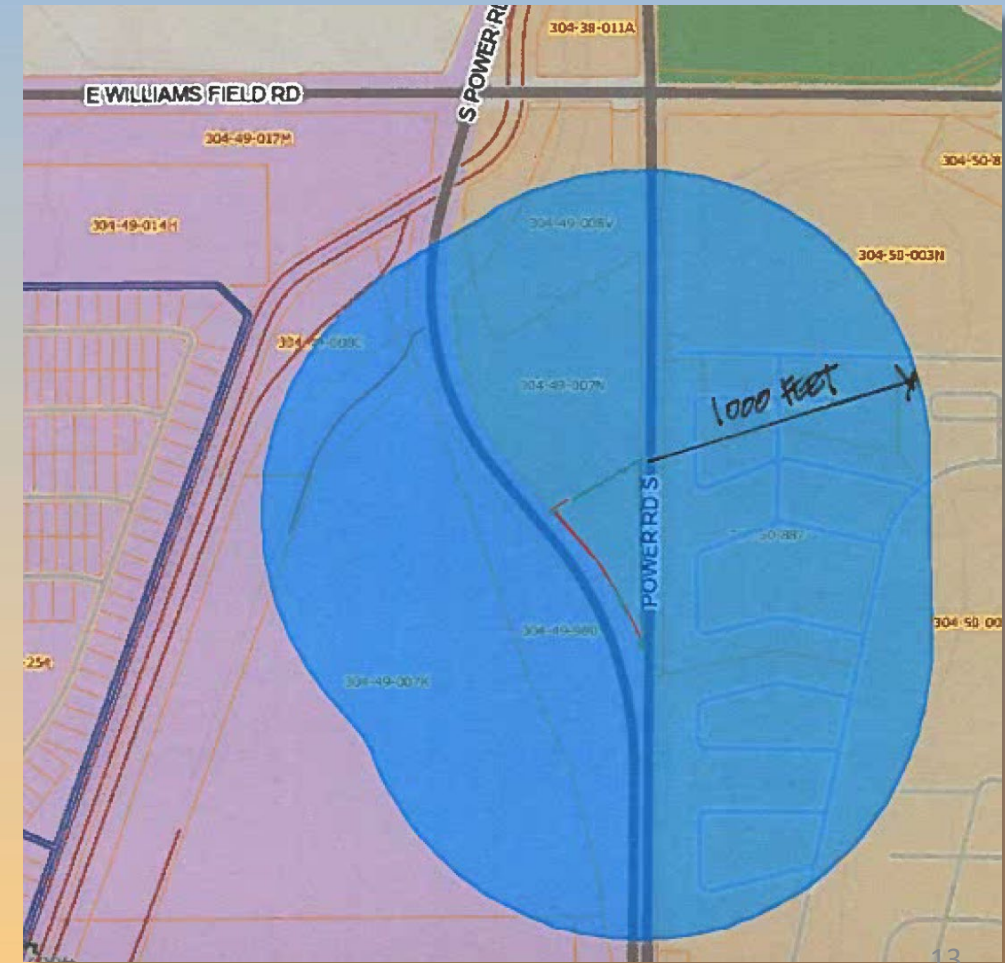
**(Existing at south and north bound Power Road)**





# Citizen Participation

- Notified property owners within 1000 feet
- No HOAs or registered neighborhoods in the area
- Staff has not received any comments at this time







