
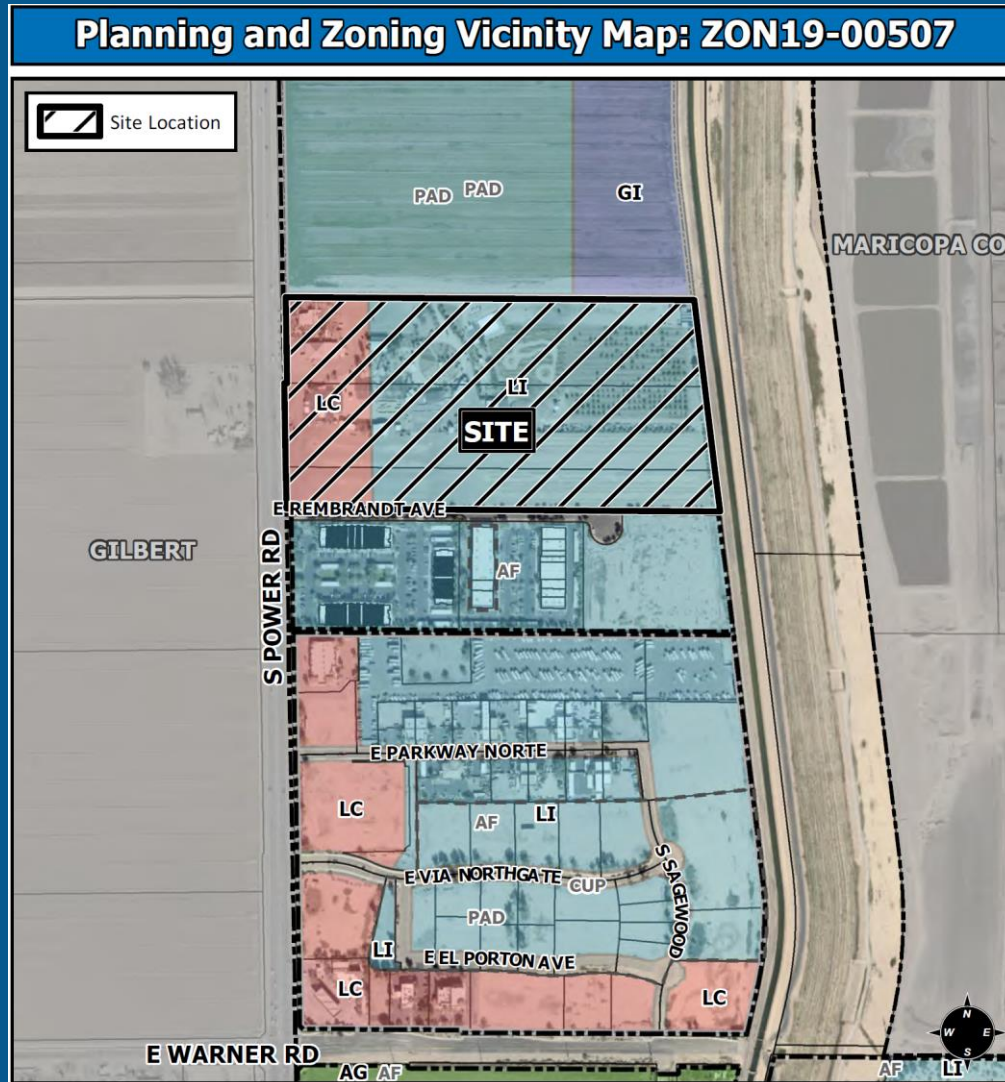

ZON19-00507

Planning and Zoning Board
April 8, 2020

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Aerial/Zoning Map



Adjacent to:

RWCD Canal (east)

Rembrandt Avenue (south)

Power Road (west)

Undeveloped
Industrial Land (north)

Request & Purpose

Request:

Rezone from LC and LI to LI-PAD

Purpose:

This request will allow for the development of a large-scale commercial recreation development



Mesa 2040 General Plan

General Plan Designation:

