



City Council ZON25-00326

Mary Kopaskie-Brown, Planner Director
Evan Balmer, Assistant Planning Director

March 23, 2026



Request

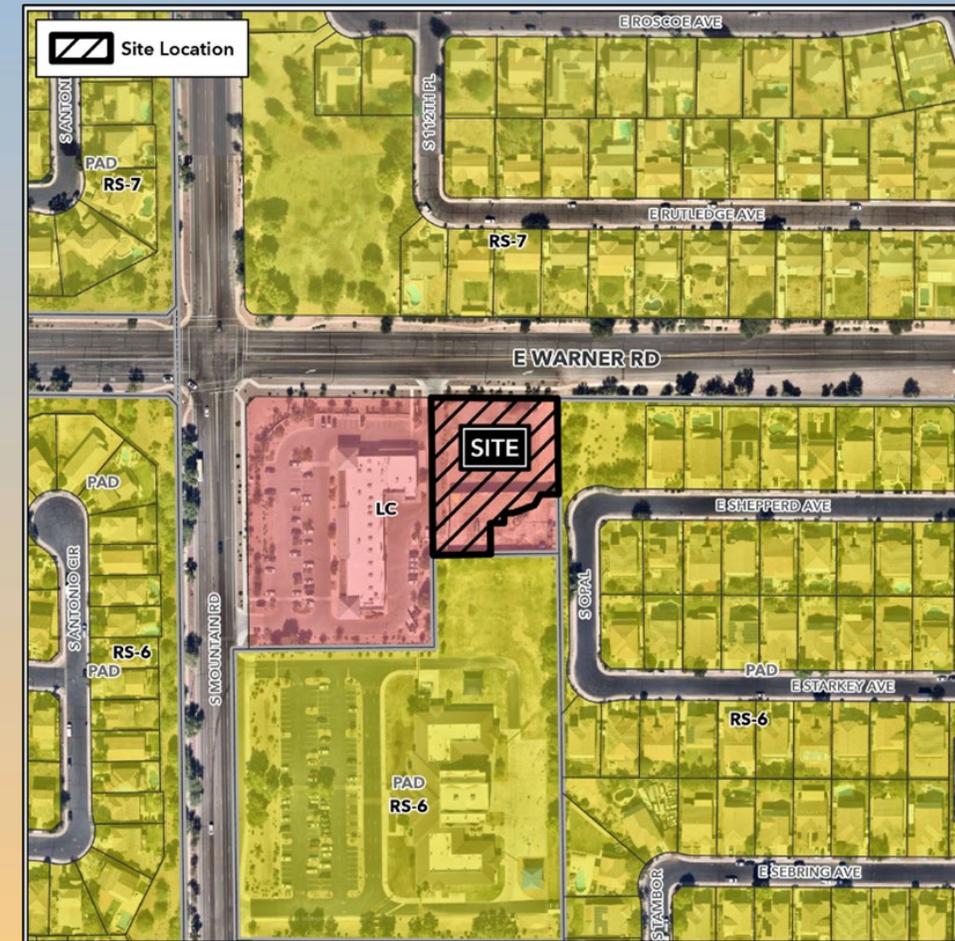
- Rezone from LC to LC-BIZ
- Site Plan Review
- To allow for the development of a 15,344 Small-Scale Commercial Recreation building





Zoning

- Limited Commercial (LC)
 - Retail and Small-Scale Commercial Recreation are permitted uses within the LC zoning district





