



Planning and Zoning Board



ZON24-00649

Cassidy Welch, Senior Planner

October 23, 2024



Request

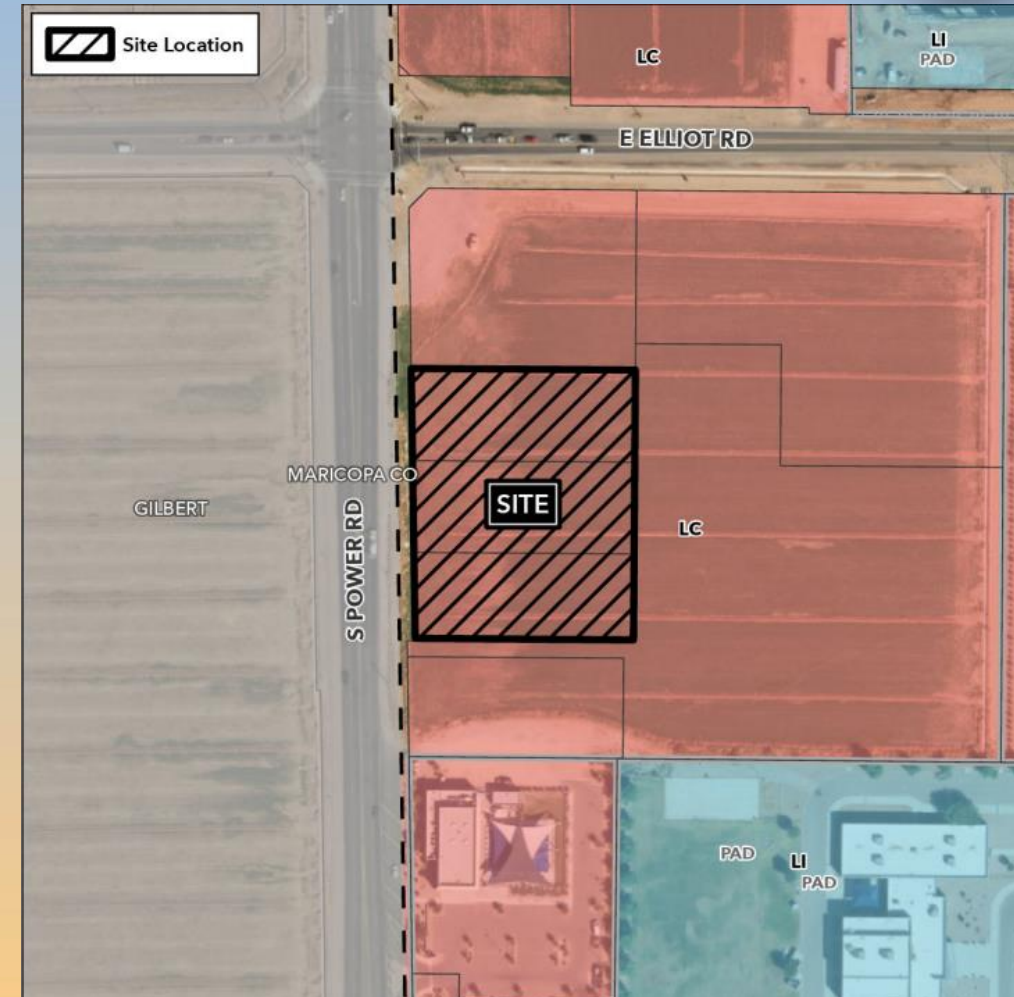
- Rezone from LC To LC-BIZ
- Major Site Plan Modification
- To allow for a group commercial center
- Specifically for Lots 4, 5, and 6