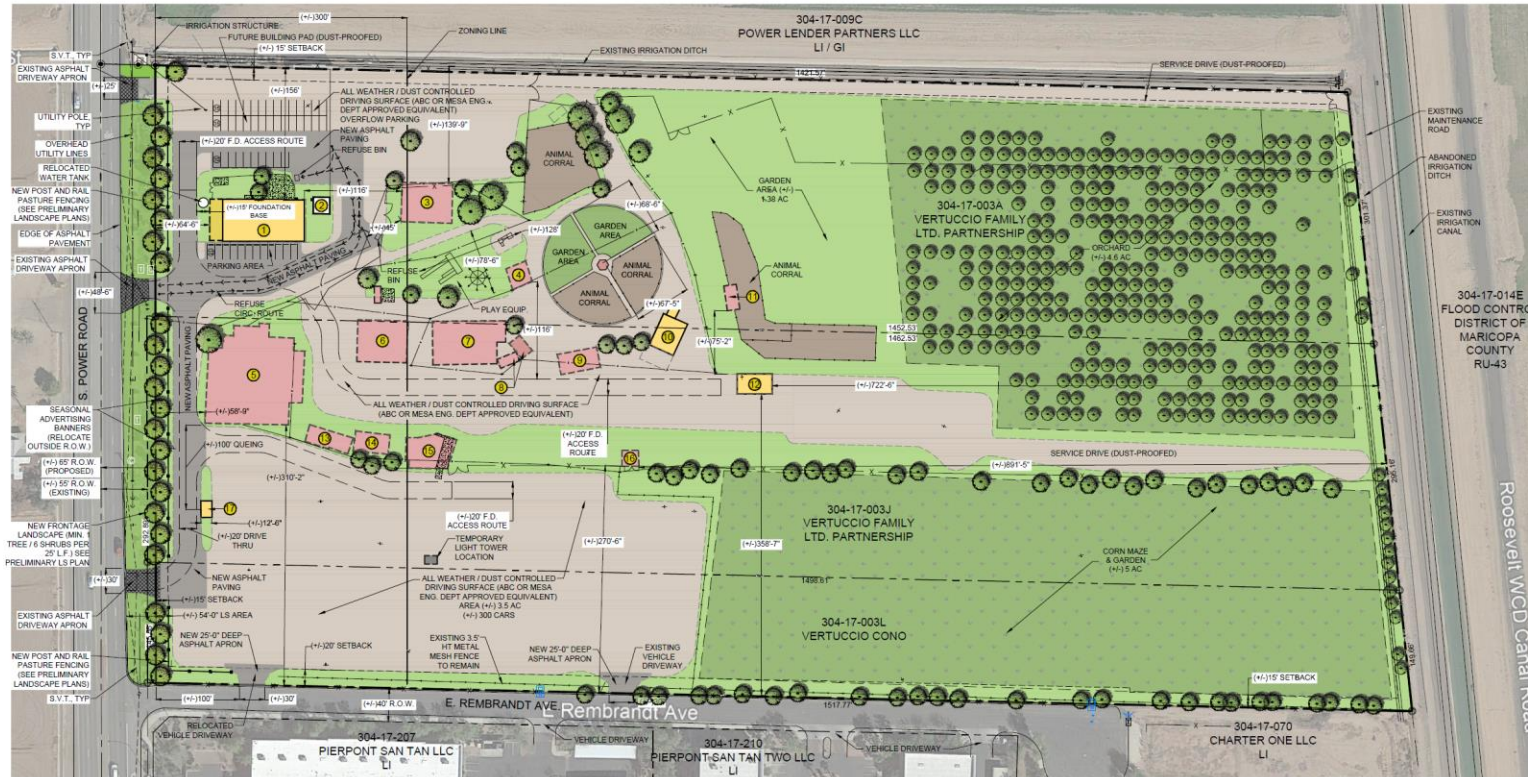
Mixed Use Activity
District/Employment

Gateway Strategic Development Plan:

Inner Loop District



ZON19-00 Site Plan



SITE PLAN

SCALE: 1" = 60'-0"

CITY OF MESA FIRE CODE NOTES

- Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and, IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.
- There shall be a 20 feet wide fire apparatus access road during construction or demolition. This road shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000 lbs. per axle) when roads are wet. The access road shall be extended to within 100' of temporary or permanent fire department connections. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. There are times when hydrants and valves must be closed temporarily for repair work or construction. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

