



Planning and Zoning Board



ZON24-00249



Request

- Major Site Plan Modification
- To allow for a Minor Automobile/Vehicle Repair Use





Location

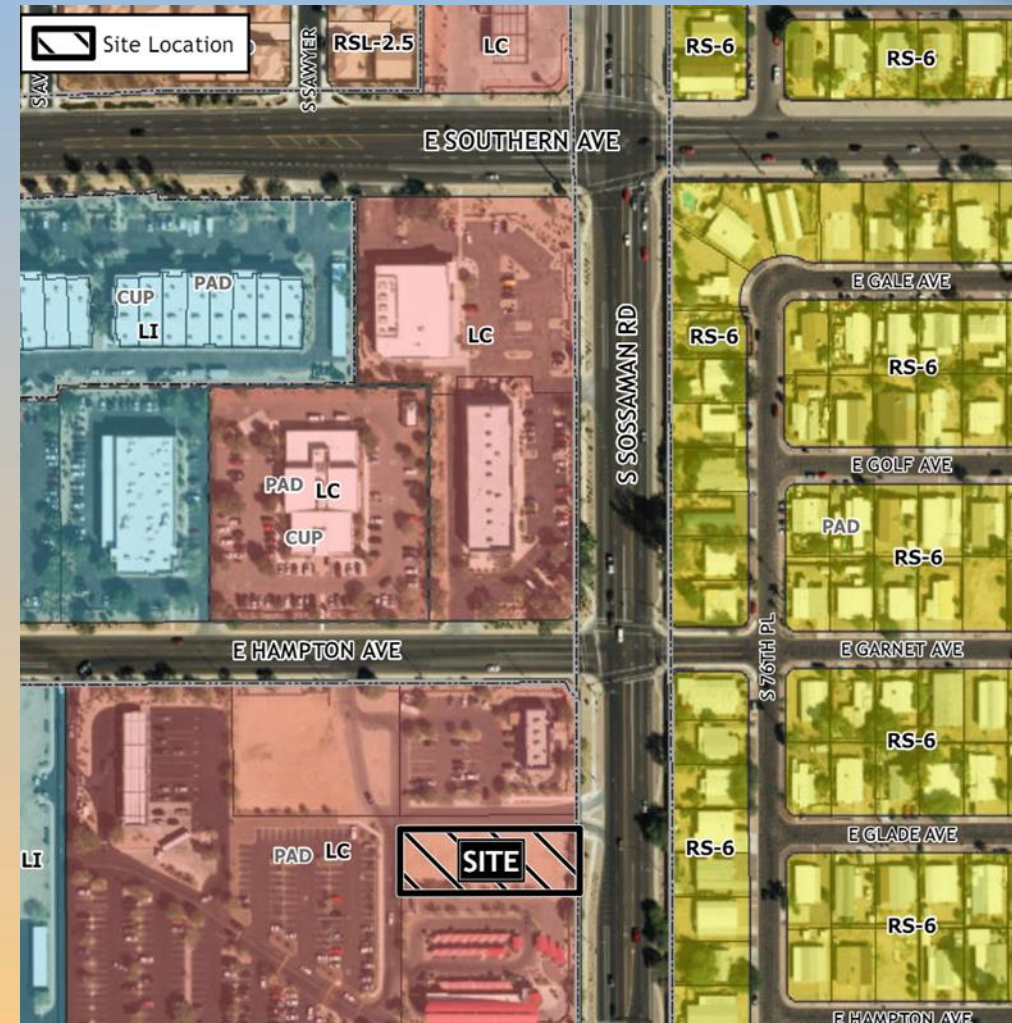
- South of Hampton Avenue
- West of Sossaman Road
- South of Southern Avenue





Zoning

- Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD)