Location

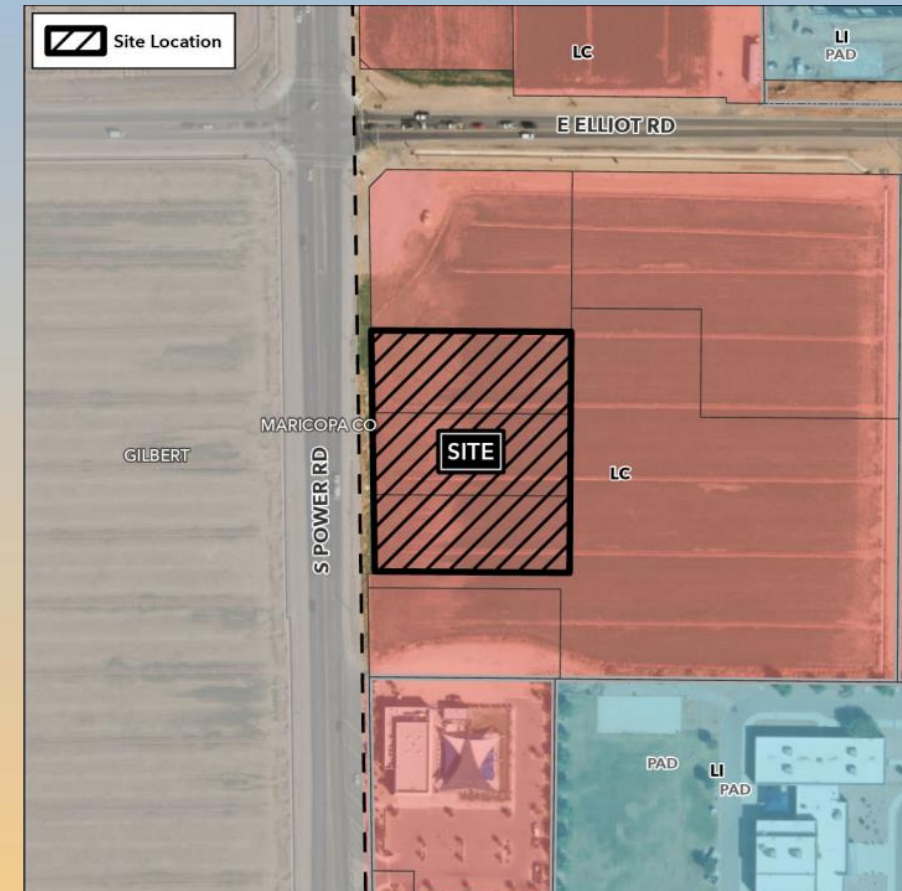
- South of E Elliot Road
- East side of S Power Road





Zoning

- Current Zoning
 - LC
- Proposed Zoning
 - LC-BIZ
- Group Commercial Centers are a permitted use within the LC district