BUILDING / STRUCTURE KEY

- | | |
|--|---|
| 1 FARM STAND (+/-) 54'x100' | 16 FARM EQUIP. BUILDING (+/-) 30'x40' |
| 2 CELL TOWER | 17 ANIMAL SHADE STRUCTURE (+/-) 15'x30' |
| 3 PAVILLION (+/-) 32'x62' | 18 STORAGE BLDG WITH SHADE CANOPY (+/-) 36'x45' |
| 4 SHADE STRUCTURE (+/-) 25'x25' | 19 ENTRANCE AND TICKET BOOTHS (+/-) 20'x52' |
| 5 SUN SHADE / PAVILLION (+/-) 86'x104' | 20 SUN SHADE (+/-) 24'x50' |
| 6 SUN SHADE (+/-) 50'x60' | 21 CONCESSIONS (+/-) 32'x56' |
| 7 SUN SHADE (+/-) 52'x78' | 22 SHADE CANOPY (+/-) 18'x18' |
| 8 RESTROOMS (+/-) 14'x20' | 23 RELOCATED COFFEE STAND (+/-) 13'x20' |
| 9 PAVILLION (+/-) 24'x48' | |

LEGEND

- | | |
|---|------------------------------------|
| --- PARCEL BOUNDARY | --- EXISTING FENCE |
| --- PROPERTY LINE | --- EDGE OF IMPROVED DUST PROOFING |
| --- ROAD CENTER LINE | --- D.H. UTILITY LINE |
| --- ALL WEATHER FIRE ACCESS ROUTE (20' WIDTH) | --- UTILITY POLE |
| --- REFUSE COLLECTION ROUTE | |

PARKING DATA

BUILDING / USE	AREA (S.F.)	PARKING REQUIRED	PARKING PROVIDED
SUN SHADE BUILDINGS ANIMAL CORALS GARDEN AREA PLAY EQUIPMENT AREA STORAGE BUILDINGS	(+/-) 52,789	1 STALL / 1,000 S.F. (53 STALLS)	(+/-) 300 STALLS
FARM STAND	(+/-) 4,862	1 STALL / 375 S.F. (13 STALLS)	52 STALLS

Young | design | group
Landscape Architecture
+ Land Planning
7234 East Shea Road, Suite 8
Scottsdale, Arizona 85251
Tel: 480.297.9372

VERTUCCIO FARMS



VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE: 03/08/19
DESIGNER: YDG
CHECKED BY: JMY
REVISIONS: DATE
CITY: 11/01/19
CITY: 01/14/20
CITY: 02/10/20

SITE PLAN

SHEET NO.

