



# Planning & Zoning Board



# ZON24-00157

## The View at 55th

Josh Grandlienard, Senior Planner

October 9, 2024



# Request

- Site Plan Review
- Special Use Permit
- To allow for a banquet and conference center

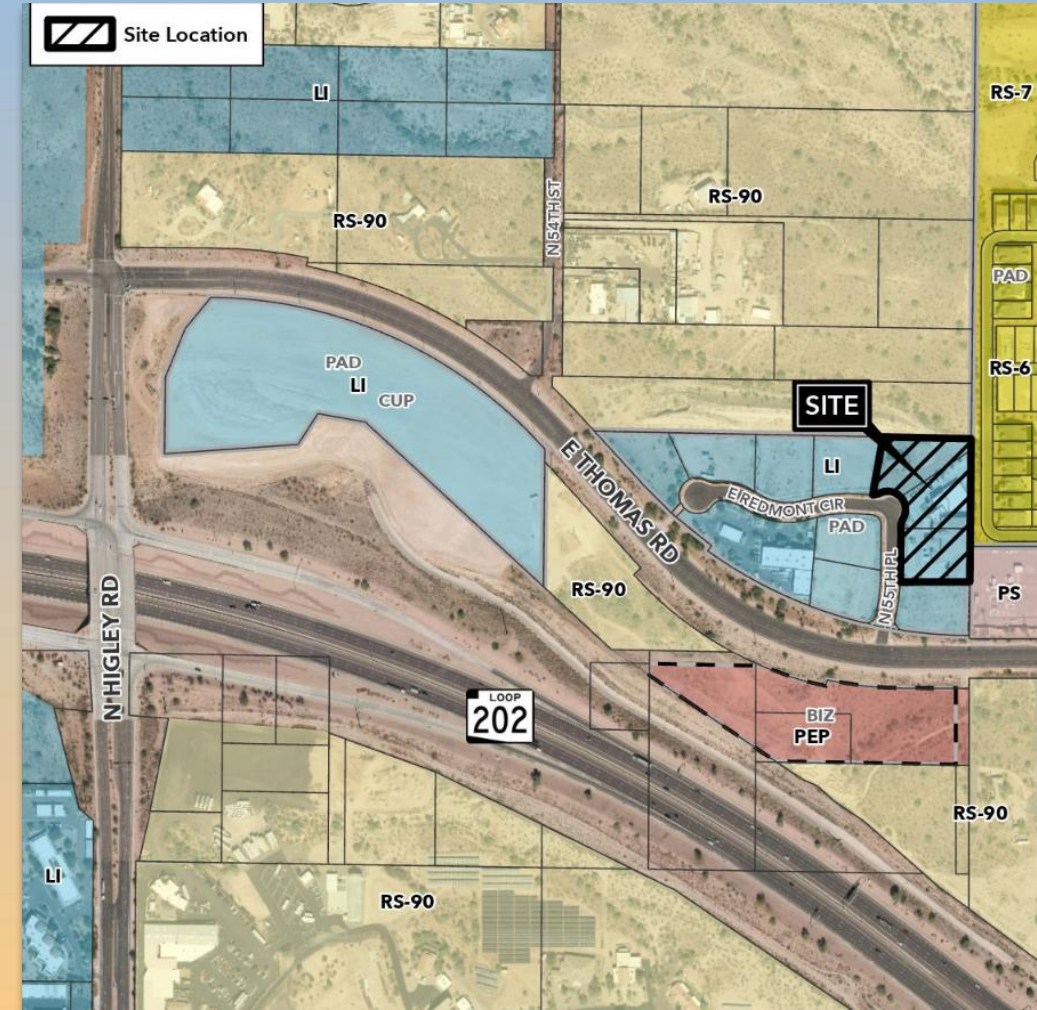






# Zoning

- Existing: LI-PAD
- Banquet and Conference Center is permitted with a SUP





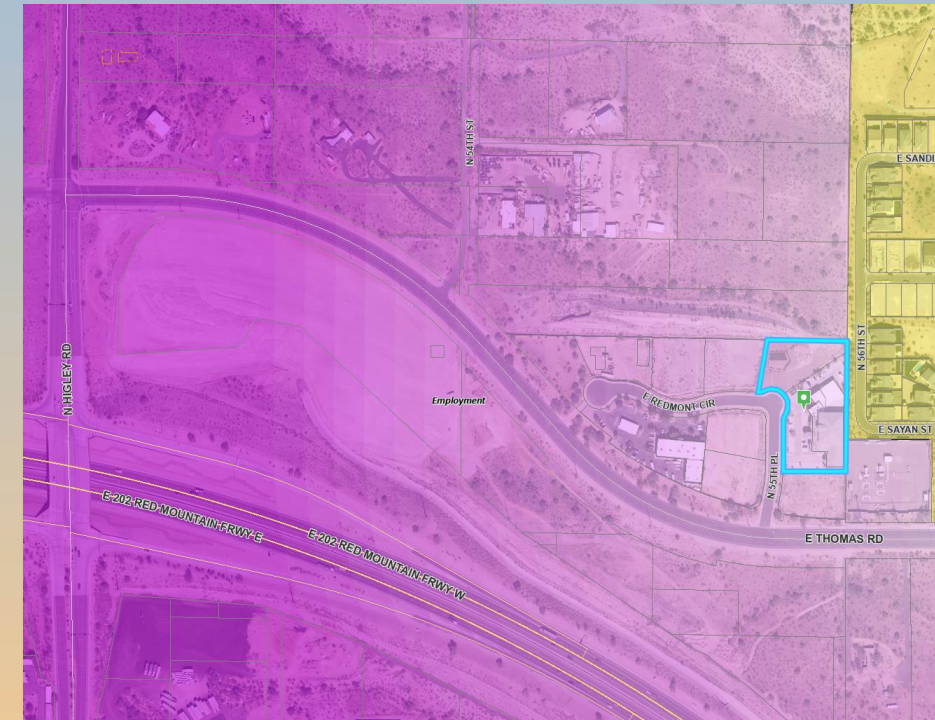