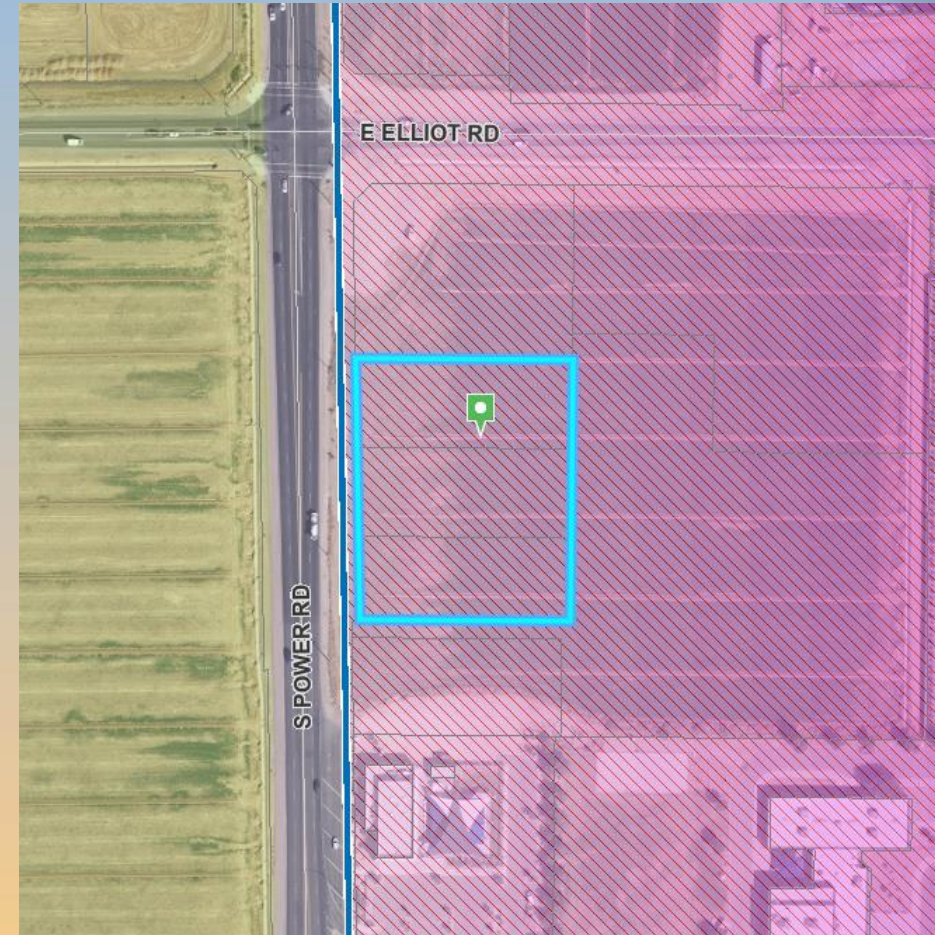




General Plan

Mixed Use Activity

- Create strong and viable centers of commercial activity
- Serves a neighborhood population within a 4-mile radius