SP1.2

2 OF 2

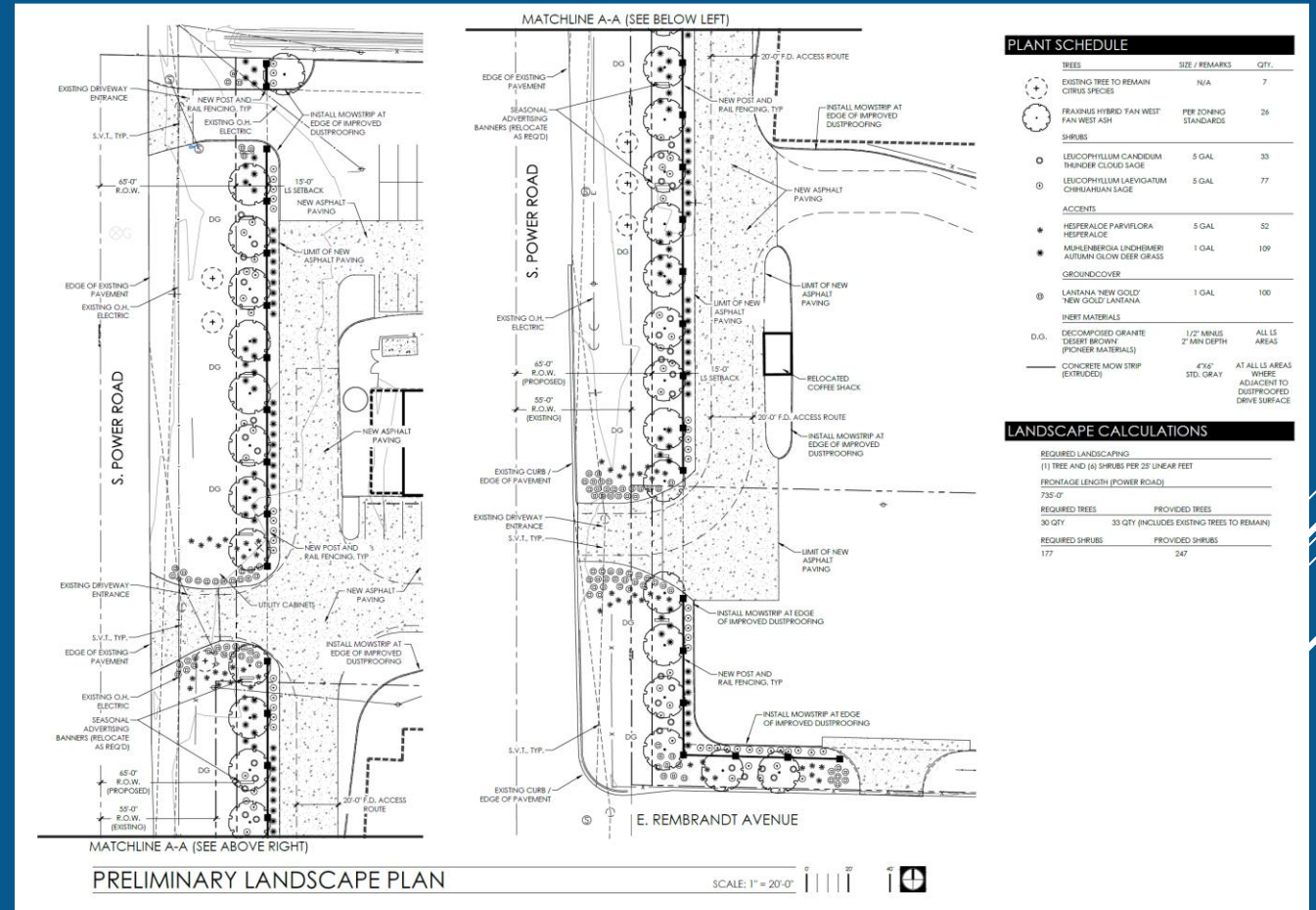
PAD Request

Proposed Modifications:

Landscaping (§11-33-3)
Perimeter Landscaping
Parking Lot Landscaping

Parking (§11-32-2)
Screening
Pavement Standards
Clustering of Parking Spaces
Pedestrian Access

Drive-Thru Standards (§11-31-18)
Separation of Drive-Thru Lane
Foundation Base
Pick-Up Window Covering
Screening



