



Design Review Board



DRB23-00303

Golfland Height Exception

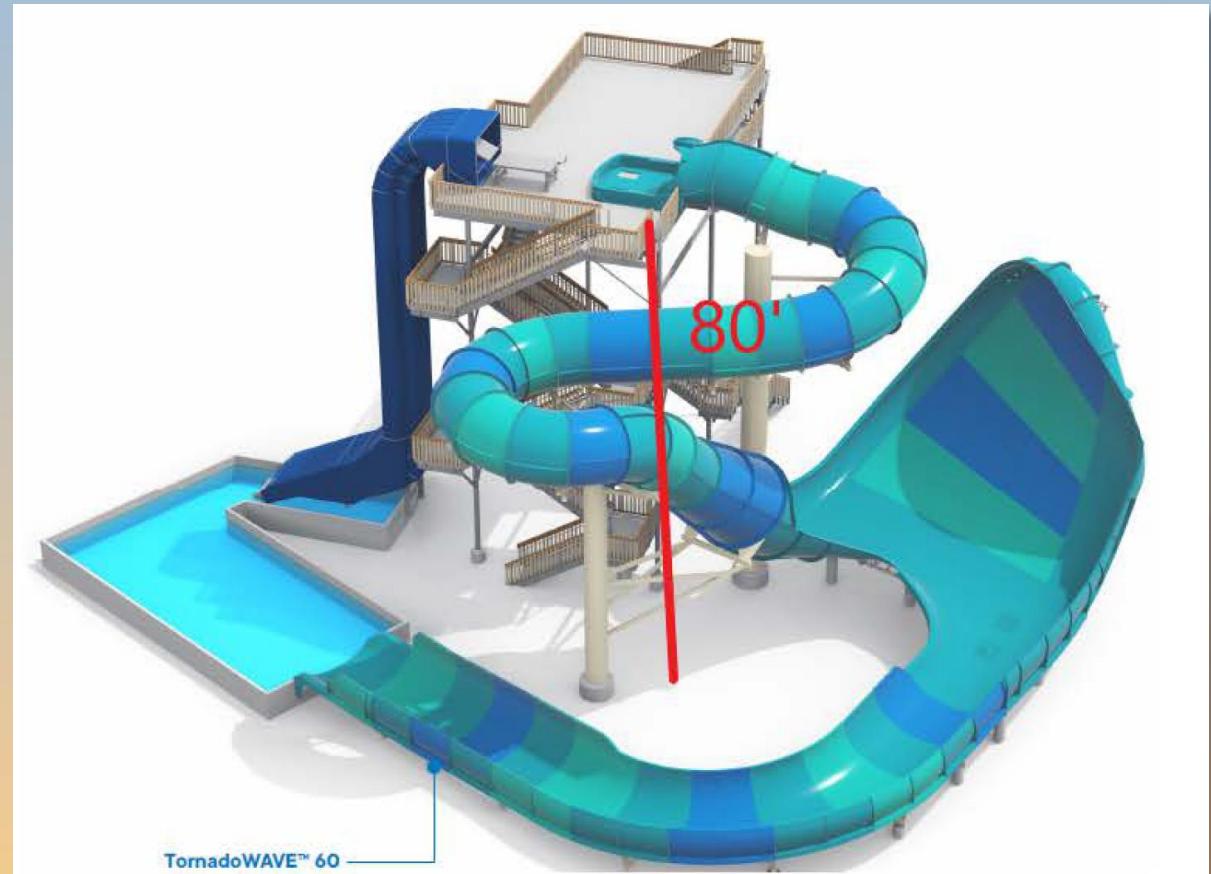
Charlotte Bridges, Planner II

June 13, 2023



Request

- Design Review
- To allow a height exception to allow an 80 foot tall water slide tower





Location

- 311 West Hampton Avenue
- South of Southern Avenue
- West of Country Club Drive
- South side of Hampton Avenue