Site Photo

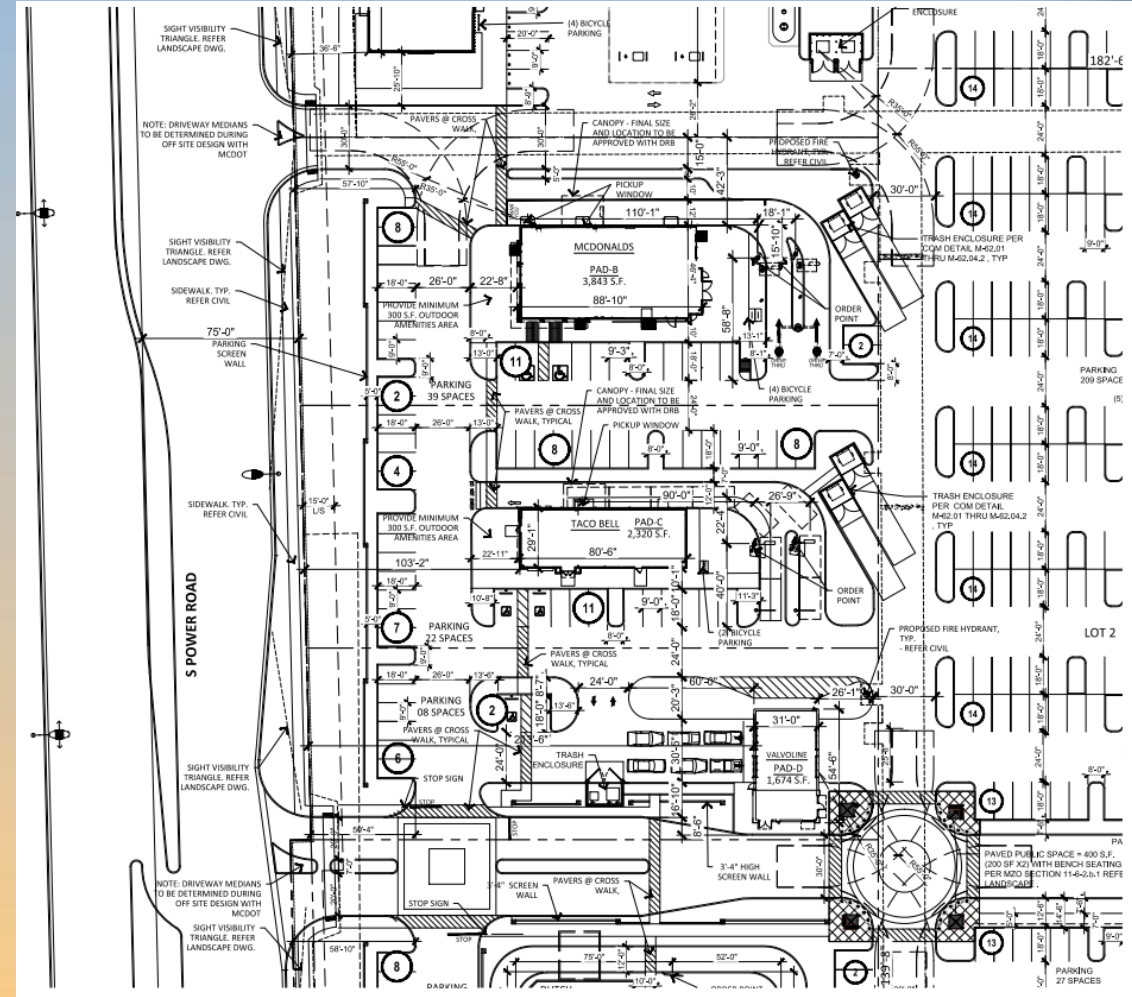


Looking east from Power Road



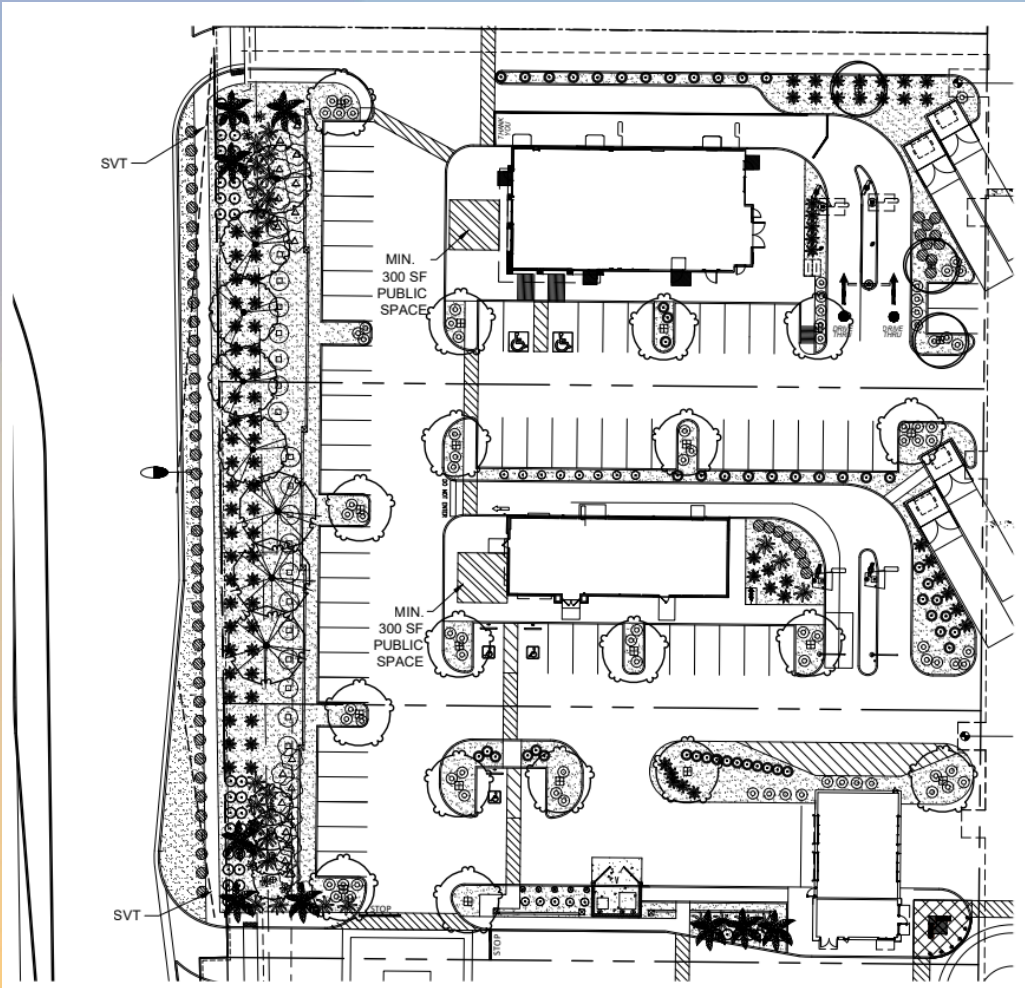
Site Plan

- Modifications are to lots 4, 5, and 6 for two restaurants with drive-thrus and a Minor Auto Repair user
- Total parking required per ZON22-01271: 526 spaces
- 534 parking spaces provided on site





Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	4
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	3
	Phoenix dactylifera Date Palm	15' Ht.	9
	Pistacia x 'Red Push' Pistache	24"box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	18
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	9
	Agave geminiflora Century Plant	5 gal.	5
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	18
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	39
	Dasyliiron longissimum Toothless Desert Spoon	5 gal.	29
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	18
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	84
	Lantana x 'New Gold' New Gold Lantana	1 gal.	59
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	51
	Ruellia penninsularis Wild Petunia	5 gal.	84
	Russelia equisetiformis Firecracker Plant	5 gal.	13

PLANT SCHEDULE VALVOLINE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	4
	Phoenix dactylifera Date Palm	15' Ht.	6
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	7
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	5
	Agave geminiflora Century Plant	5 gal.	5
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	9
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	23
	Dasyliiron longissimum Toothless Desert Spoon	5 gal.	17
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	2
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	11
	Lantana x 'New Gold' New Gold Lantana	1 gal.	10
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	17
	Ruellia penninsularis Wild Petunia	5 gal.	27
	Russelia equisetiformis Firecracker Plant	5 gal.	5



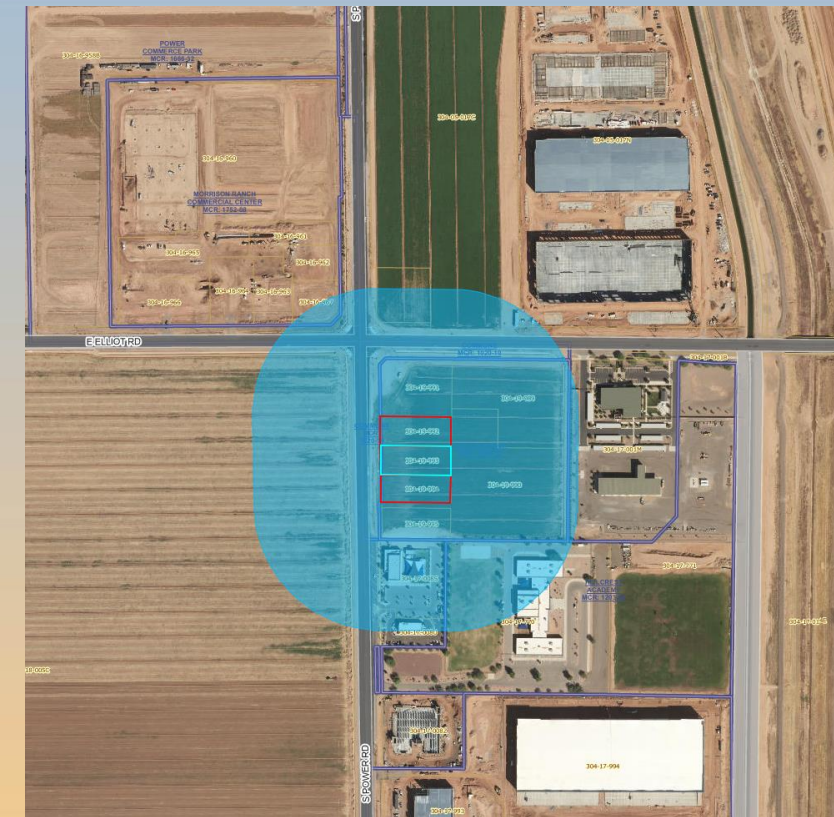
BIZ Overlay

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Width –</u> <i>MZO Table 11-6-3</i>	<p>100 feet</p>	<p>90 feet</p>
<u>Minimum Foundation Base –</u> <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrance</i>	<p>15-foot-wide foundation base</p>	<p>10-foot-wide foundation base</p>



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- 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