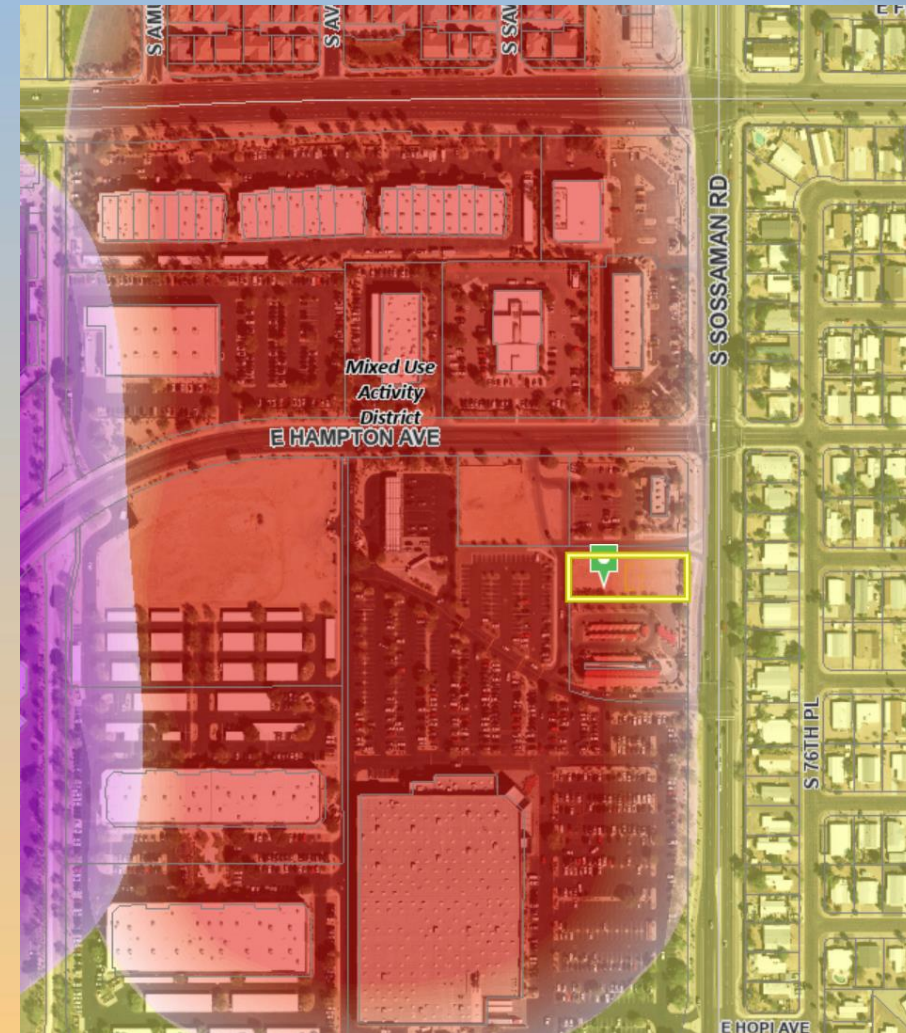




General Plan

Mixed Use Activity District

- Create strong and viable centers of commercial activity
- Attract people to unique shopping and entertain experience





Site Photo













Looking west from Sossaman Road



SITE PLAN
SCALE 1:20

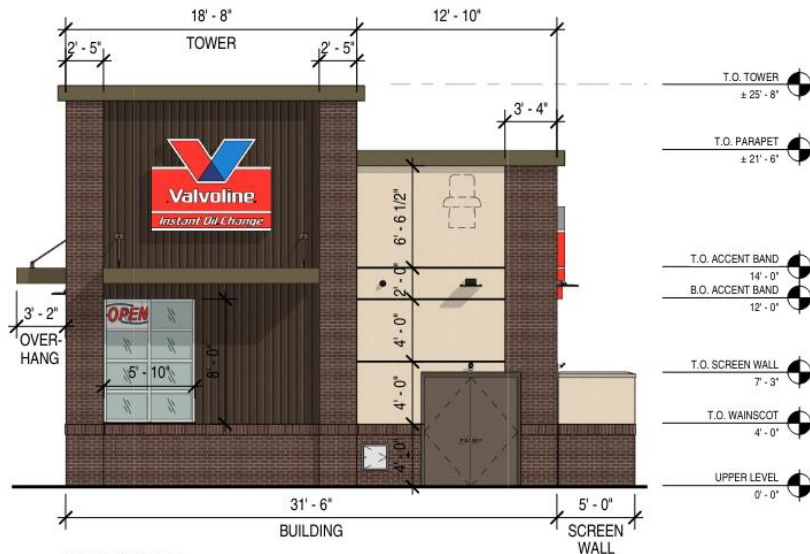
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