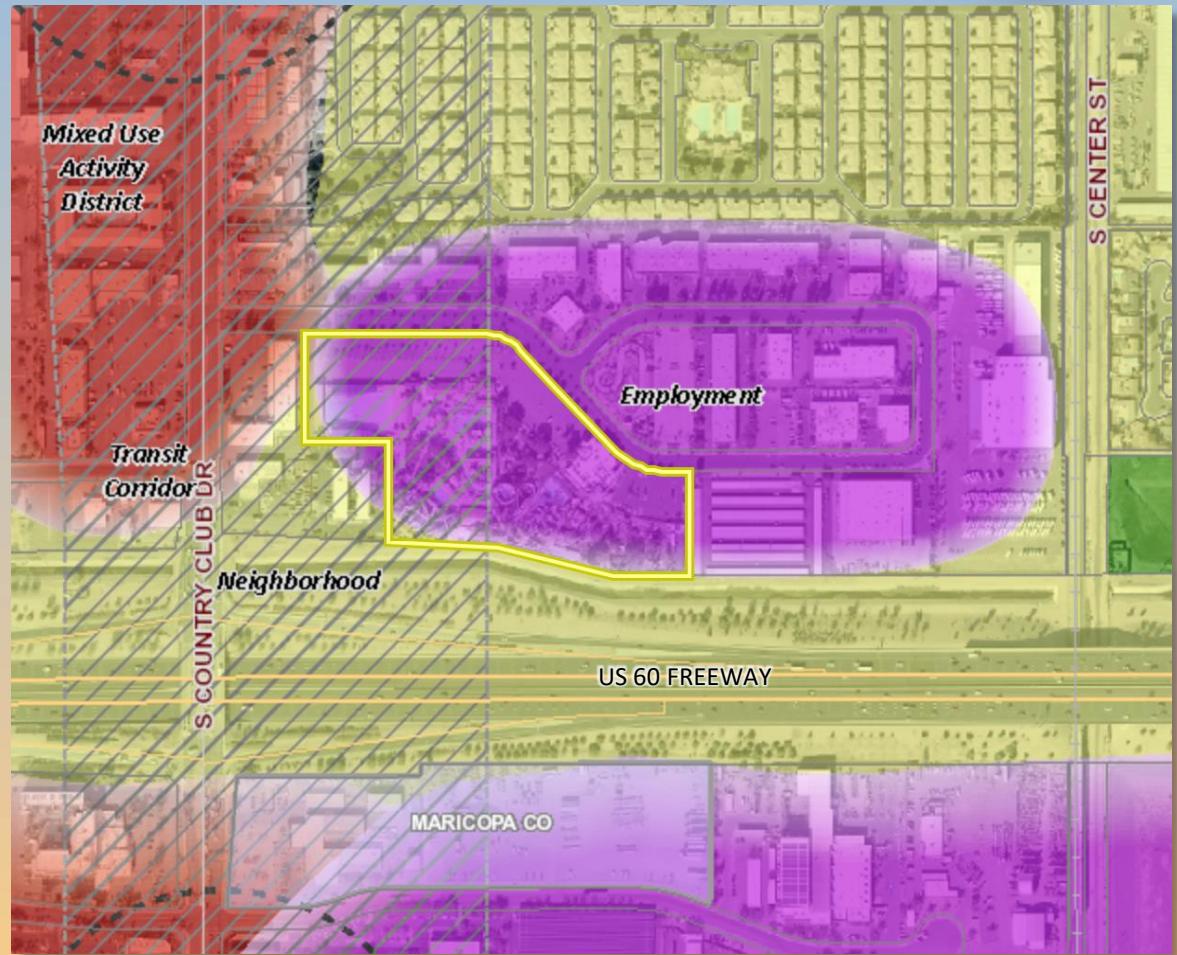




General Plan

Employment

- Provide a wide range of employment opportunities in high quality settings

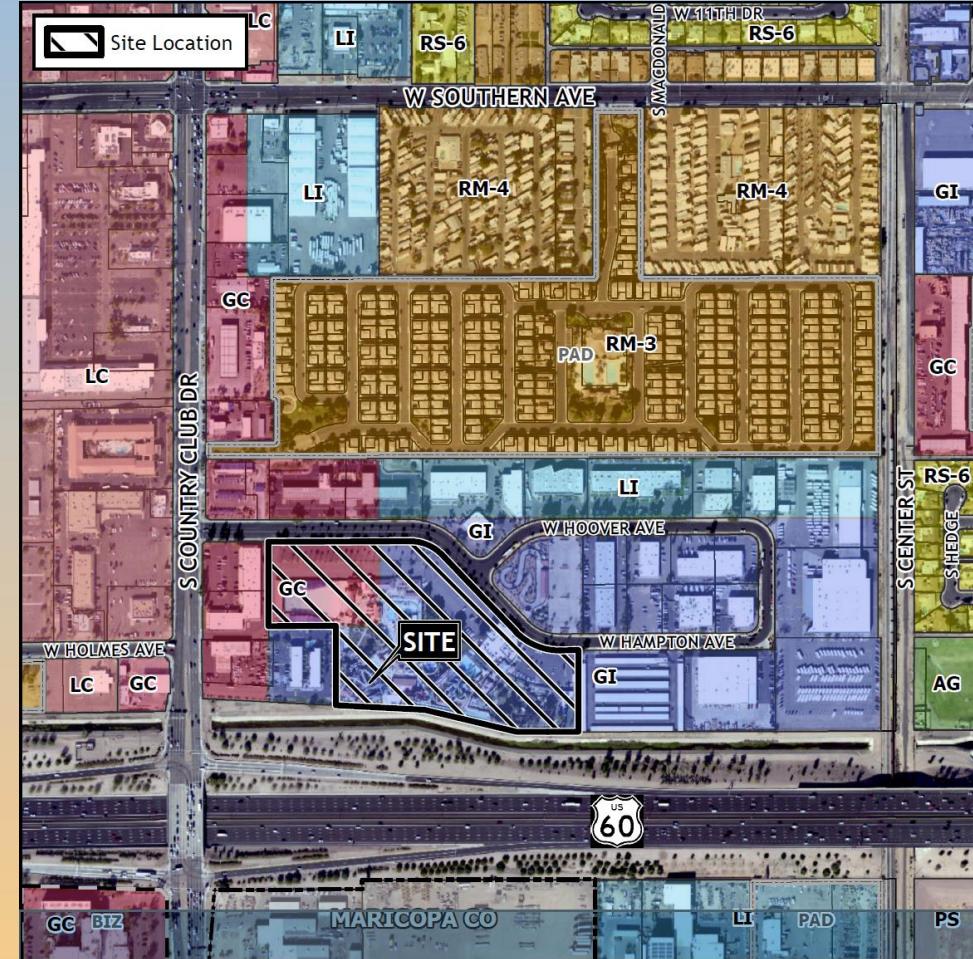




Zoning

General Industrial (GI)

- Maximum allowed height is 50 feet





