



# Planning & Zoning Board



# ZON23-00990

Josh Grandlienard, AICP, Senior Planner

April 24, 2024



# Request

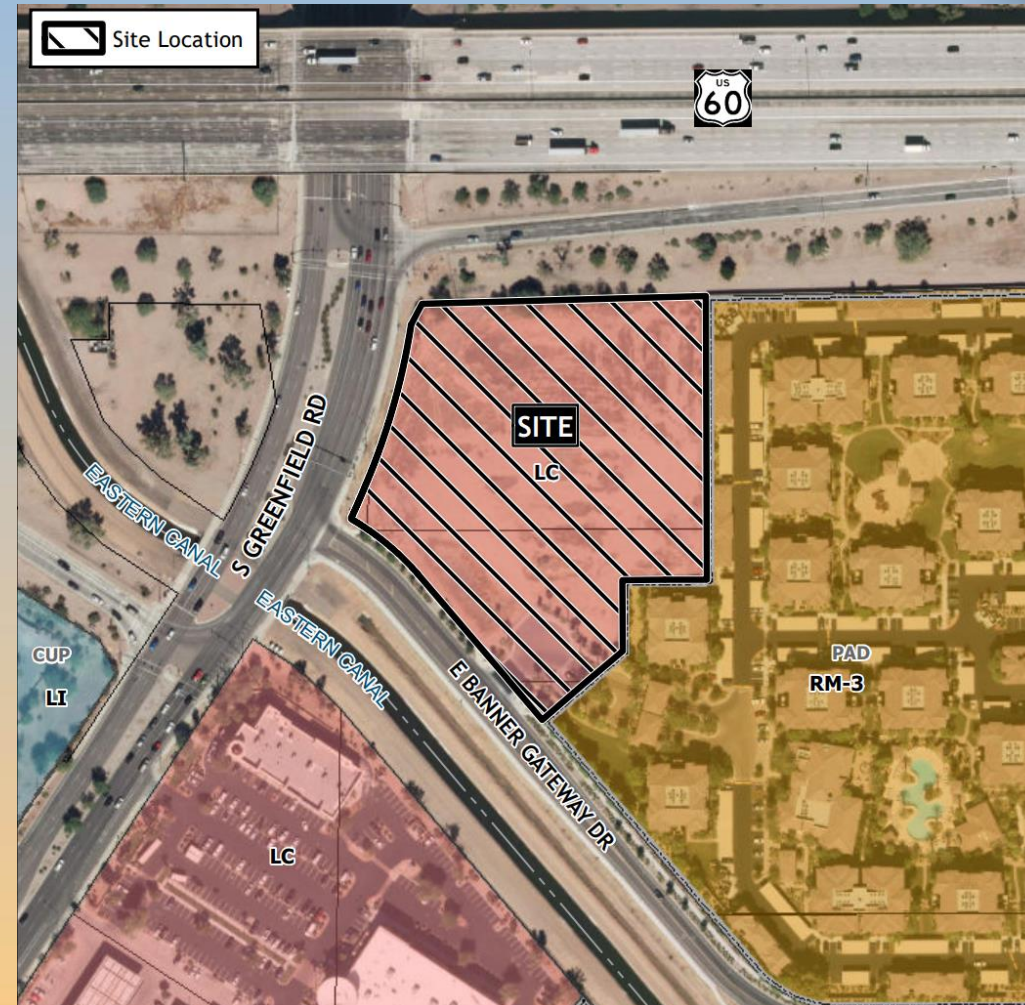
- Site Plan Review and Special Use Permit
- To allow for a hotel development





# Location

- South of US 60
- East side of Greenfield Road
- North side of Banner Gateway Drive