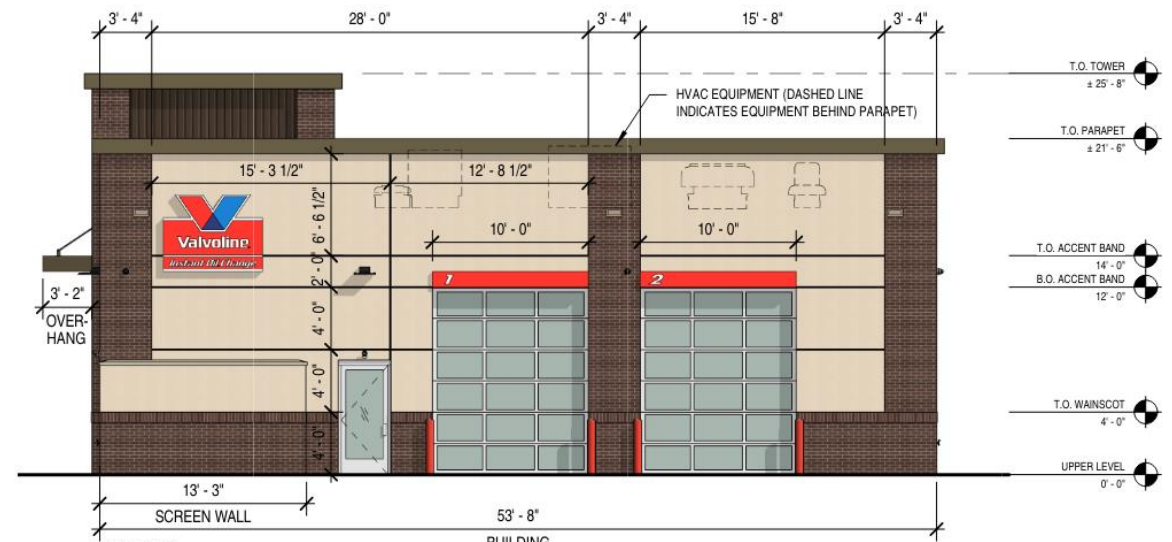
PLANT SCHEDULE			
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
<u>TREES</u>			
	Acacia stenophylla / Shoestring Acacia	36"box	2
	Cercidium x 'Desert Museum' / Thornless Palo Verde	24"box	6
	Sophora secundiflora 'Silver Sierra' TM / Silver Texas Mountain Laurel	36"box	2
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>SHRUBS</u>			
	Ephedra nevadensis / Mormon Tea	5 gal	38
	Eremophila maculata 'Valentine' / Valentine Bush	5 gal	42
	Hesperaloe parviflora / Red Yucca	5 gal	45
	Muhlenbergia rigens / Deer Grass	5 gal	40
	Myrtus communis 'Compacta' / Dwarf Myrtle	5 gal	28
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal	1
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>		
<u>GROUND COVERS</u>			
	Decomposed Granite		
DECOMPOSED GRANITE OR D.G.: GRANULAR STONE SURFACING MATERIAL CONSISTING OF PARTICLE SIZES RANGING FROM 3/8" DOWN TO ROCK DUST. 2" MIN. D.G. TO COVER ALL LANDSCAPE AREAS. COLOR TO MATCH EXISTING ON SITE.			



Elevations



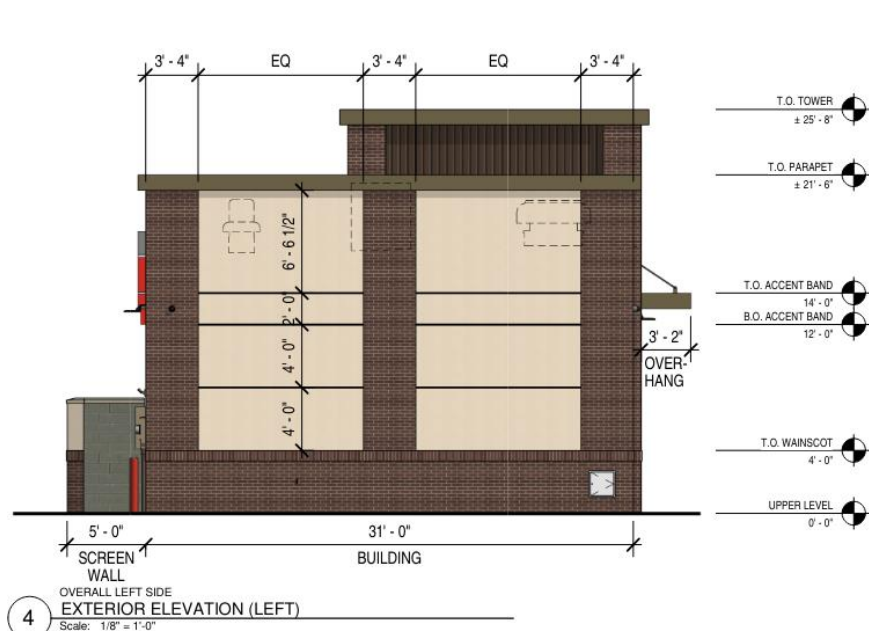
2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



