



# City Council

## ZON23-00465

Mary Kopaskie-Brown, Planning Director

July 1, 2024  
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# Request

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

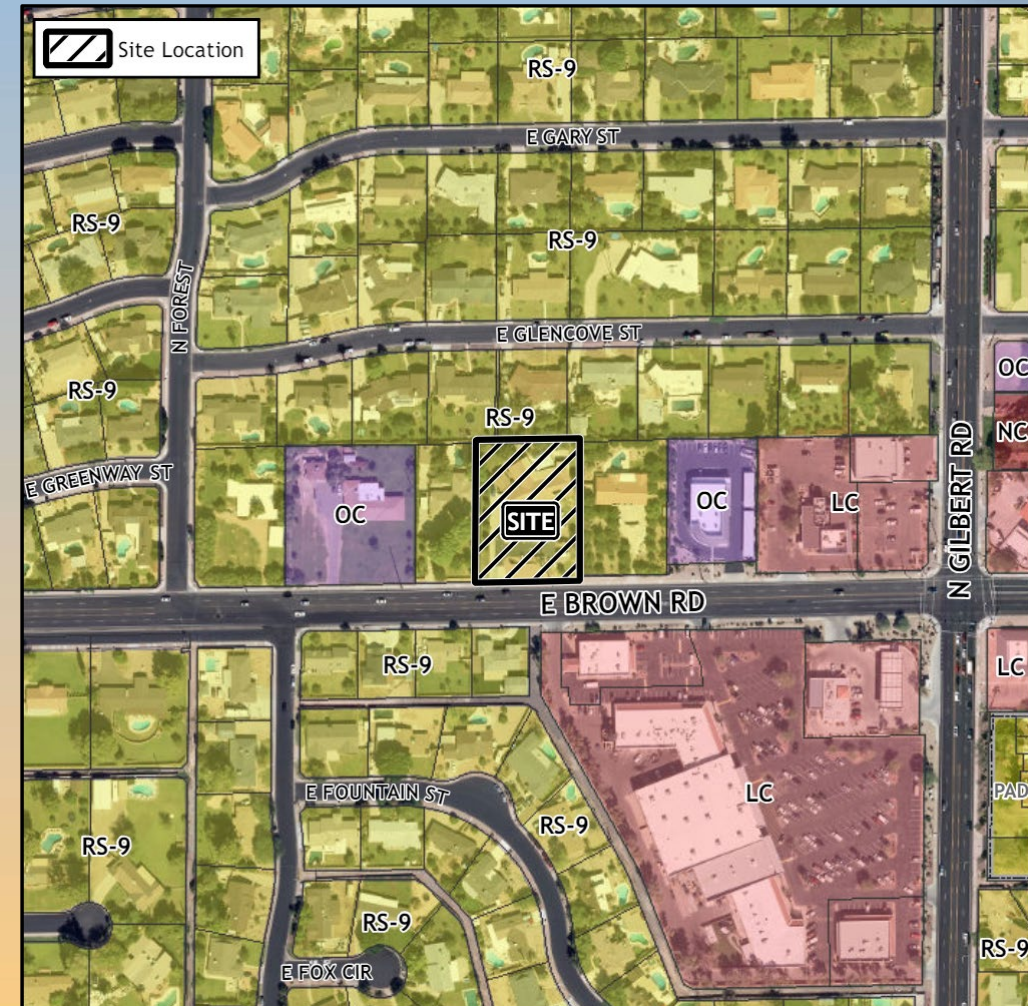






# Location

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



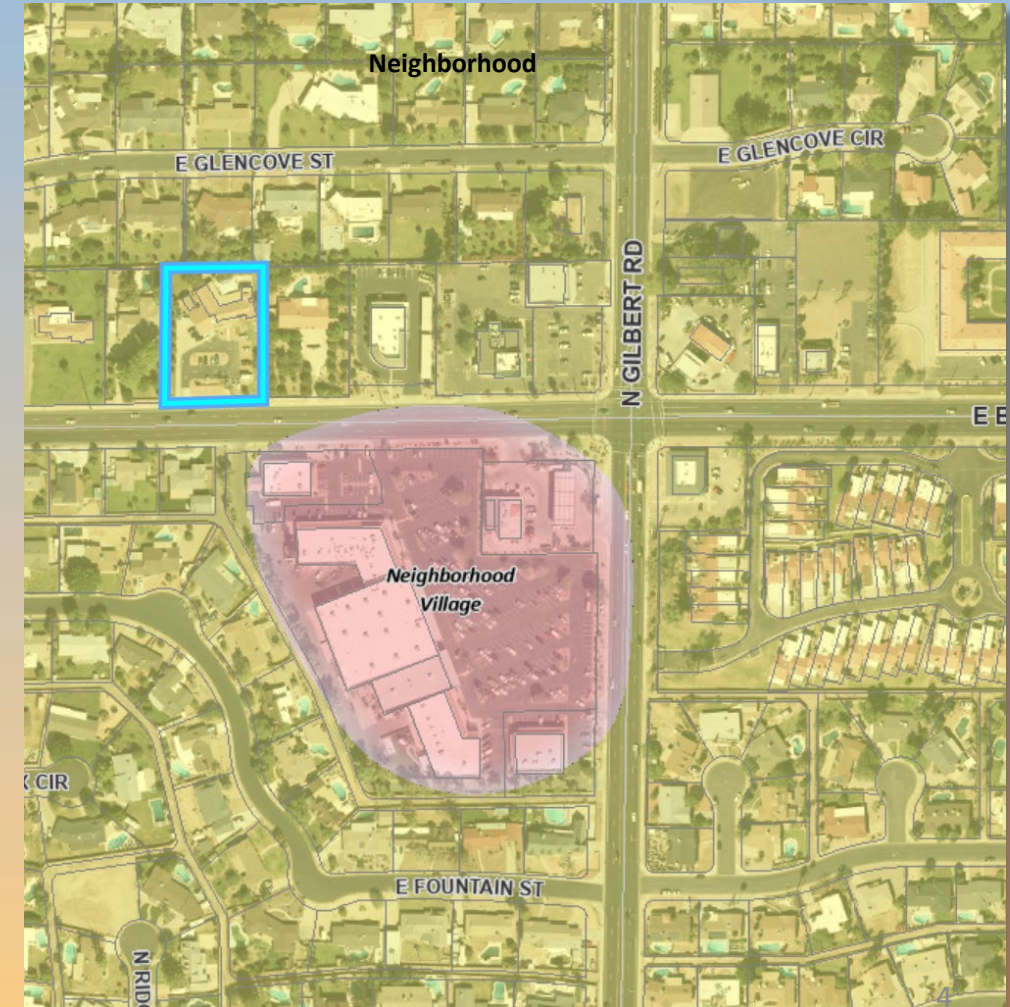




# General Plan

## 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

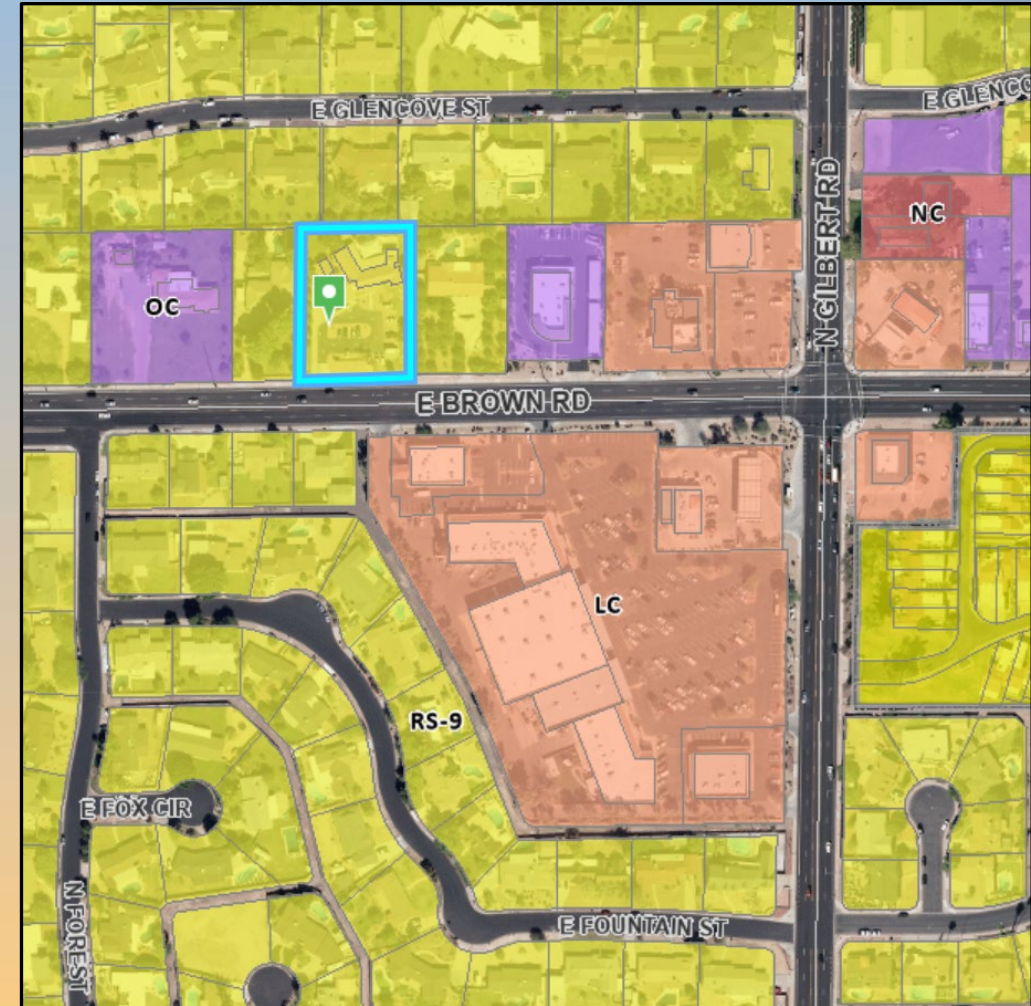






# Zoning

- 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

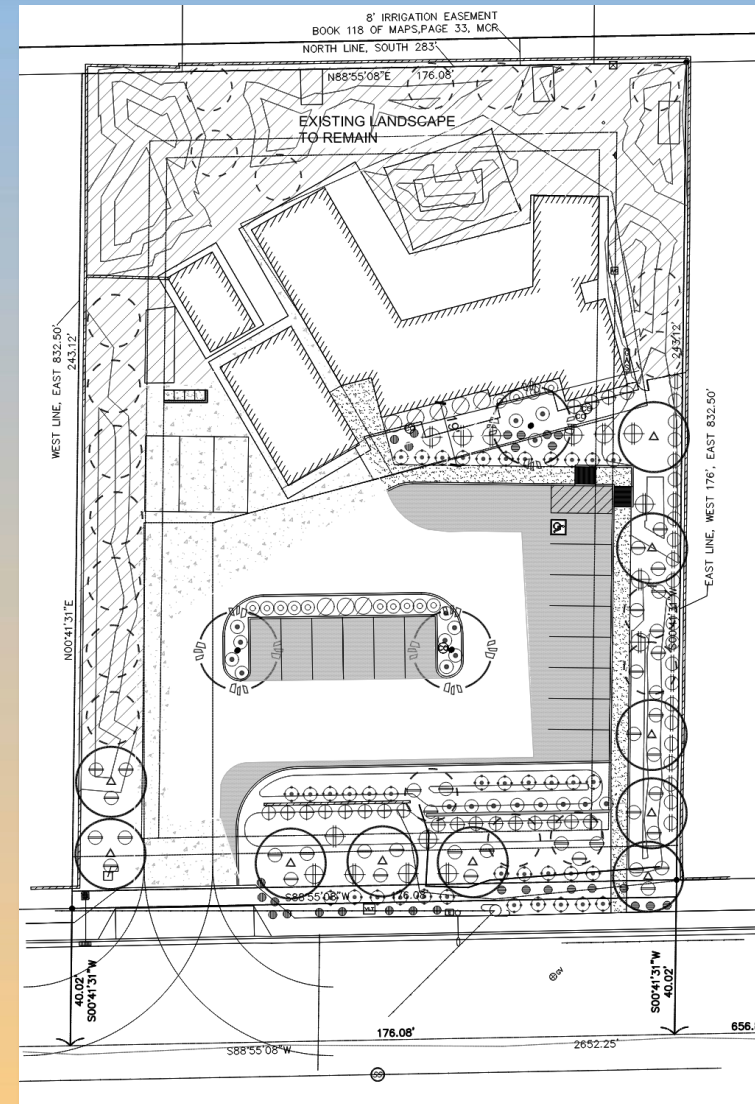
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# Landscape Plan

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



## PLANT LEGEND

TREES	SIZE	QTY
Existing Tree	To Remain	21
Citrus		
Washington Navel Orange	18" B&B	9
Ulmus parvifolia	36" Box Standard	4
Evergreen Elm		

SHRUBS	SIZE	QTY
Tecoma hybrid	5 Gallon	8
Orange Jubilee		
Leucophyllum candida	5 Gallon	36
"Thundercloud" Sage		
Dodonea viscosa	5 Gallon	23
Hopseed Bush		
Caesalpinia pulcherrima	5 Gallon	16
Red Bird of Paradise		
Nerium oleander	5 Gallon	21
Petite Pink Dwarf Oleander		
Tecomaria capensis	5 Gallon	14
Cape Honeysuckle		
Senna phyllodenia	5 Gallon	23
Silver-Leaf Senna		
Muhlenbergia capillaris	5 Gallon	41
"Regal Mist" Deer Grass		

GROUNDCOVERS	SIZE	QTY
Lantana montevidensis	1 Gallon	13
Gold Mound Lantana		
Convolvulus cneorum	1 Gallon	15
Bush Morning Glory		

LANDSCAPE MATERIALS	QTY
(Contractor to submit sample for approval)	
Decomposed granite	1/2" Screened
Express Arizona Gold	2" Depth

Existing Landscape to remain





# Elevations

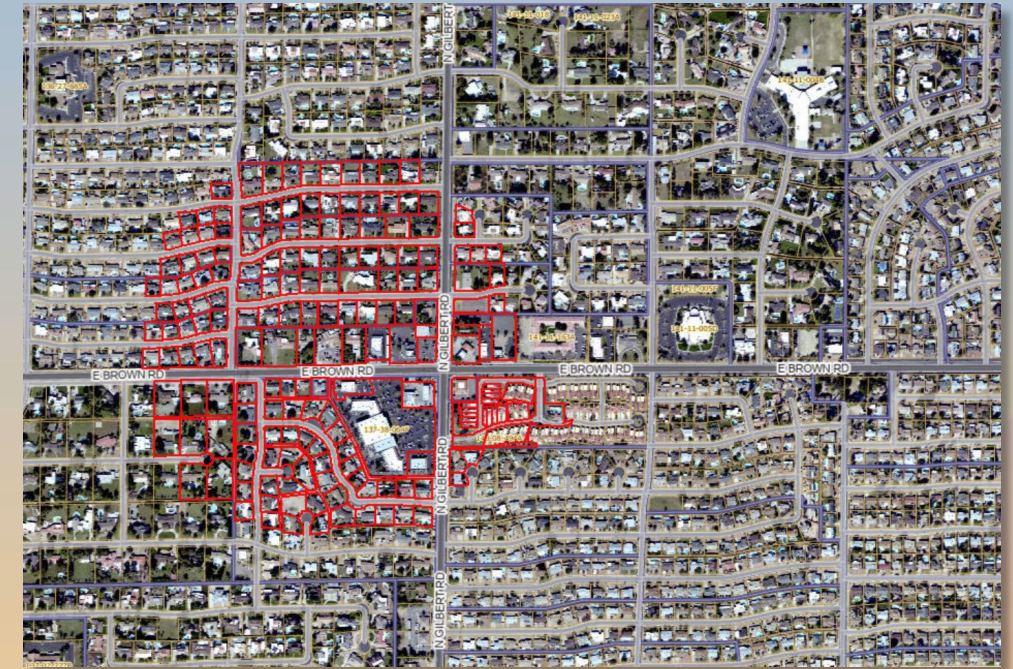






# Citizen Participation

- 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 and Zoning Board recommend Approval with Conditions (6-0)*



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