Site Photo



Looking south towards the site from Hampton Avenue



Site Photo



Looking north towards the site from US 60 westbound off ramp



Approval Criteria

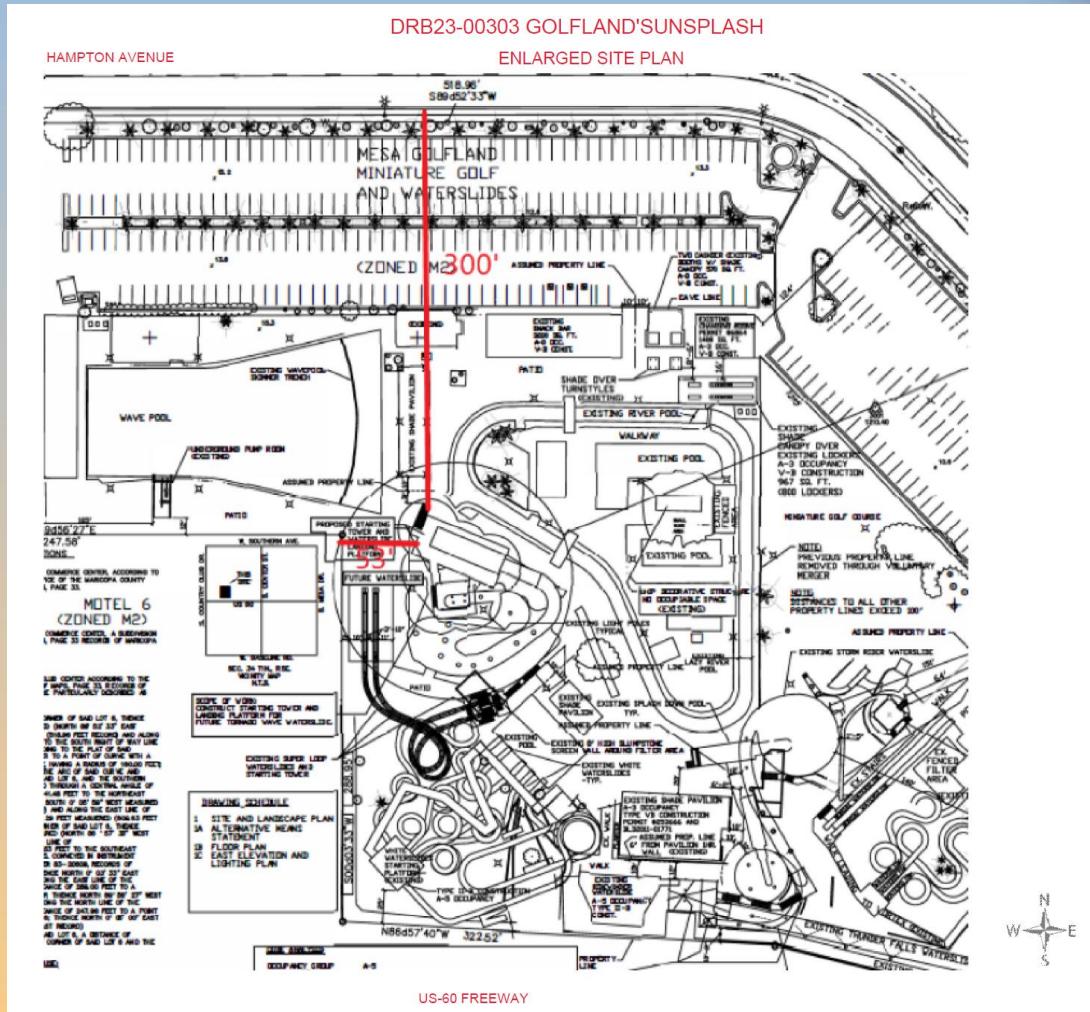
Section 11-30-3(C) Exceptions to Height Limits

