



Planning and Zoning Board



ZON25-00397

Department of Child Safety



Request

- Major Site Plan Modification and amending the conditions of approval for Case No. Z88-034
- To allow for an office development





Location

- Northeast corner of University Drive and 80th Street





General Plan

Traditional Residential - Sustain

- Contains primarily detached single-family homes as well as low-density multi-family developments
- Includes complementary public and semi-public uses such as parks, schools and places of worship
- Business and professional offices are supporting land uses





Zoning

- Neighborhood Commercial (NC)
- Proposed use is allowed by right in the NC zoning district





Site Photo



Looking north towards the site from University Drive



Site Photo

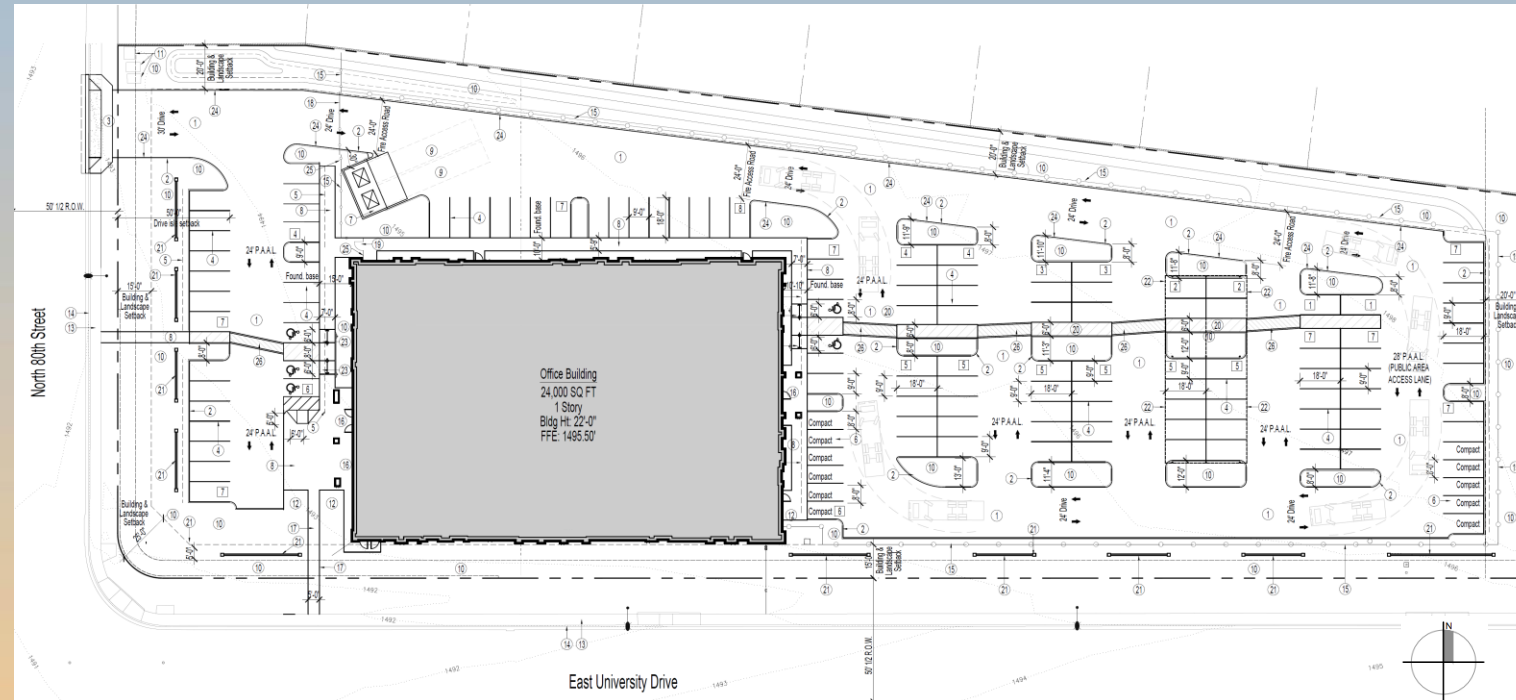


Looking east towards the site from 80th
Street



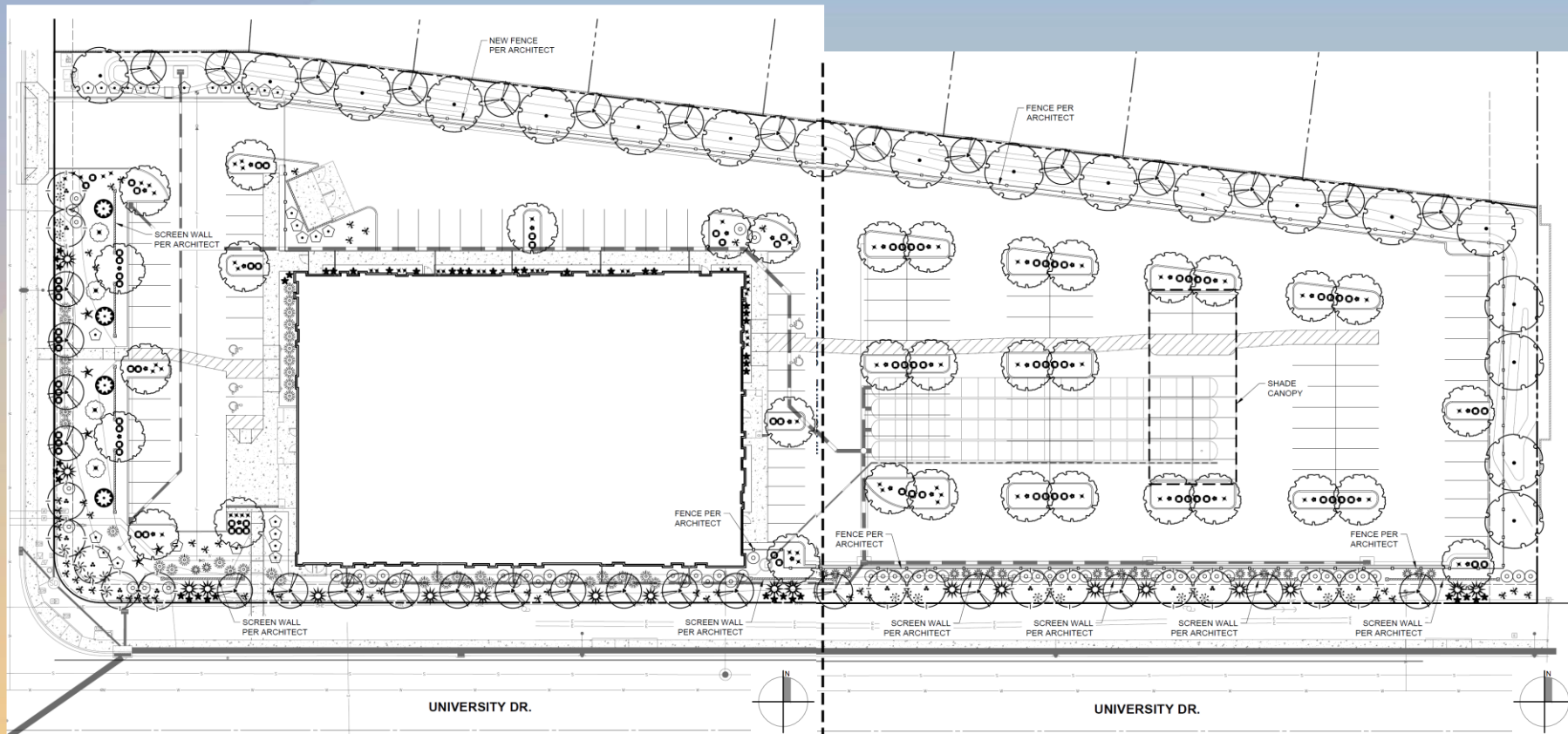
Site Plan

- 24,000 square foot office building
- Access from North 80th Street
- 64 parking spaces required; 130 spaces provided























Landscape Plan



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
TREES				
	ACACIA ANEURA MULGA (MATURE CANOPY: 255 SQ. FT.)	34	24" BOX	6' x 2' (.75")
	CHILOPSIS LINEARIS DESERT WILLOW (MATURE CANOPY: 700 SQ. FT.)	15	24" BOX	5' x 3' (1")
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE (MATURE CANOPY: 700 SQ. FT.)	37	36" BOX	8' x 5' (1.75")
	ULMUS PARVIFOLIA CHINESE ELM (MATURE CANOPY: 1,250 SQ. FT.)	19	24" BOX	7' x 3' (1")
SHRUBS AND ACCENTS				
	AGAVE VILMORINIANA OCTOPUS AGAVE	5		5 GAL.
	ALOE 'BLUE ELF' BLUE ELF ALOE	44		5 GAL.
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	39		5 GAL.
	CORDIA PARVIFOLIA LITTLE-LEAF CORDIA	4		5 GAL.
	CHRYSACTINIA MEXICANA DAMIANITA	88		5 GAL.
	HESPERALOE FUNIFERA GIANT HESPERALOE	19		5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	51		5 GAL.
	HYMENOXYLS ACAULIS ANGELITA DAISY	82		1 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	63		5 GAL.
	LEUCOPHYLLUM 'GREENCLOUD' GREENCLOUD TEXAS RANGER	28		5 GAL.
	MUHLENBERGIA 'AUTUMN GLOW' AUTUMN GLOW DEER GRASS	6		5 GAL.
	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	16		5 GAL.
	PEDILANTHUS MACROCARPA SLIPPER PLANT	23		5 GAL.
	TECOMA STANS MEXICAN YELLOW BELLS	4		5 GAL.