# General Plan

## Employment with an Industrial Sub-Type:

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

## Falcon Field Sub Area Plan:

- An area of regional entertainment that attracts, local employees, area residents, and distant visitors





# Site Photo



East from 55<sup>th</sup> Place



# Site Photo



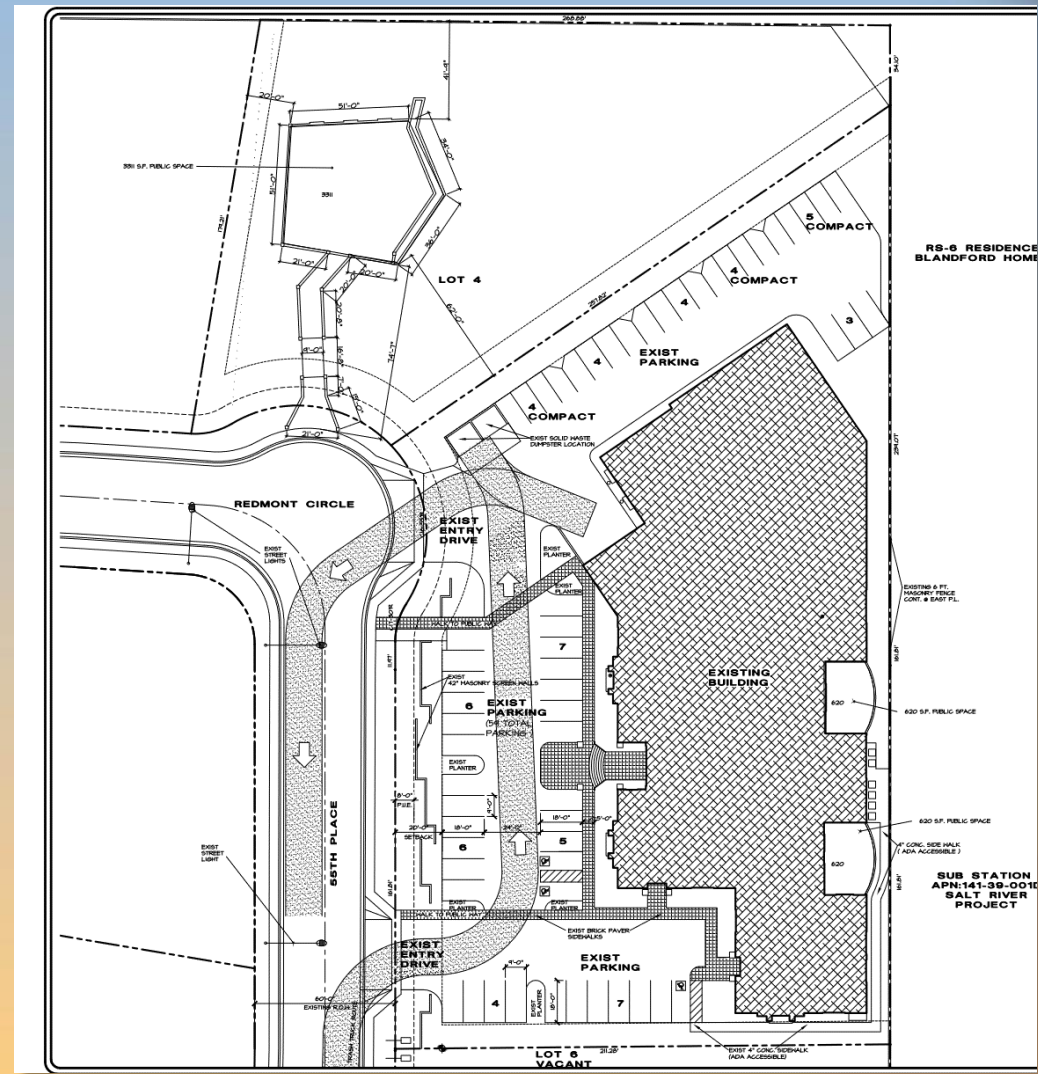
North from Redmont Circle (Lot 4)