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ overlay

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



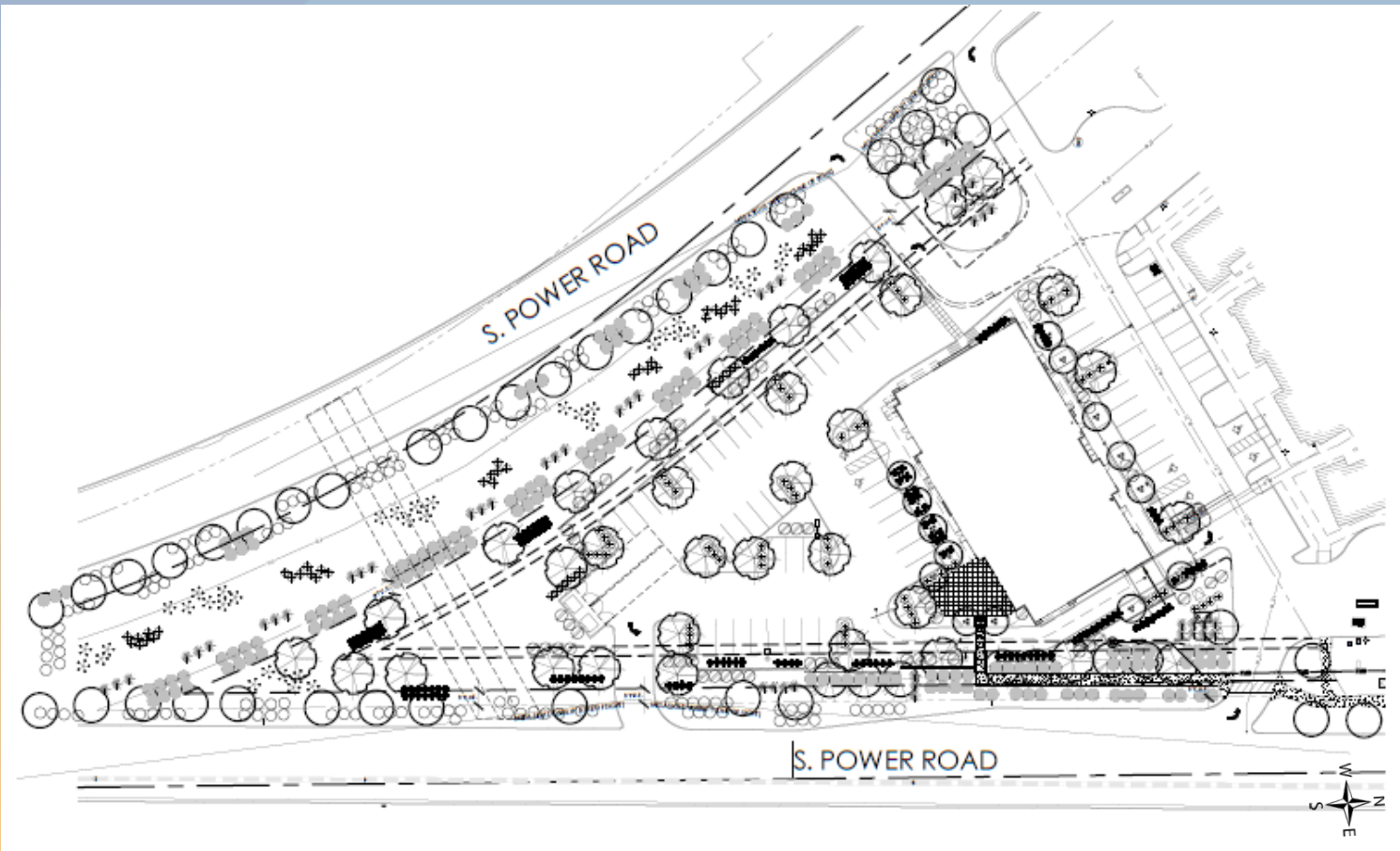


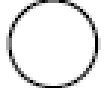












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# Landscape Plan



LANDSCAPE LEGEND			
	EXISTING TREE PROTECT FROM CONSTRUCTION		AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON (52)
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		MILILENERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (143)
	CERCIDIUM HYBRID/ DESERT MUSEUM PALO VERDE 24" BOX (34)		EREMOPHILA MACULATA 'VALENTINE EMU BUSH' 5 GALLON (80)
	DALBERGIA SESOO SESOO TREE 24" BOX (18)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (52)
	CAESALPYNIA CACALOCO CASCALOTE 24" BOX (14)		CAESALPYNIA MEDICANA MEXICAN BIRD OF PARADISE 5 GALLON (37)
	EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON (172)		1/2" SCREENED IRWING SLATE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	TICOMA STANS YELLOW BELLS 5 GALLON (87)		



# Renderings







# Renderings