Site Photo

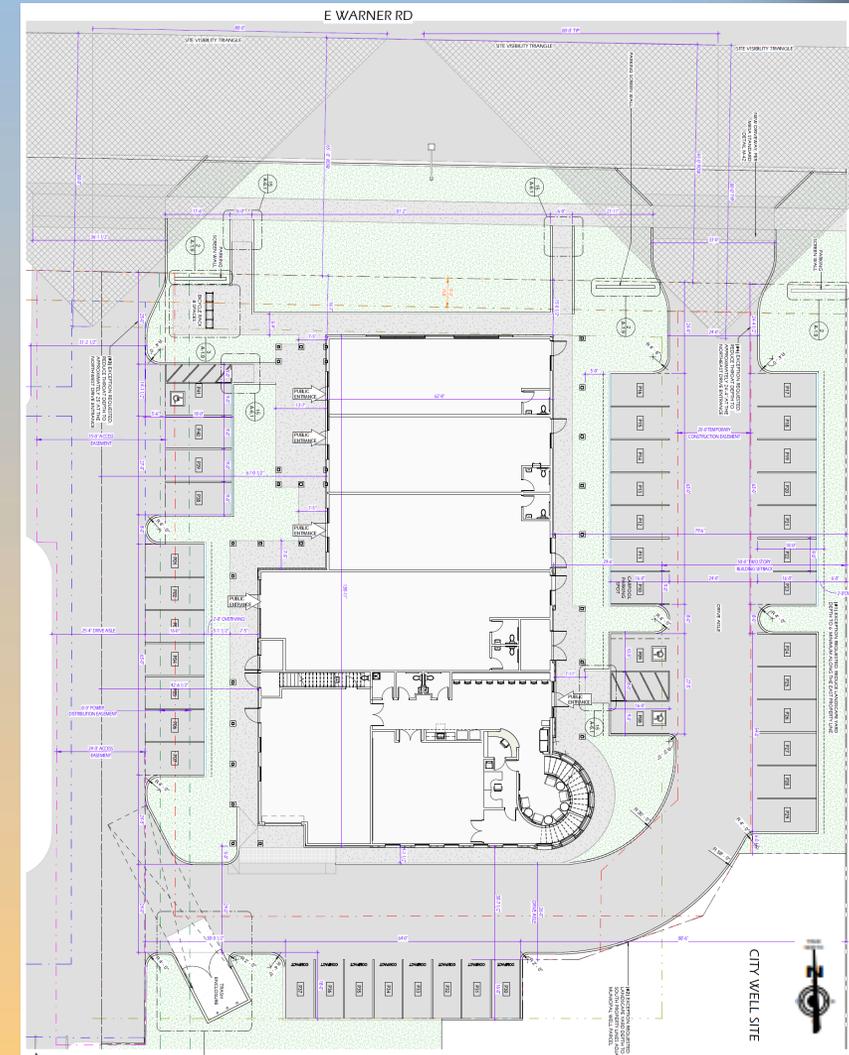


Looking south from Warner Road



Site Plan

- Two access points on the north side
- Shared drive on the east
- 15,344 sq.ft. gross floor area
- Parking spaces
Provided: 41
Required: 41