# Site Plan

- Existing building: 29,000± sf
- Proposed 6,600± sf amenity space north of the existing building (Lot 4)
- 184 parking spaces required; 114 spaces proposed (59 on-site and 55 off-site)
- Access from two existing driveways on 55<sup>th</sup> Place





# Landscape Plan

## LANDSCAPE CALCULATIONS

ON-SITE LANDSCAPING AREA: 61,209 S.F. (10.5% ON SITE)  
 OFF-SITE LANDSCAPING AREA: 8,918 S.F.  
 TOTAL LANDSCAPE AREA: 70,126 S.F.

## PLANT PALETTE

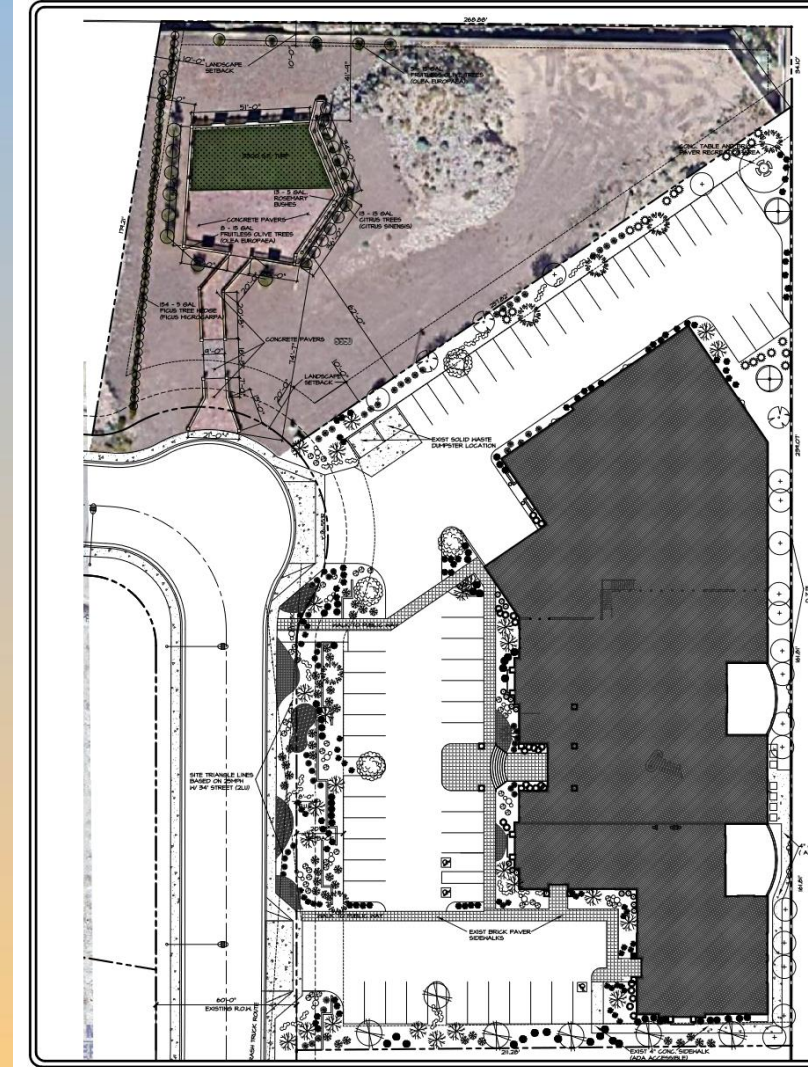
- TEXAS EBONY EBENOPSIS EBAND 2 - 24" BOX, LOW BREAKER
- DESERT MUSEUM PALO PARKINSONIA FLORIDA 4 - 24" BOX, STANDARD
- PALO BREA PARKINSONIA PREGOEX 6 - 24" BOX, STANDARD
- RED PUSH PISTACHE PISTACIA X RED PUSH 6 - 24" BOX, STANDARD
- THORNLESS CASCALOTE CAESALPINIA CACALAGO (SMOOTHIE) 2 - 24" BOX, STANDARD
- SWEET KATIE DESERT WILLOW CHILOPSIS LINEARIS 17 - 15 GAL, MULTI TRUNK
- SAGUARO CARNEGIEA GIGANTEA 12 - VARY HEIGHTS AND ARMS 60% 8' TO 20' 36" 8' NO ARM; 36" TO 12' 12" 12" ARM; 4' 6" 8' 20" W/ VARY HEIGHTS AND ARMS OWNER TO SELECT AND FIELD VERIFY LOCATION.
- OCOTILLO FICUS SPLENDENS 15 - 15 GAL, 14 - 24" BOX

## PLANT PALETTE

- 8 - BAJA FAIRY DUSTER CALLIANDRA CALIFORNICA
- 25 - BAJA RUELLA RUELLIA PENINSULARIS
- 21 - RED HESPERALOE HESPERALOE PARVIFLORA
- 42 - RED BIRD OF PARADISE CAESALPINIA FULCHERRIMA
- 21 - MEXICAN HONEYSUCKLE CHUPAROSA
- 31 - BRITTLE BUSH ENCELIA FARINOSA
- 63 - REGAL MIST MUELENBERGIA CAPILLARIS
- 16 - CORAL FOUNTAIN RUSSELLIA EQUISETIFORMIS
- 33 - SPARKY TECOMA TECOMA X "SPARKY"
- 24 - PRICKLY PEAR ORPINTIA
- 40 - AGAVE AGAVE FILIFERA
- 28 - YUCCA YUCCA GLORIOSA VARIEGATA
- 15 - BARREL CACTUS FEROCACTUS WISIEZENI
- 30 - BARREL CACTUS ECHINOCACTUS GRISONII
- 7 - BAIER VINE FANDOREA JASHINOIDES



ALL LANDSCAPE 4 PLANTER AREAS SHALL BE COVERED WITH 2" MIN. 1" SCENED MADISON GOLD DECOMPOSED GRANITE. SHRUBS SHALL BE 5 GAL. SIZE EACH. LOCATIONS TO BE PER APPROVED PLANS. ALL GROUND COVER SHALL BE 1 GAL. CONTAINERS AT 3'-0" O.C. TYP.





# Existing Building





# Special Use Permit

## Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Special Use Permit

## Section 11-32-6(A): Special Use Permit Required Findings

- ✓ #1 Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site;
- ✓ #2 The use will adequately be served by the proposed parking; and
- ✓ #3 Parking demand generated by the project will not exceed the capacity of, or have a detrimental impact on, the supply of on street parking in the surrounding area.





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Falcon Field Sub Area Plan
- ✓ Meets the approval criteria for a Special Use Permit (Section 11-32-6.A and Section 11-70-5.E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



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