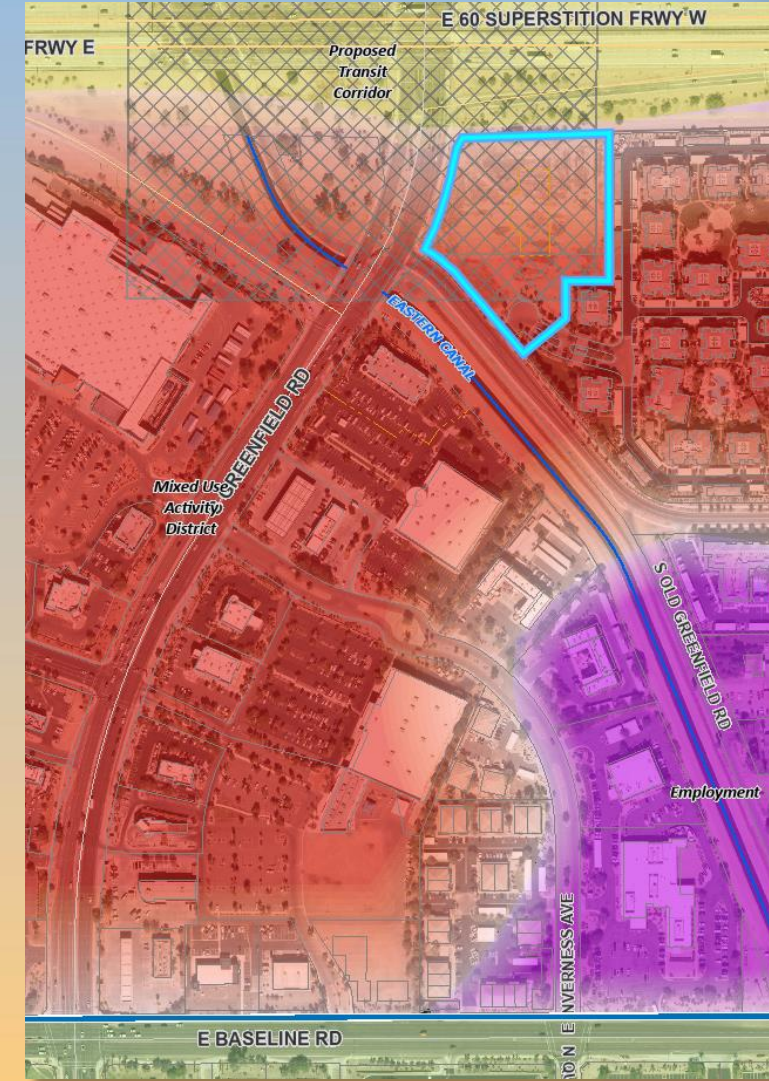




# General Plan

## Mixed Use Activity

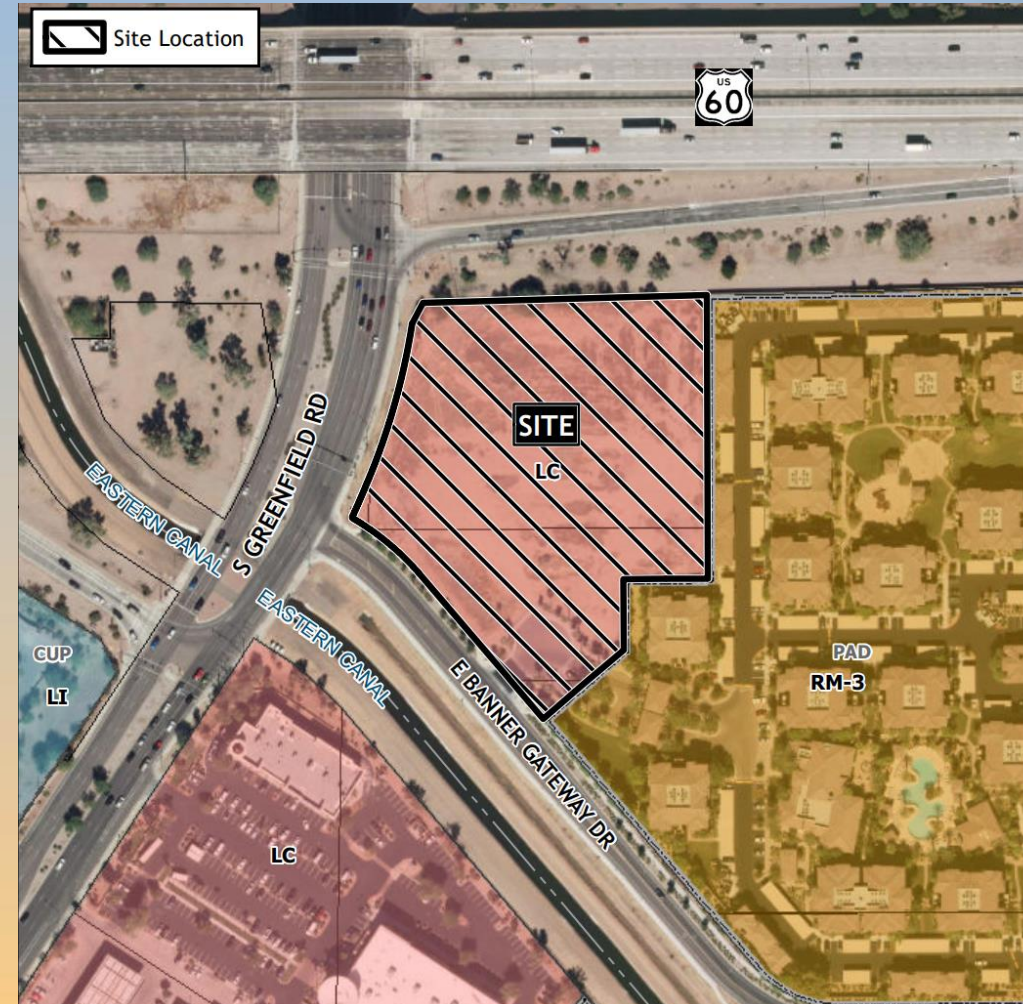
- large-scale community and regional activity areas
- developed to appeal to customers from a large radius
- Support use for Banner Gateway and surrounding area
- Limited Commercial is a primary zoning District





# Zoning

- Limited Commercial
- Hotels are allowed by right within the LC zone
- Special Use Permit for a height increase due to being in AOA 3





# Site Photo

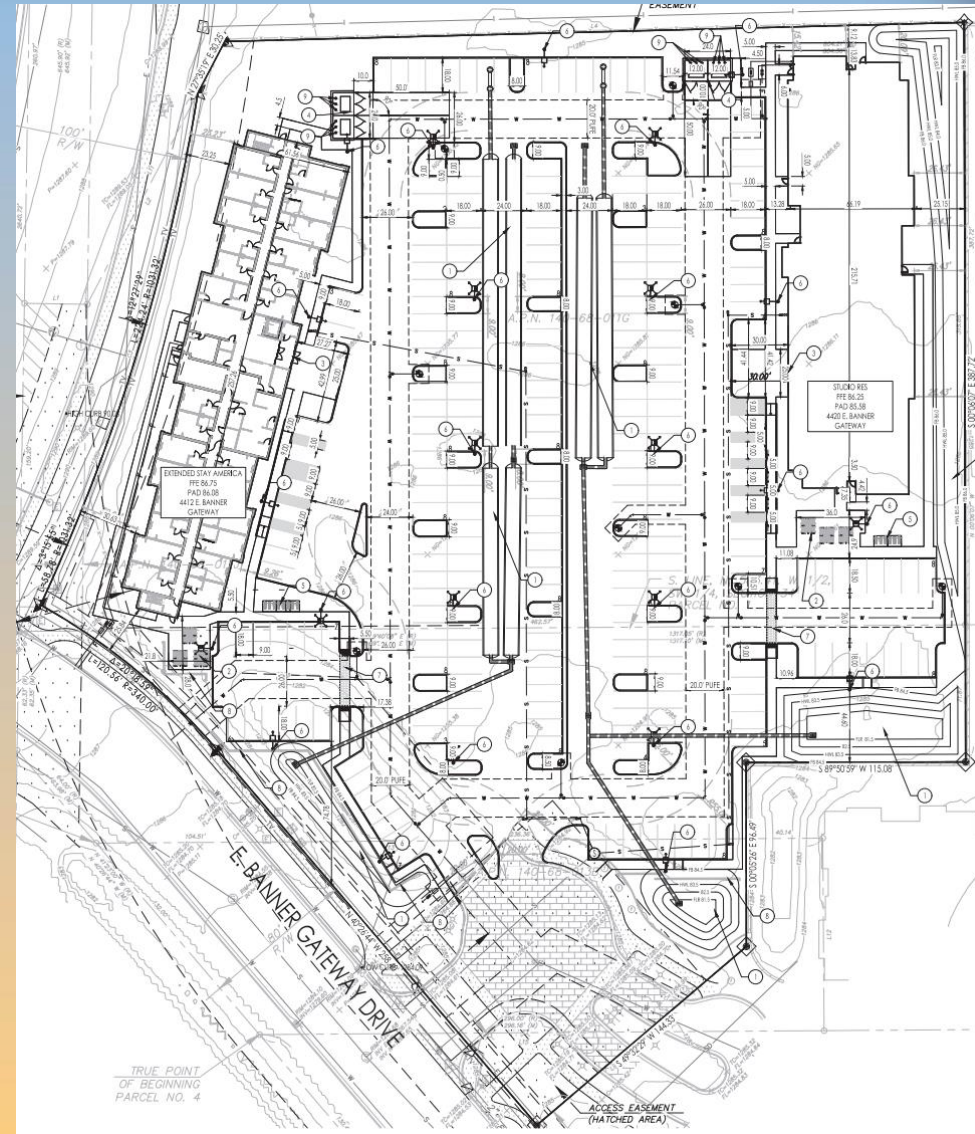


Looking northeast from the intersection of Greenfield and Banner Gateway



# Site Plan

- Two separate hotel users with a shared entry drive, 248 total rooms
- Vehicular access to the site is provided from Banner Gateway
- 248 parking spaces required; 249 spaces provided







# Landsccape Plan

**PLANT SCHEDULE**

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
EXISTING SHRUB, ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
EUCALYPTUS PAPIANA / GHOST GUM	24' / 36" BOX, STANDARD TRUNK, MATCHED	28 / 3
GLEDITSIA TRIACANTHOS / HONEY LOCUST TREE	36" BOX, STANDARD TRUNK, MATCHED	9
NERIUM SPP. 'RED' / RED OLEANDER TREE	25 GAL., STANDARD TRUNK, MATCHED	9
PHOENIX DACTYLIFERA / DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	5
PROSOPIS SEEDLESS HYB 'AZI' / SEEDLESS HYBRID MESQUITE	24' / 36" BOX, LOW BREAK, MATCHED	7 / 3
QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK	24' / 36" BOX, STANDARD TRUNK, MATCHED	7 / 12
ULMUS PARVIFOLIA / TRUE GREEN' ELM	24" BOX, STANDARD TRUNK, MATCHED	37
