




Planning and Zoning Report

Date	December 10, 2025		
Case No.	ZON25-00397		
Project Name	Department of Child Safety of Arizona		
Request	<ul style="list-style-type: none">• Site Plan Modification for an office development• Amending conditions of approval No. 1 and No. 4 of Ordinance No. 2354		
Project Location	Northeast corner of East University Drive and North 80 th Street		
Parcel No(s)	218-08-100A 218-08-100B		
Project Area	3± acres		
Council District	District 5		
Existing Zoning	Neighborhood Commercial (NC)		
General Plan Designation	Traditional Residential		
Applicant	Kyle Vilaubi, Bramic Design Group, Inc.		
Owner	Innovative Technology Group LLC		
Staff Planner	Kwasi Abebrese, Planner II		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for Site Plan Review for an approximately 24,000 square foot office development (Proposed Project). This request includes the modification of condition of approval no. 1 from Case No. Z88-034 (Ordinance No. 2354), which requires compliance with the originally approved site plan, and the removal of condition of approval no. 4, which required the issuance of a use permit and a waiver of the arterial radius requirement through the Board of Adjustment for the previously approved service station on the site.

Concurrent Applications:

- **Design Review:** The Design Review Board reviewed the proposed request (Case No. DRB25-00398) at their November 18, 2025, work session. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Site Context

General Plan:

- The Placetype for the project site is Traditional Residential and the Growth Strategy is Sustain.
- Business and professional offices are supporting land uses in the Traditional Residential Placetype. These supportive uses when located along arterial roadways and designed to be compatible with and connected to the surrounding neighborhood, create a complete community.
- The Proposed Project is consistent with the Traditional Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Neighborhood Commercial (NC).
- Business and professional offices are permitted in the NC District.

Surrounding Zoning & Use Activity:

The proposed office development is compatible with surrounding land uses, which include an SRP Substation, residential and commercial uses and a vacant land.

Northwest (Across North 80 th Street) RS-7 Single Residence	North RS-7 Single Residence	Northeast RS-43 SRP Substation
West (Across North 80 th Street) RS-7 & LC Single Residence and Commercial	Project Site NC Vacant	East RS-43 SRP Substation
Southwest (Across East University Drive) RS-43 Vacant	South (Across East University Drive) Maricopa County Mobile Home Subdivision	Southeast (Across East University Drive) Maricopa County Mobile Home Subdivision

Site History:

- **May 1, 1985:** The City Council annexed 848.4± acres, including the project site, into the City of Mesa (Ordinance No. 1935).
- **May 5, 1986:** The City Council approved a rezone of approximately 652 acres of land, including the project site, from Maricopa County Rural-43, R1-35, R1-8 and C-1 to City of Mesa SR (equivalent to current Single Residence 43 [RS-43]), R1-9 (equivalent to current Single Residence 9 [RS-9]) and C-1 (equivalent to current Neighborhood Commercial [NC]) (Case No. Z86-045; Ordinance No. 2080).
- **December 8, 1986:** The City Council approved a rezone of approximately 30 acres of land, including the project site from SR to R1-7 (equivalent to current Single Residence 7 [RS-7]) and R1-7 (Conceptual C-1) as well as a Preliminary Plat to allow for the development of a 96 lot residential subdivision and a future neighborhood commercial site (Case No. Z86-115; Ordinance No. 2153).
- **July 5, 1988:** The City Council approved a rezone of the project site from R1-7 (Conceptual C-1) to C-1 and a Site Plan to allow for the development of a retail center and a Circle K on the project site (Case No. Z88-034; Ordinance No. 2354).

Project/Request Details

Site Plan:

- **Building Design:** The Proposed Project entails the development of one (1) single story office building totaling approximately 24,000 square feet. Along the west side of the building is the main entrance into the building. Onsite walkways will connect the primary entrance of the building as well as other entrances to the public sidewalks on North 80th Street and East University Drive.

- **Access:** Vehicular access to the site is provided from North 80th Street, specifically at the northwest corner of the site.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 64 parking spaces are required. The submitted site plan shows a total of 130 parking spaces proposed at the west, north and east sides of the building. Per Section 11-32-3(C)(5) of the MZO, an Administrative Use Permit (AUP) is required to exceed 125% of the required number of parking spaces. The applicant is required to apply for and receive approval for an Administrative Use Permit to allow the additional parking spaces prior to the submittal of a building permit (see condition of approval no. 3).
- **Landscaping:** The site plan features enhanced landscaping along the frontages of East University Drive and North 80th Street as well as a 20 foot landscaped yard on the north side to help in screening the site from the existing residential neighborhood to the north.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Prior to the Design Review Board meeting scheduled on November 18, 2025, staff received one (1) email from a concerned resident who inquired about the purpose of the Proposed Project and details on the proposed landscaping at the north side of the site adjacent to the residential neighborhood. Staff and the applicant provided the resident with information on the proposed project including the provided landscape yard and types of trees proposed on the site. No opposition was expressed.

Conditions of Approval

Staff recommend **approval** of the requested Site Plan Modification and amendment to conditions of approval no. 1 and no. 4 for Case No. Z88-034 (Ordinance No. 2354), subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00398.
3. Prior to the submittal of any building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the minimum required parking spaces.
4. Prior to the issuance of any building permit, record a lot combination (for parcel no(s): 218-08-100A and 218-08-100B) with Maricopa County.
5. Compliance with all applicable City development codes and regulations.

6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Report

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation