



Planning & Zoning Board



ZON24-00127



Request

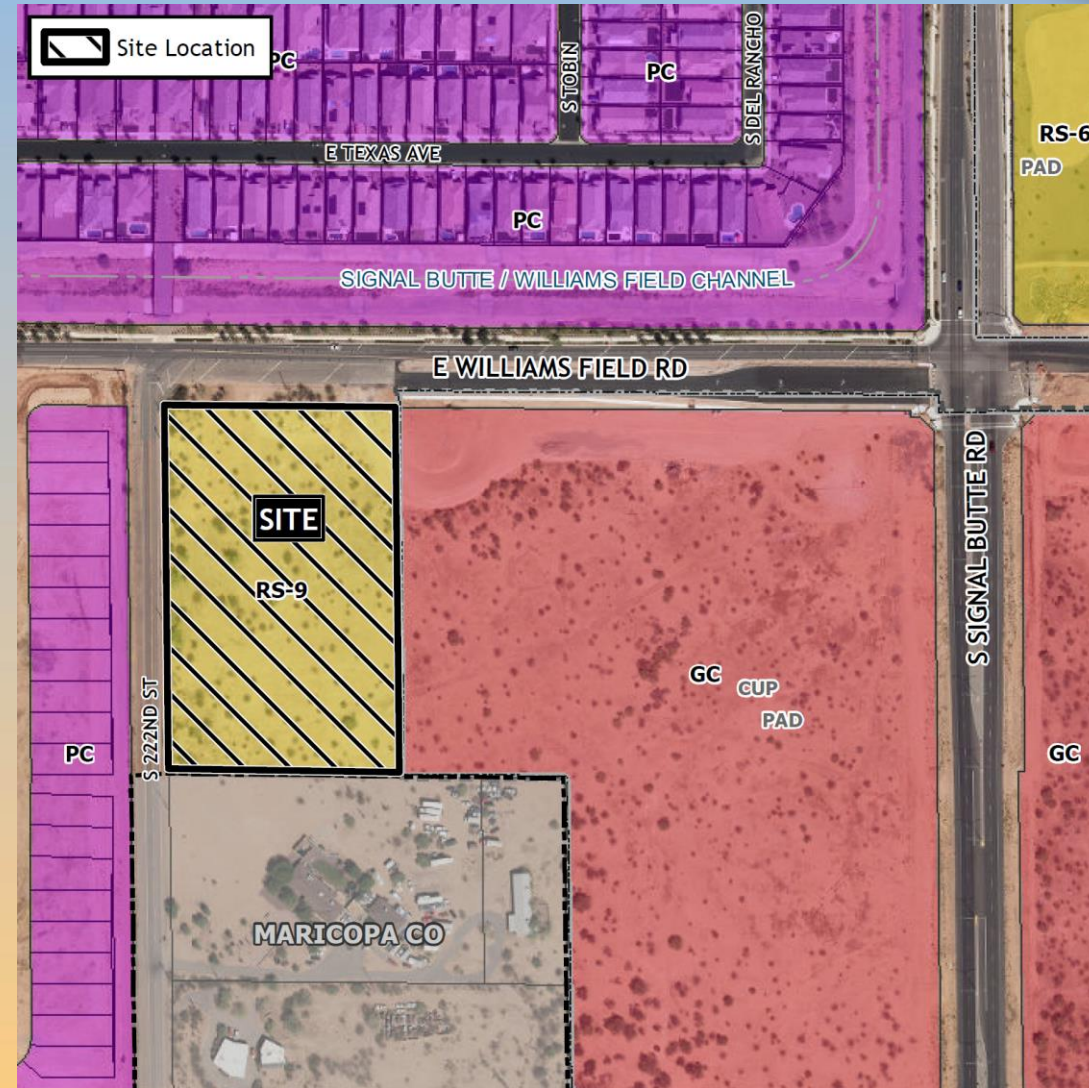
- Site Plan Review
- Special Use Permit
- To allow a new development of a place of worship





