



Planning & Zoning Board



ZON23-00465

Chloe Durfee Daniel, Planner II

June 12, 2024



Request

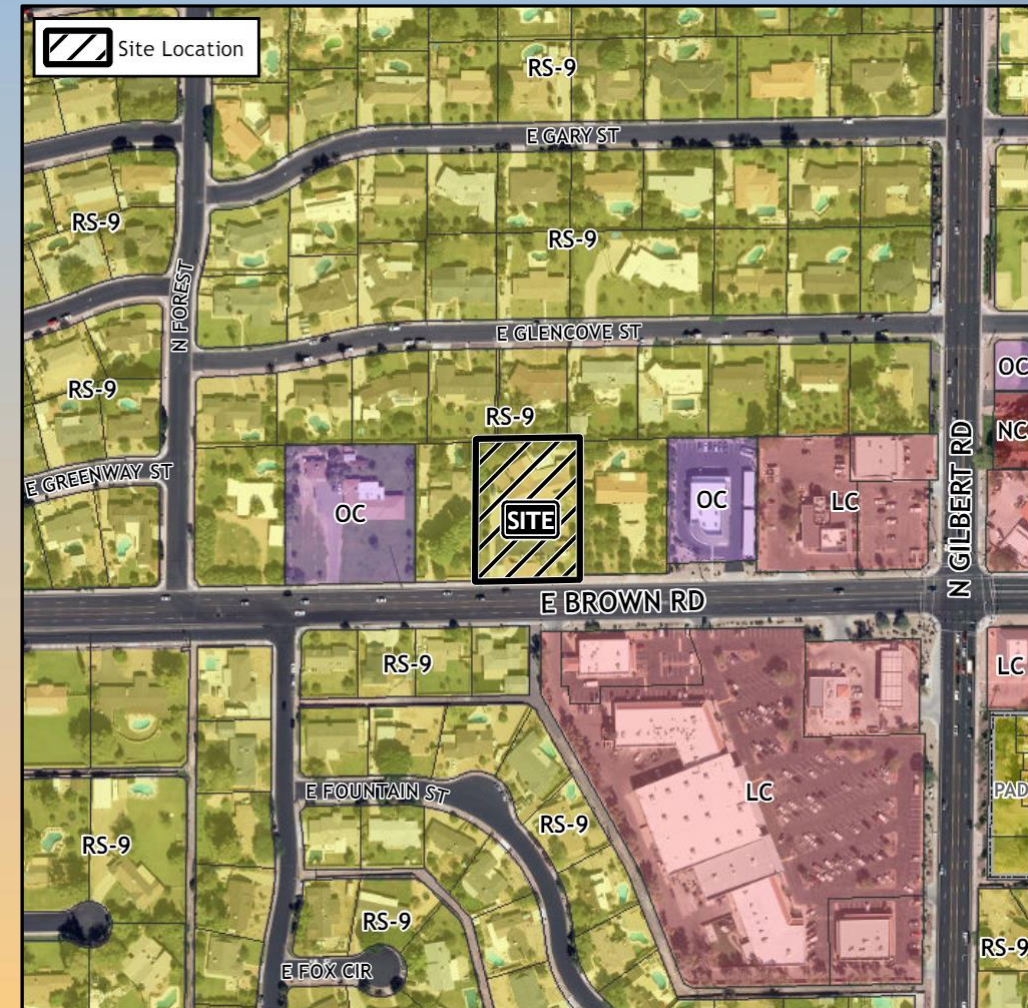
- Rezone from RS-9 to OC
- Site Plan Review
- To allow for a day care center