- ✓ Does not exceed the maximum number of stories in the zoning district in which the project is located
- ✓ The increased setbacks, enhanced landscaping or other screening measures effectively mitigate the impact of the building height;
- ✓ The exception is necessary to accommodate the proposed uses or activities within the building or structure;



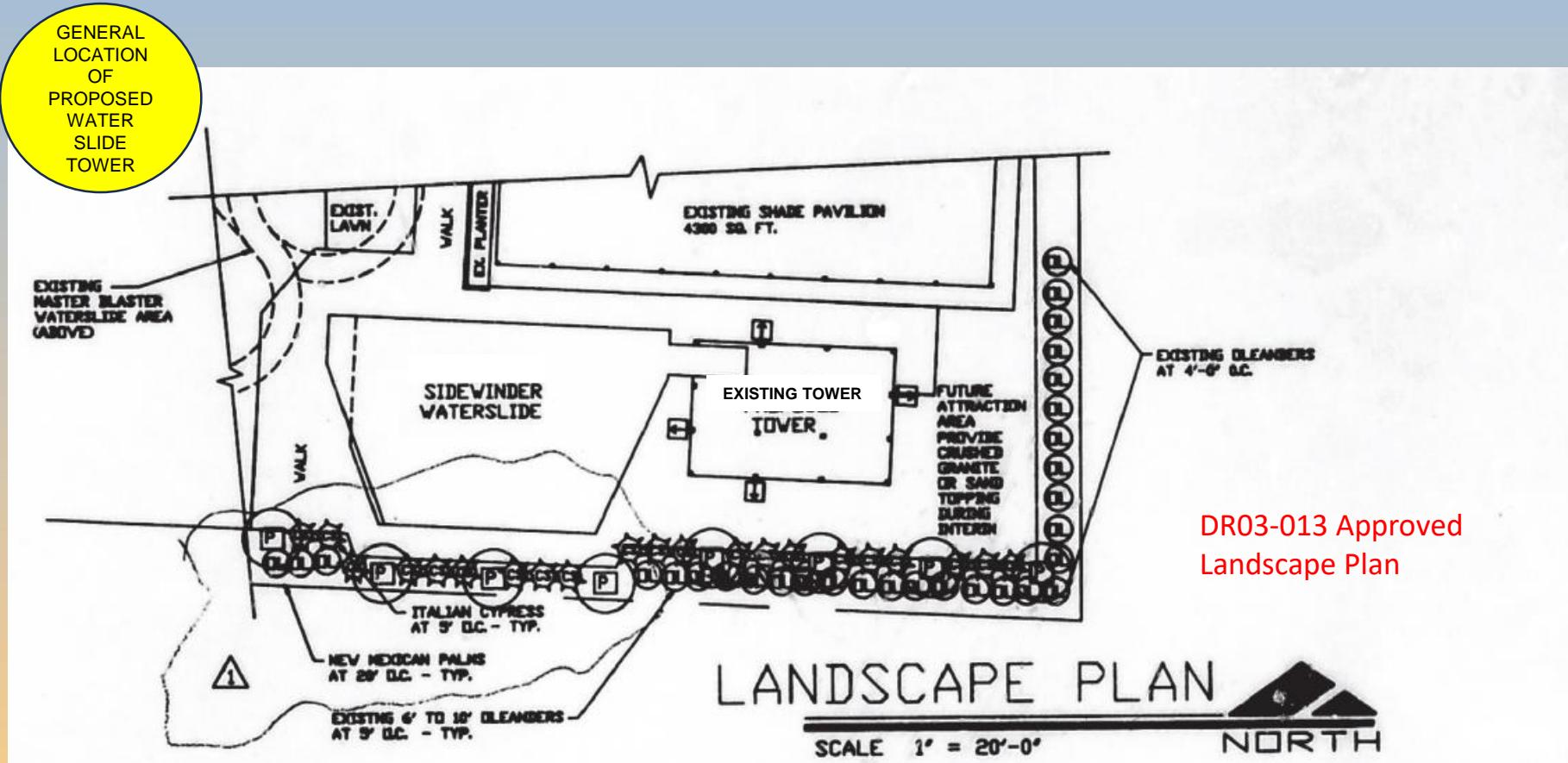
Site Plan

- New 80 foot tall water slide tower
- 300 feet south of Hampton Avenue
- 53 feet east of the west property line
- Integrated into the site