Location

- South of Williams Field Road
- West of Signal Butte Road





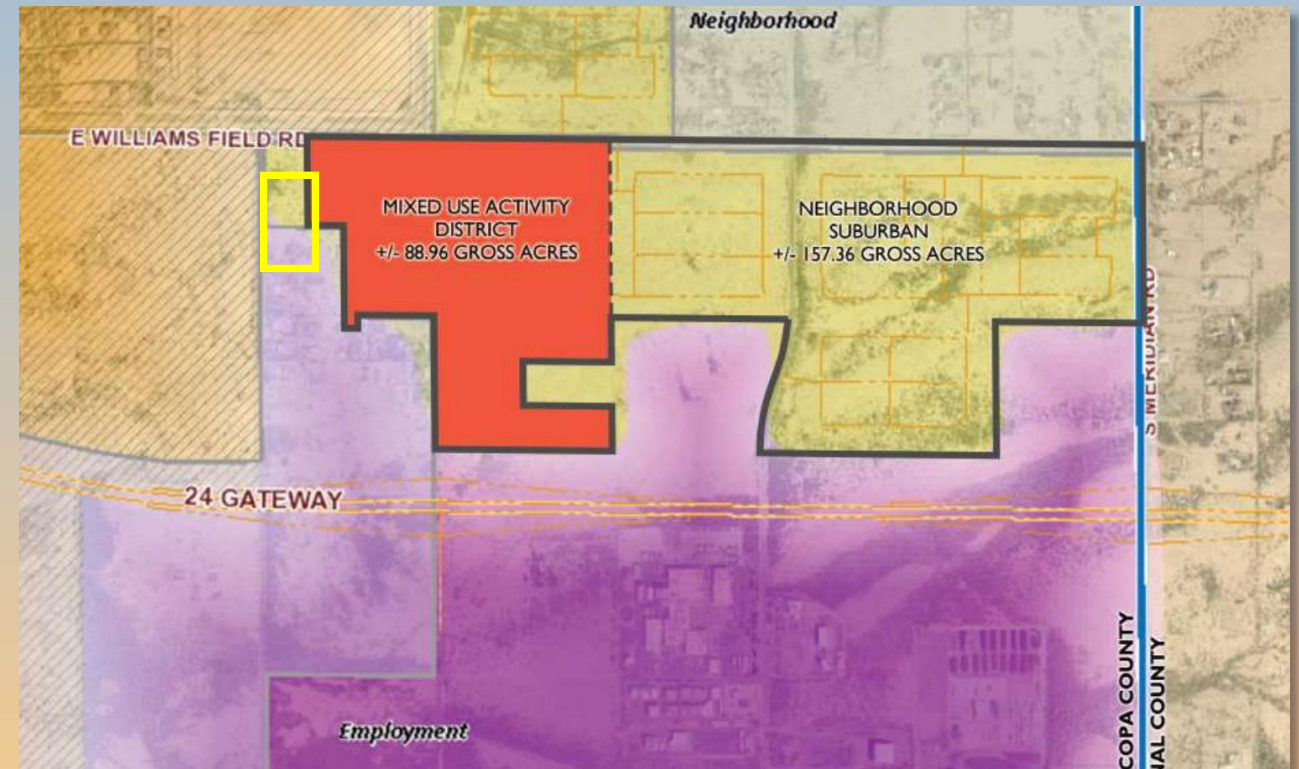
General Plan

Neighborhood Suburban

- Safe places to live and enjoy surrounding community
- Religious institutions are frequently found in these neighborhoods