Location

- 1858 East Brown Road
- West of Gilbert Road on the north side of Brown Road

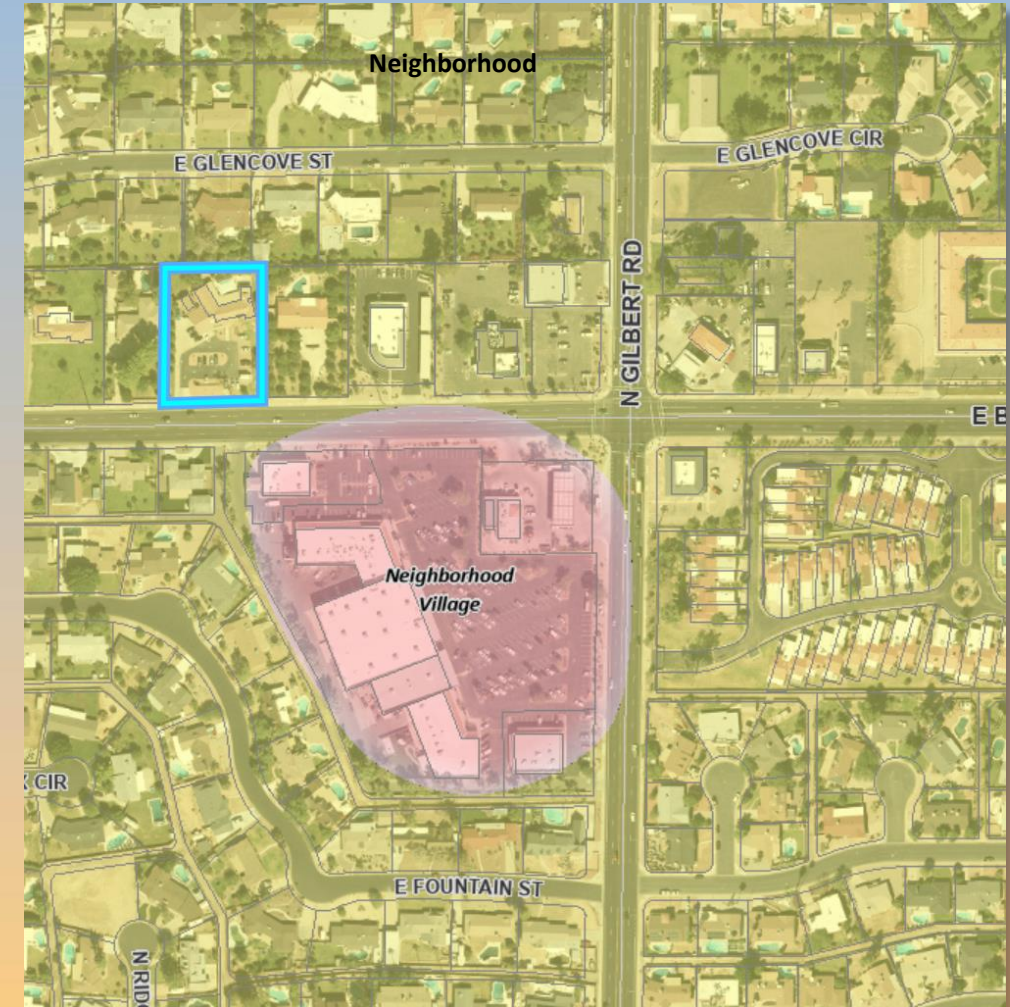




General Plan

Neighborhood

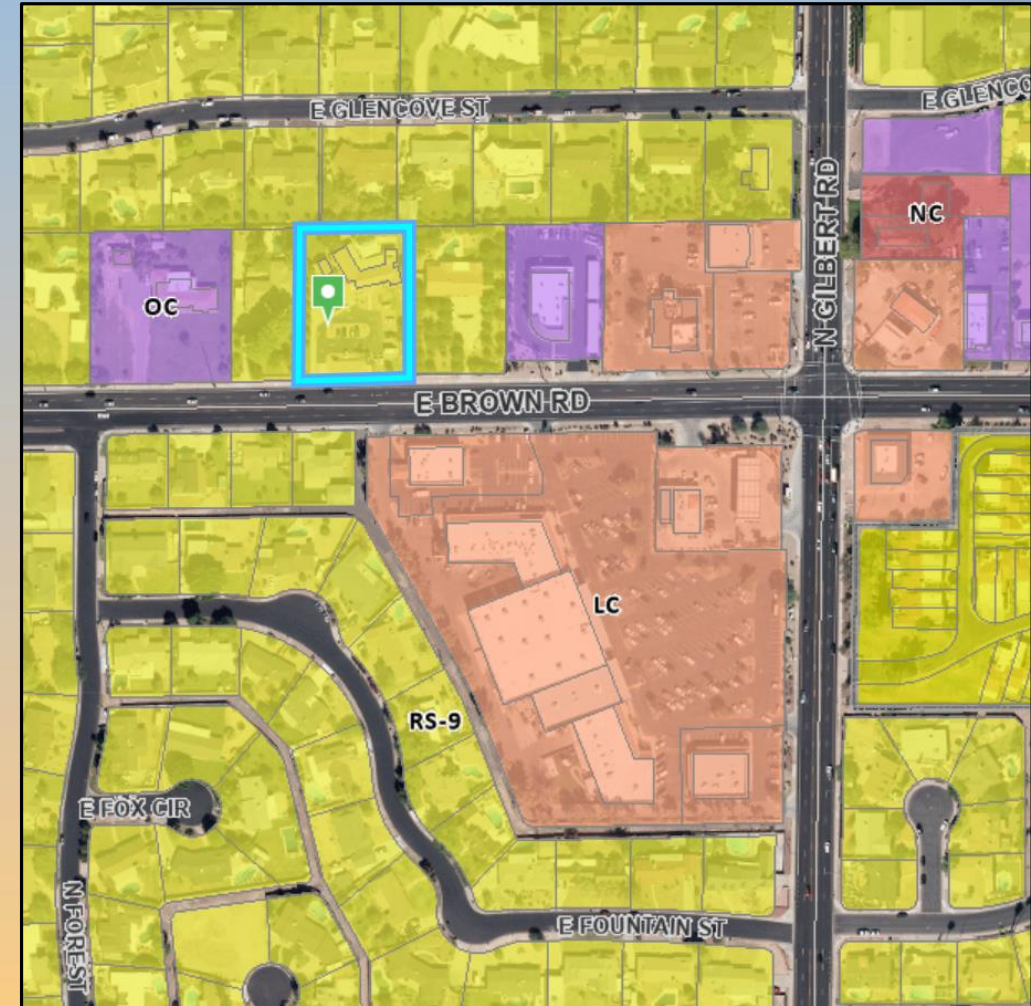
- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses





Zoning

- Currently Single Residence-9 (RS-9) with rezone to Office Commercial (OC)
- Proposed use is permitted in OC