Renderings





Renderings





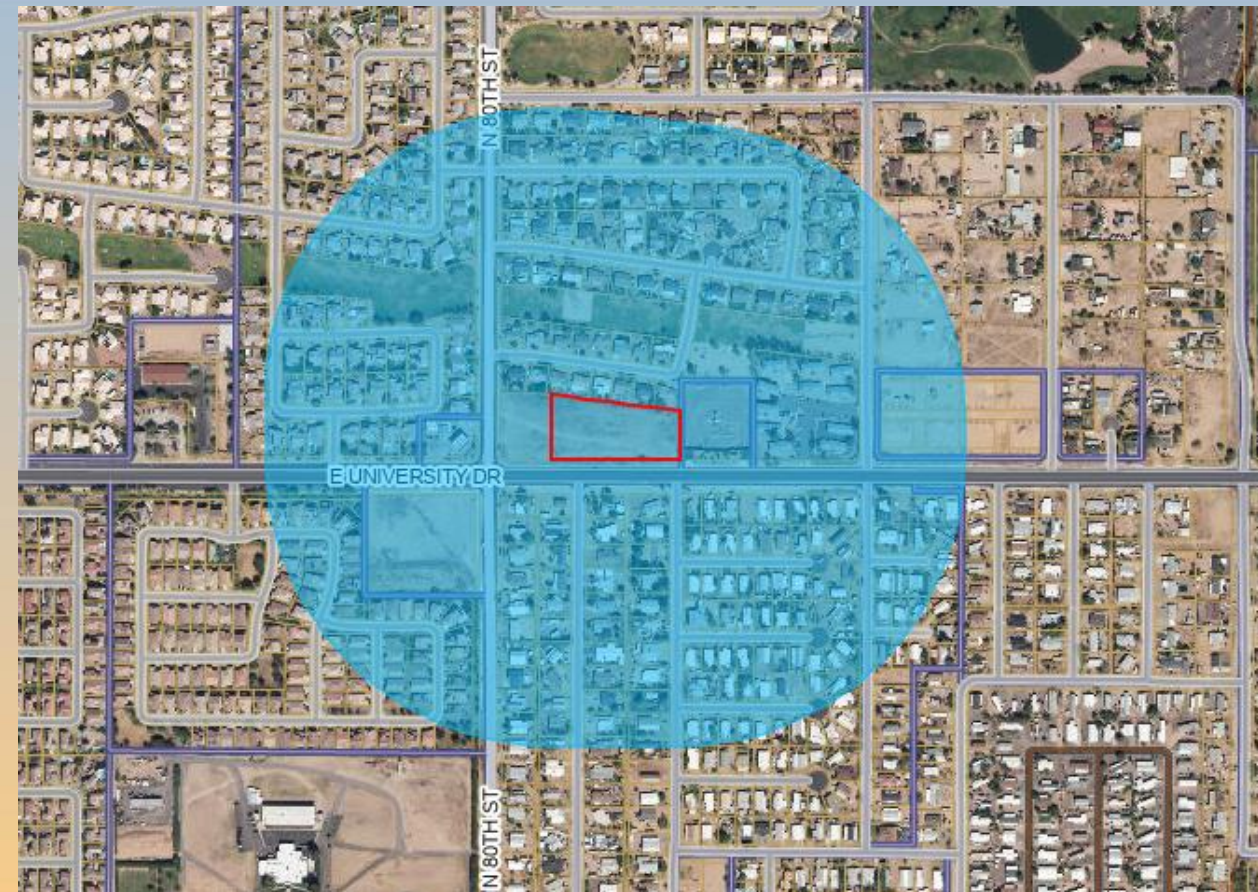
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff received one (1) email from a concerned resident who enquired about the proposed landscaping and fencing on the site





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



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