Elevations





Wall Detail



1 EXTERIOR ELEVATION WITH SCREENWALL
Scale: 1/8" = 1'-0"

View from Sossaman Road



Rendering

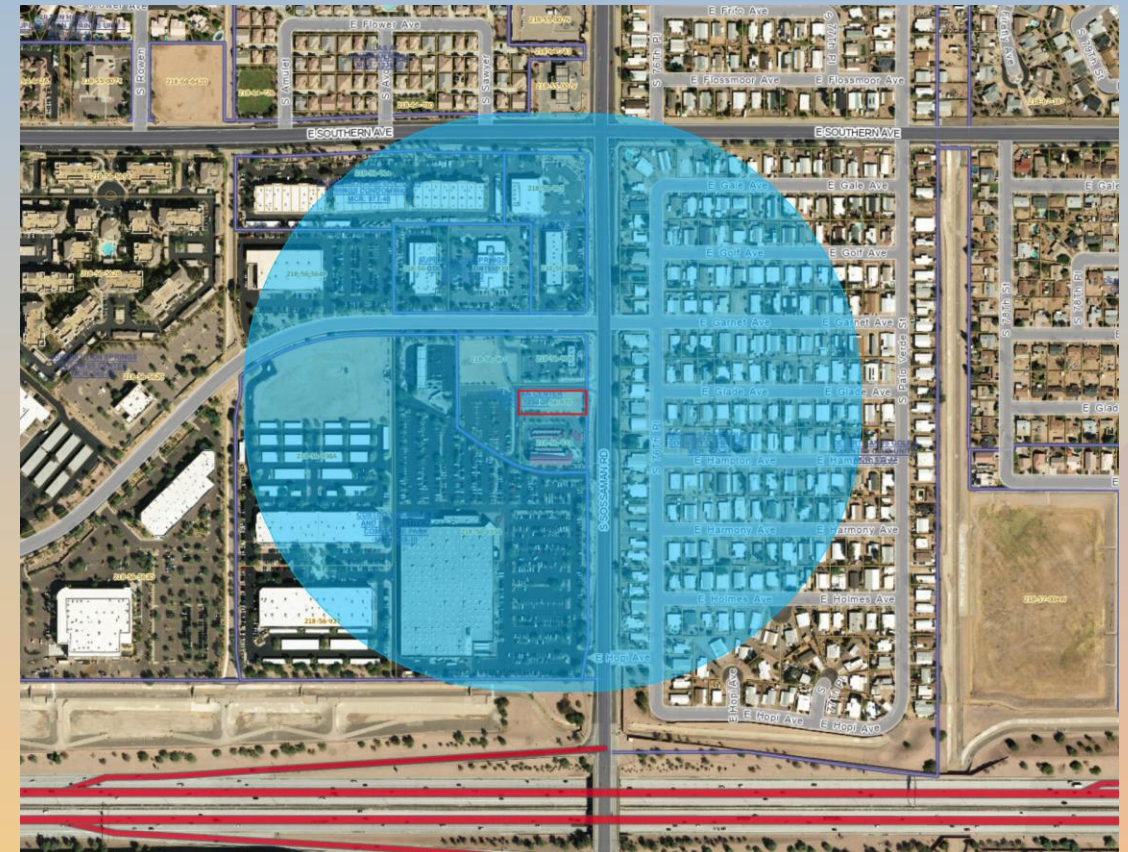


Looking northwest from Sossaman Road



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-31-6 of the MZO for Automobile/Vehicle Repair Development Standards
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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