Site Photos

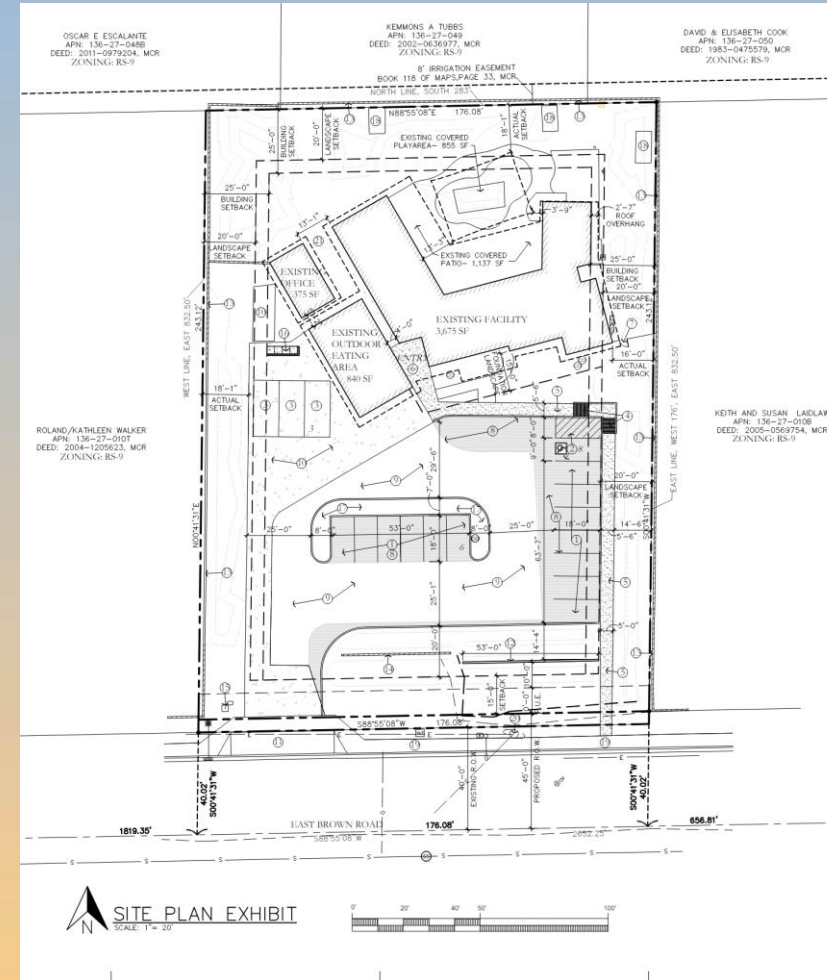


Looking north from Brown Rd



Site Plan

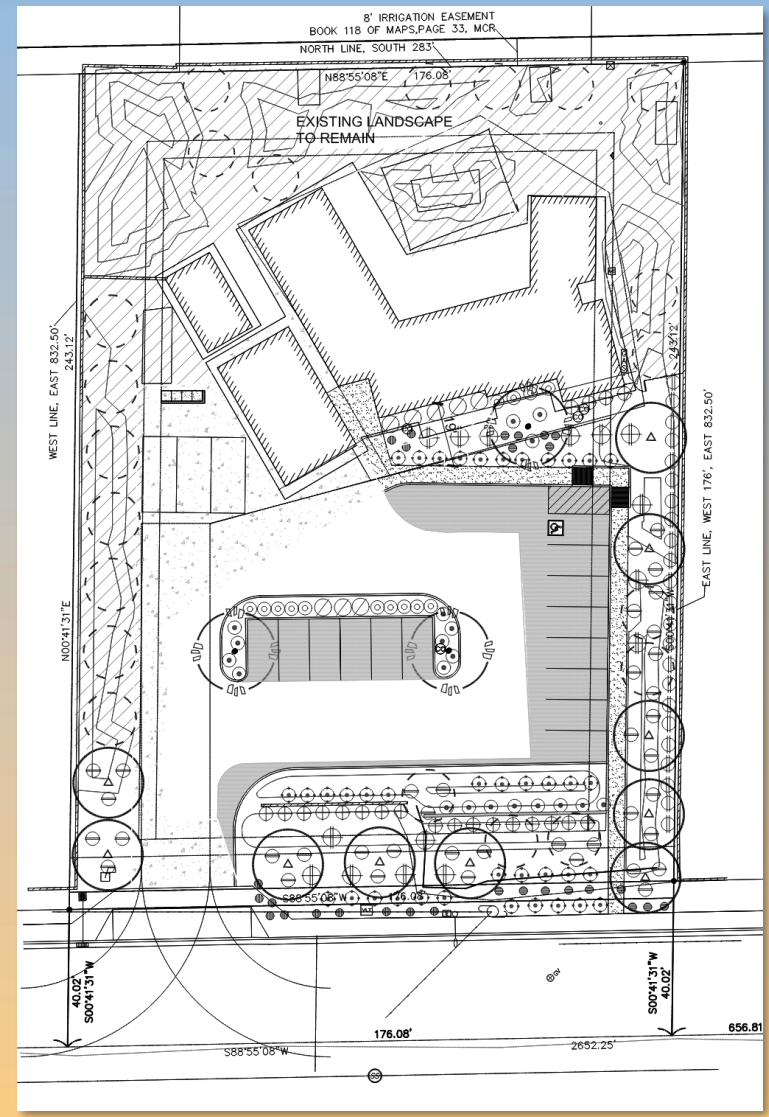
- Access from Brown Road
- 14 parking spaces required and provided and three bus spaces
- New striping and new landscaping and landscape islands through out the parking lot





Landscape Plan

- Updates to perimeter and front landscaping
- Updates to parking lot landscape islands