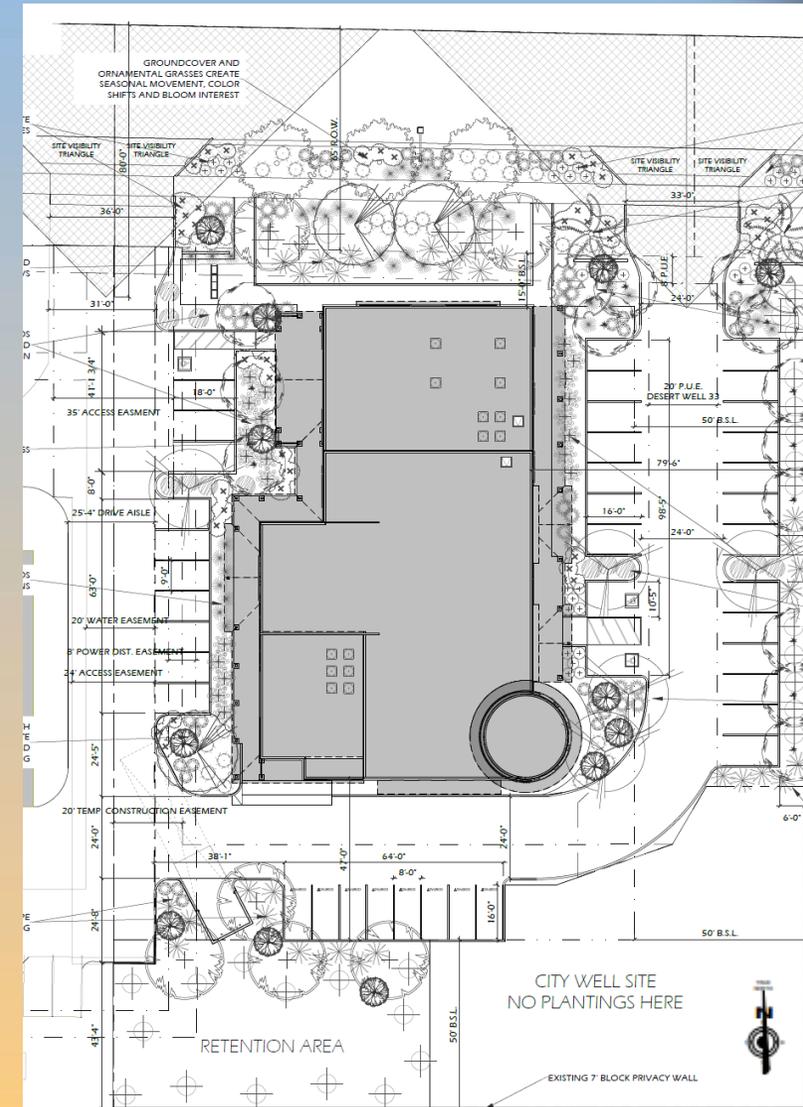




Landscape Plan

PLANT MATERIAL LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	BOX SIZE	HEIGHT/WIDTH/CALIFER	QUANTITY
	OLEA EUROPA SWAN HILL OLIVE - MULTI TRUNK	24" BOX	6'-0" - 8'-0", 3'-0" - 5'-0"	5
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	7'-0" - 9'-0", 3'-0" - 4'-0", 5" - 75"	3
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	5'-0" - 7'-0", 3'-0" - 4'-0", 1.0" - 1.5"	13
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX	8'-0" - 10'-0", 5'-0" - 7'-0", 1.75" - 2.25"	2
	PISTACIA x RED PUSH RED PUSH PISTACHE	24" BOX	7'-0" - 9'-0", 2'-6" - 3'-6", 1.0" - 1.5"	6
	PISTACIA x RED PUSH RED PUSH PISTACHE	36" BOX	9'-0" - 11'-0", 4'-0" - 5'-0", 3'-0" - 4'-0"	3
	PHOENIX DACTYLIFERA DATE PALM	20" TALL MIN.		2

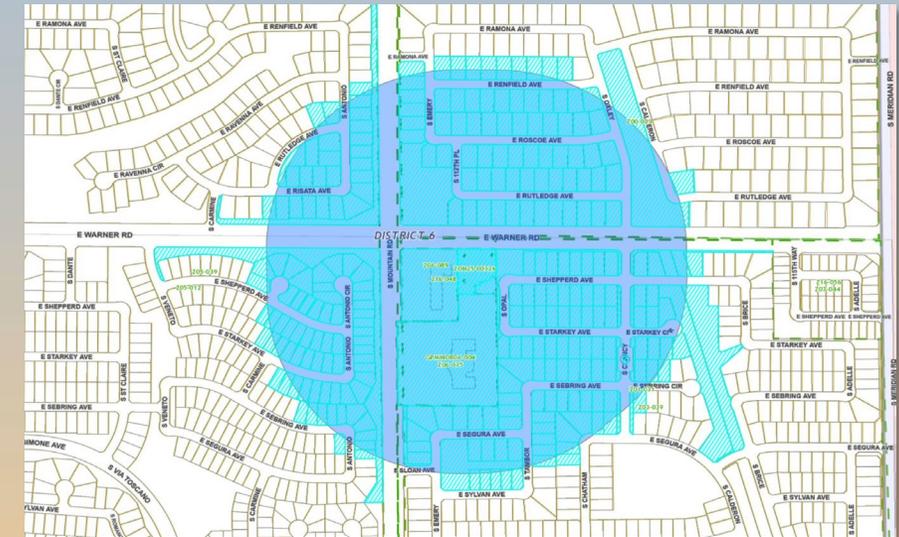
SHRUBS			
	MUHLENBERGIA CAPILLARIS	5 GAL	40
	PINK MUHLY - REGAL MIST		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	33
	RIO BRAVO SAGE		
	JUSTICIA SPICIGERA	5 GAL	21
	MEXICAN HONEYSUCKLE		
	ILEX VOMITORIA 'NANA'	5 GAL	27
	DIXIE YAUPON HOLLY		
	CARISSA MACROCARPA	5 GAL	35
	NATAL PLUM 'LITTLE'		
	LEUCOPHYLLUM FRUTESCENS	5 GAL	40
	TEXAS RANGER 'COMPACT SAGE'		
	MUHLENBERGIA RIGENS	5 GAL	31
	DEER GRASS		
	SOPHORA SECUNDIFLORA	15 GAL	12
	TEXAS MOUNTAIN LAUREL		
GROUNDCOVER			
	CONVOLVULUS CNEORUM	5 GAL	40
	BUSH MORNING GLORY		
	LANTANA MONTEVIDENSIS	1 GAL	39
	PURPLE TRAILING LANTANA		
	SALVIA ROSMARINUS 'PROSTRATUS'	5 GAL	13
	TRAILING ROSEMARY		
LANDSCAPE MATERIALS LEGEND			
MATERIAL			
	DECOMPOSED GRANITE	1/2" SCREENED	
	COLOR: TABLE MESA BROWN	2" MIN. THICKNESS W/ PRE-EMERGENT	





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No correspondence received by staff
- Neighborhood meeting had one neighbor in support of project attend
- Two comments provided at the Design Review Board hearing in opposition of the project including a second story





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for Bonus Intensity Zone Overlays

Staff recommends Approval with Conditions

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



mesa·az



Renderings





Renderings





Renderings