Gateway Strategic Development Plan

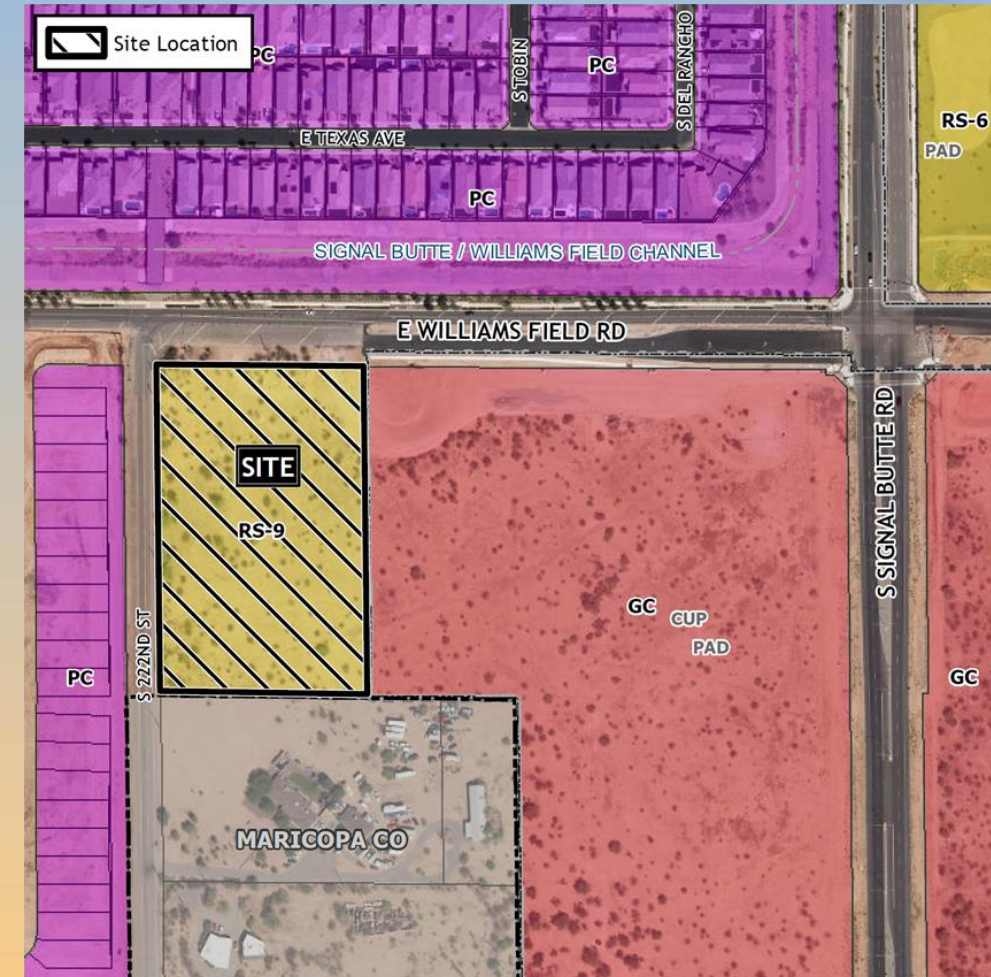
- In the Mixed-Use Community District with widest variety of land uses