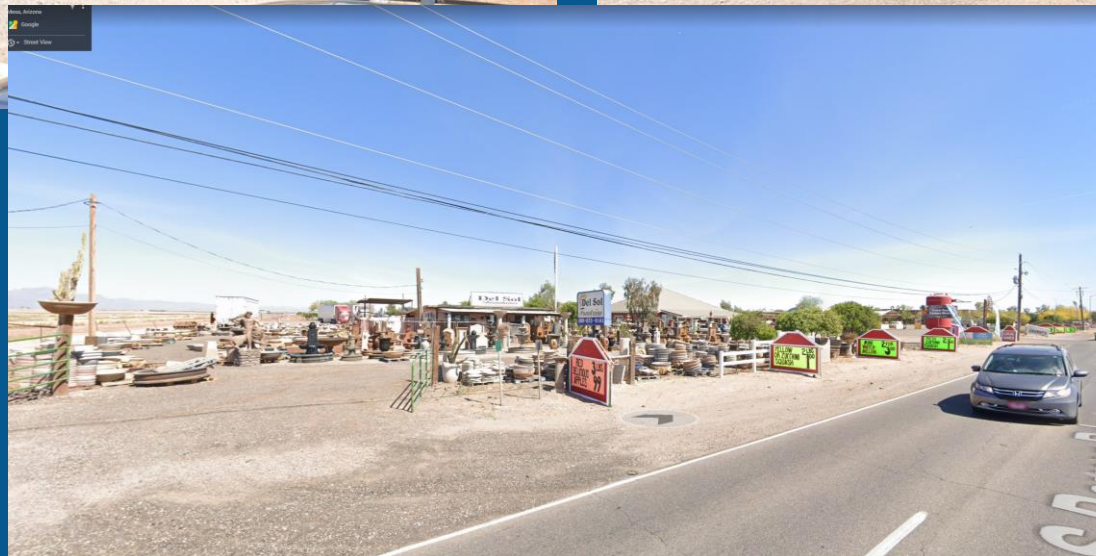
ZON19-00507 Site Photos



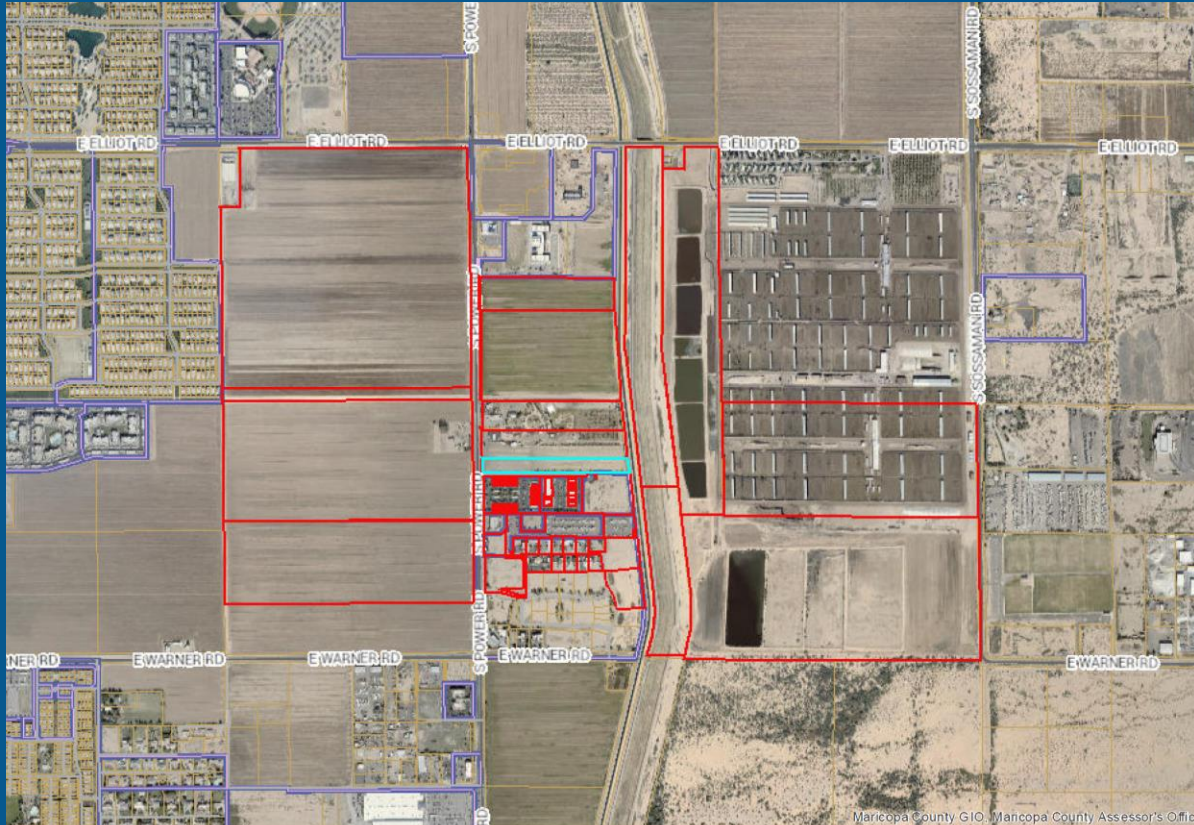
ZON19-00507 Site Photos



ZON19-00507 Site Photos



Citizen Participation



- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Neighborhood meeting held on November 6, 2019

Summary

ZON19-00507 – conforms to:

- ✓ Mesa 2040 General Plan
- ✓ Mesa Gateway Strategic Development Plan
- ✓ Purpose of a PAD (Section 11-22-2 MZO)

Staff Recommendation: Approval with conditions

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