PLANT LEGEND

TREES	SIZE	QTY
Existing Tree	To Remain	21
Citrus	18" B&B	9
Washington Navel Orange	36" Box Standard	4
Ulmus parvifolia		
Evergreen Elm		
SHRUBS	SIZE	QTY
Tecoma hybrid	5 Gallon	8
Orange Jubilee	5 Gallon	36
Leucophyllum candida	5 Gallon	23
"Thundercloud" Sage	5 Gallon	16
Dodonea viscosa	5 Gallon	21
Hopseed Bush	5 Gallon	14
Caesalpinia pulcherrima	5 Gallon	23
Red Bird of Paradise	5 Gallon	41
Nerium oleander	5 Gallon	14
Petite Pink Dwarf Oleander	5 Gallon	23
Tecomania capensis	5 Gallon	41
Cape Honeysuckle	5 Gallon	13
Senna phyllodenia	5 Gallon	15
Silver-Leaf Senna	5 Gallon	
Muhlenbergia capillaris	5 Gallon	
"Regal Mist" Deer Grass	5 Gallon	
GROUNDCOVERS	SIZE	QTY
Lantana montevidensis	1 Gallon	13
Gold Mound Lantana	1 Gallon	15
Convolvulus cneorum	1 Gallon	
Bush Morning Glory	1 Gallon	
LANDSCAPE MATERIALS		QTY
(Contractor to submit sample for approval)		
Decomposed granite	1/2" Screened	
Express Arizona Gold	2" Depth	
Existing Landscape to remain		



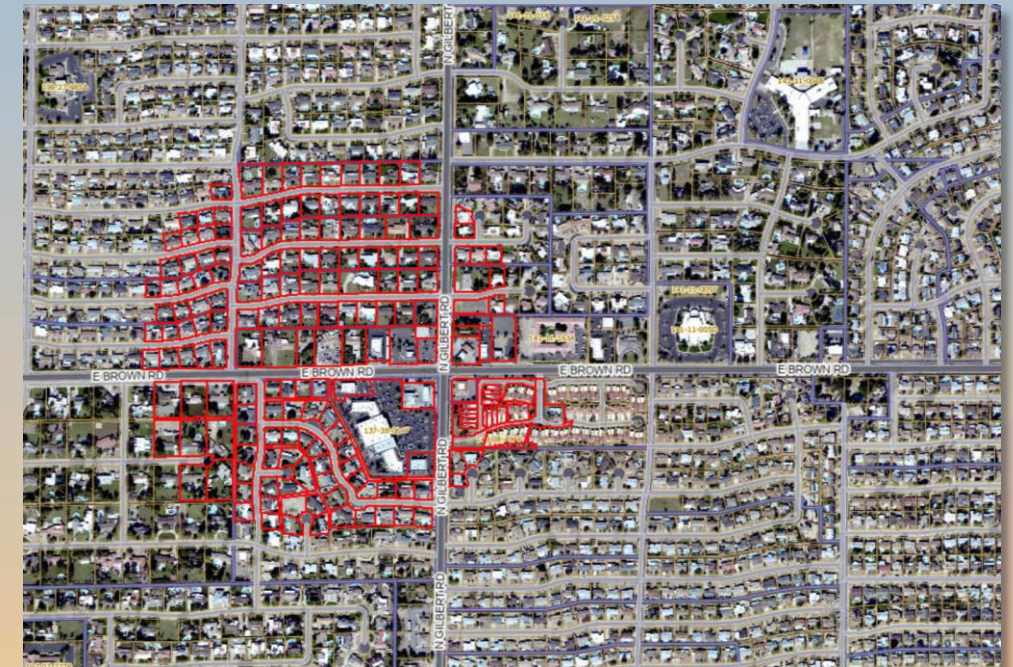
Elevations





Citizen Participation

- Notified property owners within 1,000 feet
- Had a neighborhood meeting June 28, 2022, with 5 neighbors as well as additional outreach letters
- Concerns raised include the use, timeframe, parking, traffic, noise, privacy, and waste





Findings

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

Staff recommend Approval with Conditions



Planning & Zoning Board