Zoning

- Zoned RS-9-PAD
- Places of Worship are permitted in the RS-9 district





Site Photos

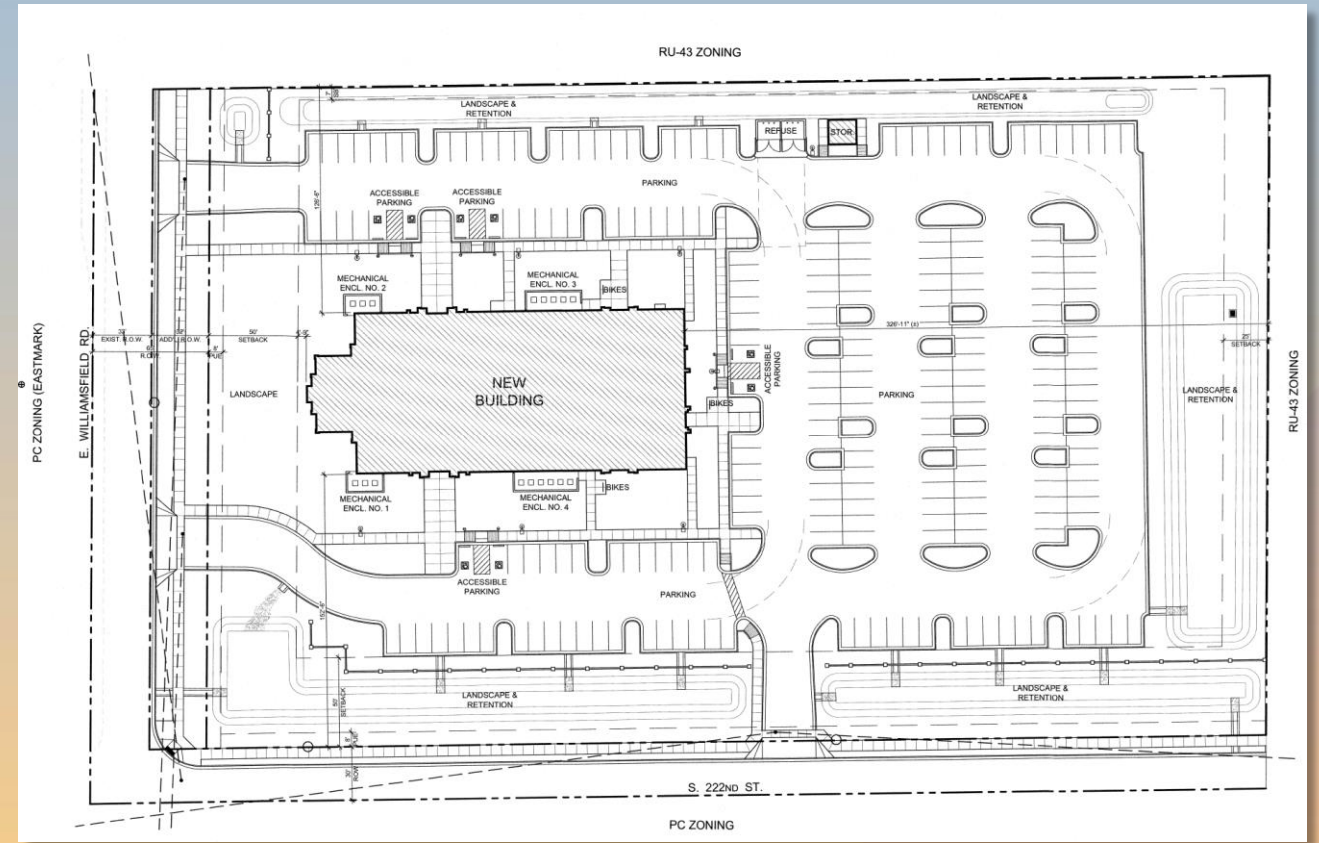


Looking southeast at the corner of Williams Field Rd and 222nd St



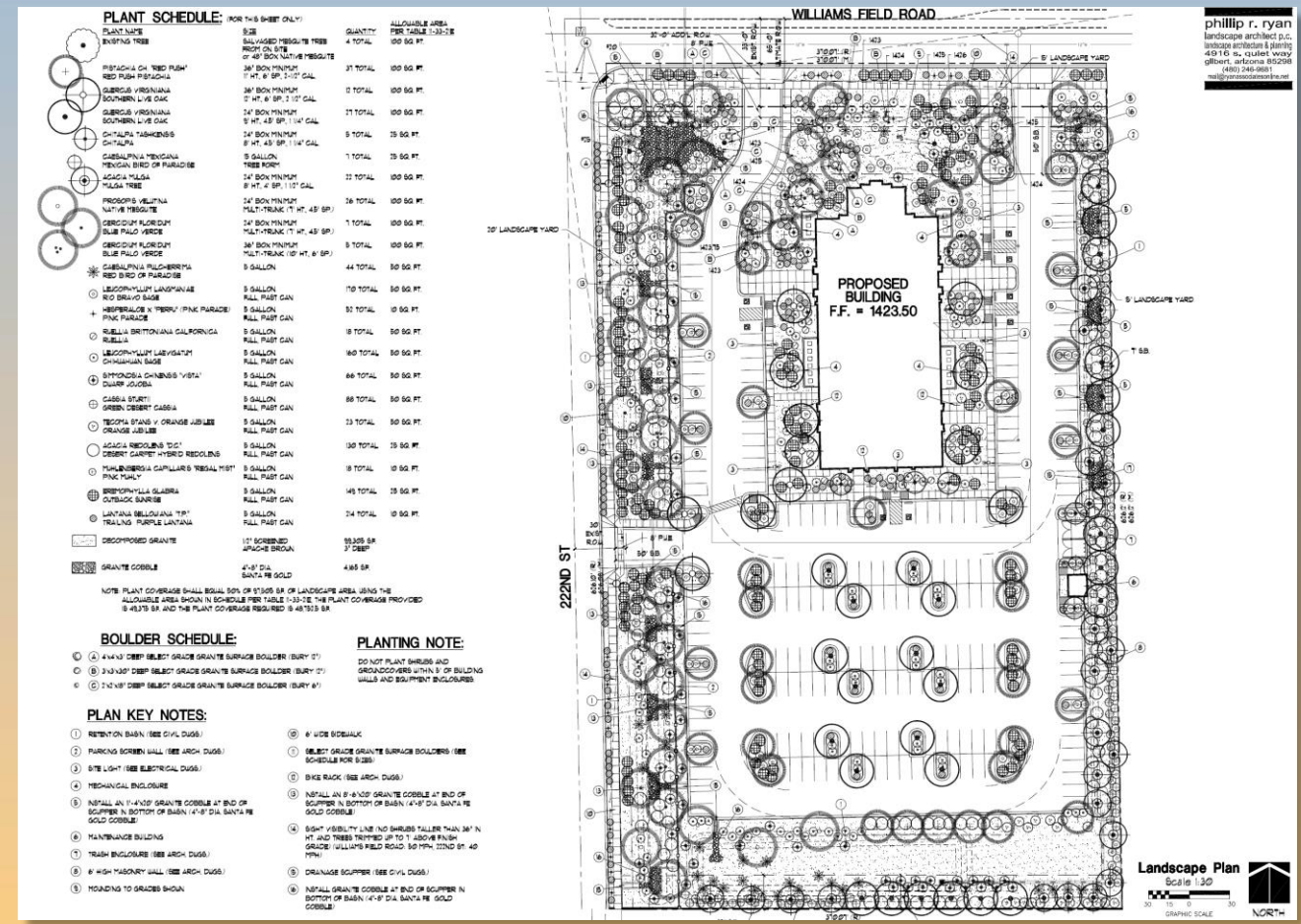
Site Plan

- 18,114 sq. ft. religious facility and 190 sq. ft. storage building
- 207 parking spaces required; 230 proposed
- Access from Williams Field Rd and 222nd St





Landscape Plan



philip r. ryan
landscape architect p.c.
landscape architecture & planning
401 E. W. QUINN WAY
GLendale, ARIZONA 85308
(480) 244-0001
www.philipryan.com



Elevations

NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS						
TOTAL MATERIAL AREA (NORTH ONLY) = 2,071 SF						
TOTAL MATERIAL AREA (EAST ONLY) = 2,914 SF						
TOTAL MATERIAL AREA (SOUTH ONLY) = 2,071 SF						
TOTAL MATERIAL AREA (WEST ONLY) = 2,914 SF						
TOTAL MATERIAL AREA (ALL 4 ELEVATIONS) = 9,970 SF						
MATERIAL / ITEM	MANUFACTURER	PRODUCT / COLOR	NORTH ELEV. AREA SF (%)	EAST ELEV. AREA SF (%)	SOUTH ELEV. AREA SF (%)	WEST ELEV. AREA SF (%)