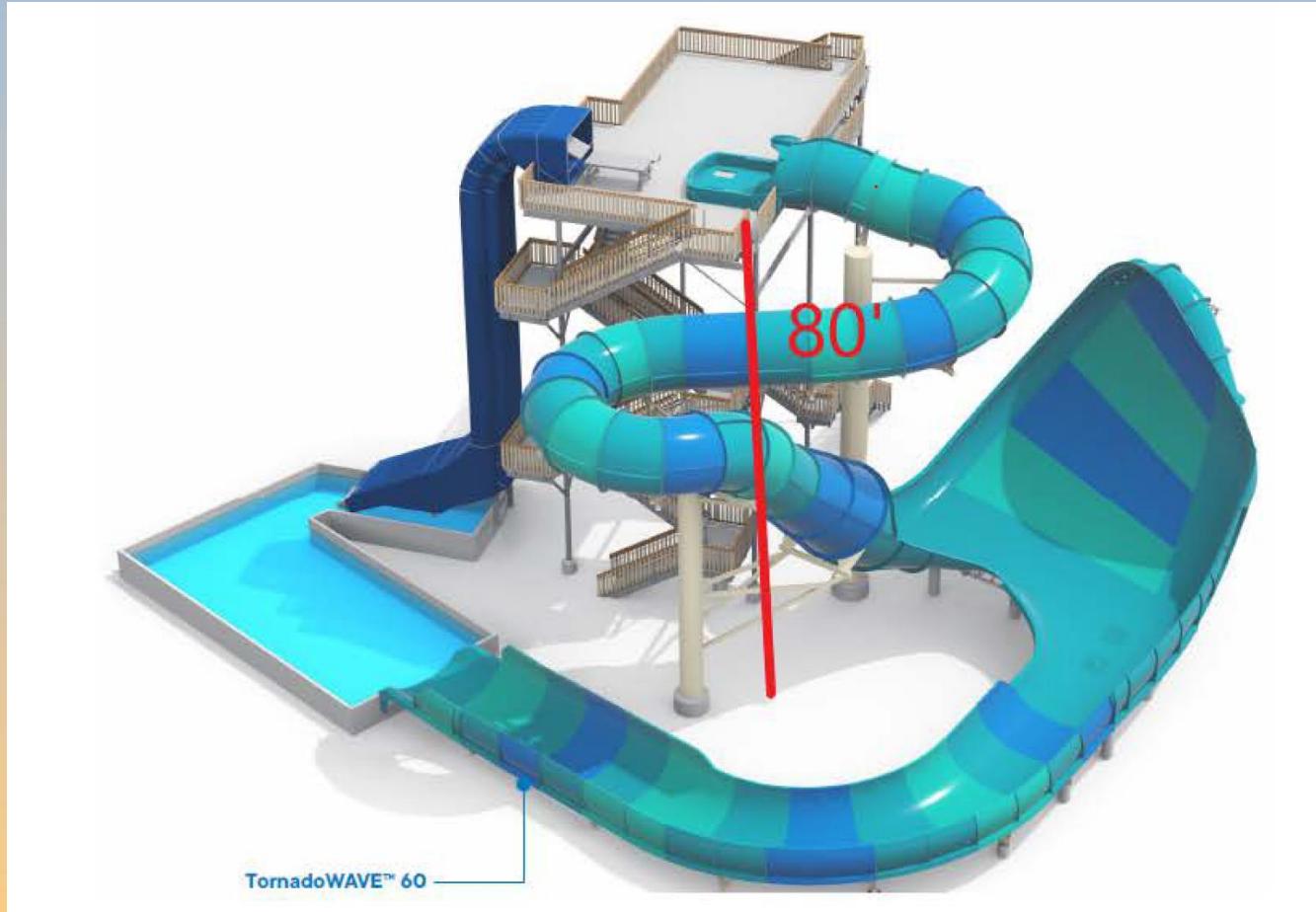


Landscape Plan





Elevations





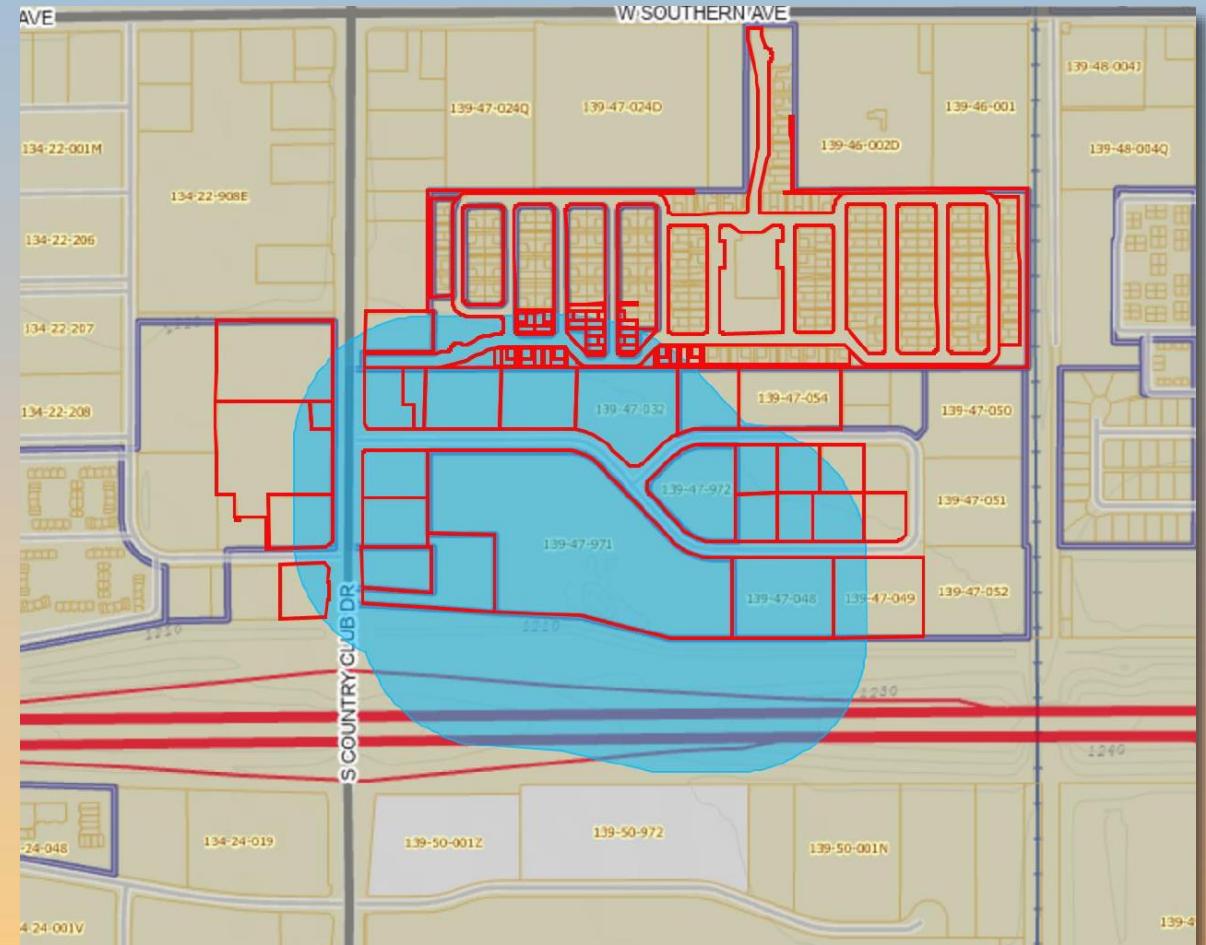
Elevations





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicants have received no comments or concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the height exception findings of Section 11-30-3(C) of the MZO

Staff recommends Approval with Conditions



Design Review Board