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	6
ACCENTS	SIZE	QTY
DASYLIIRION WHEELERI / DESERT SPOON	5 GAL.	23
HESPERALOE FUNIFERA / GIANT HESPERALOE	5 GAL.	17
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	43
MUHLENBERGIA RICENS / DEER GRASS	5 GAL.	216
SHRUBS		
BOUGAINVILLEA 'LA JOLLA' / LA JOLLA BOUGAINVILLEA	15 GAL.	31
CALLISTEMON CITRINUS 'LITTLE JOHN' / LITTLE JOHN BOTTLEBRUSH	5 GAL.	36
DODONAEA VISCOSA / HOPSPED BUSH	5 GAL.	50
EREMOPHILA GLABRA / WINTER BLAZE' EREMOPHILA	5 GAL.	32
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE	5 GAL.	80
LEUCOPHYLLUM LANGMANIAE / 'RIO BRAVO' SAGE	5 GAL.	183
NERIUM OLEANDER 'P. PINK' / PETITE PINK OLEANDER	5 GAL.	116
OLEA EUROPAEA 'LIL OLLIE' / DWARF OLIVE	5 GAL.	115
TECOMA STANS 'GOLD STAR' / YELLOW BELLS	5 GAL.	50
GROUND COVER		
EREMOPHILA GLABRA 'N. GOLD' / OUTBACK SUNRISE ERM	1 GAL.	17
LANTANA 'NEW GOLD' / 'NEW GOLD' LANTANA	1 GAL.	175
LANTANA 'DALLAS RED' / DALLAS RED LANTANA	1 GAL.	44
INERT MATERIALS		
D.G.	DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH





# Renderings





# Renderings





# Approval Criteria

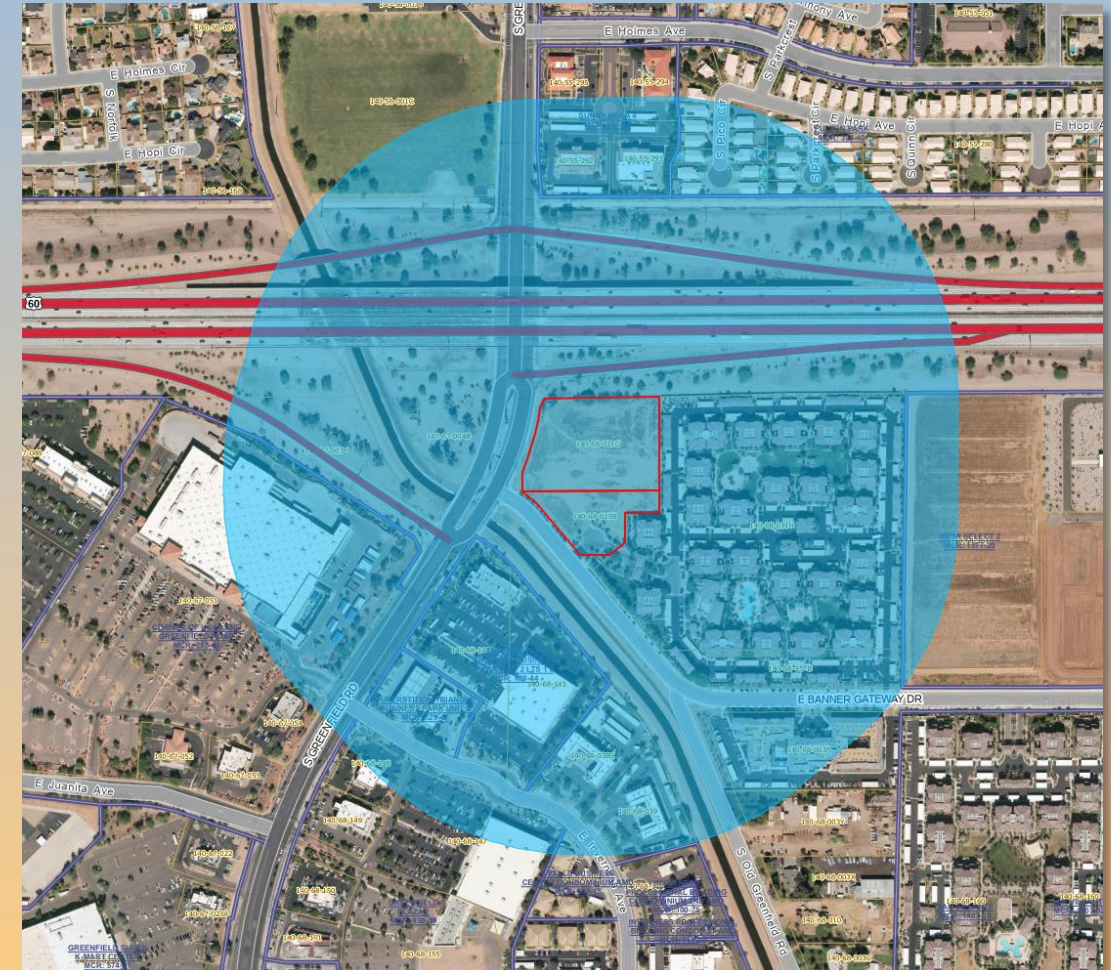
## Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



# Planning & Zoning Board



# Renderings







# Renderings