001	FIELD BRICK	PEWTER L4	988 SF (47%)	913 SF (31%)	1,073 SF (51%)	1,010 SF (35%)
002	ACCENT BRICK	INTERSTATE BRICK PLATINUM	42 SF (2%)	82 SF (3%)	40 SF (1%)	81 SF (2%)
003	WAINSCOT & STEEPLE BRICK	GENERAL SHALE THUNDERCLOUD	438 SF (21%)	653 SF (23%)	295 SF (14%)	849 SF (29%)
004	CONCRETE ROOF TILE	EAGLE ROOFING 5699 GRAY	-	-	-	-
005	EIPS REVEAL PANEL	PAINT - DUNN EDWARDS STEVEARENO BEIGE DEC798 (FLAT)	133 SF (6%)	N/A	37 SF (1%)	N/A
006	PRECAST CONCRETE	- NATURAL GREY	46 SF (2%)	79 SF (3%)	47 SF (2%)	73 SF (2%)
007	STEEPLE METAL	- PREFINISHED BONE WHITE	153 SF (7%)	153 SF (5%)	153 SF (7%)	153 SF (5%)
008	METAL FASCIA & RAKE	- PREFINISHED BONE WHITE	-	-	-	-
009	STOREFRONT DRs./FRAME/GLAZ'G.	- WHITE	23 SF (1%)	242 SF (8%)	97 SF (4%)	198 SF (7%)
010	METAL LOUVERS	- TO MATCH ADJACENT BRICK COLOR	-	-	-	-
011	VINYL WINDOWS / GLAZING	- WHITE / OBSCURE	50 SF (2%)	138 SF (5%)	50 SF (2%)	166 SF (6%)
012	HOLLOW METAL DOOR / FRAME	- WHITE	-	-	-	-
013	CHURCH SIGNS	- BARRE GRAY GRANITE	-	-	-	-

EAST ELEVATION



Elevations

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Rendering

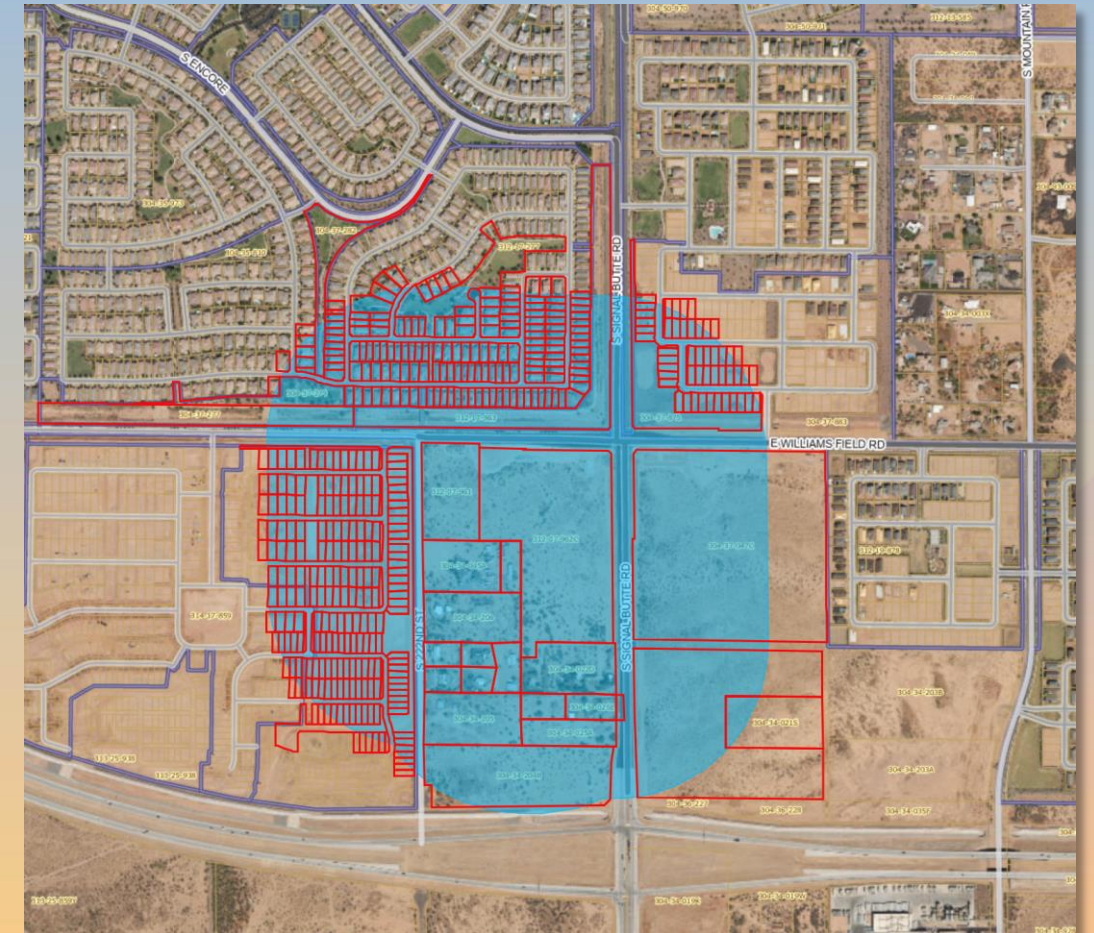


View from the corner of Williams Field Rd and 222nd St



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- One resident has reached out wanting to know more about the landscaping plan





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ 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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



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