



City Council

ZON23-00355

Mary Kopaskie-Brown, Planning Director

October 2, 2023
1



Request

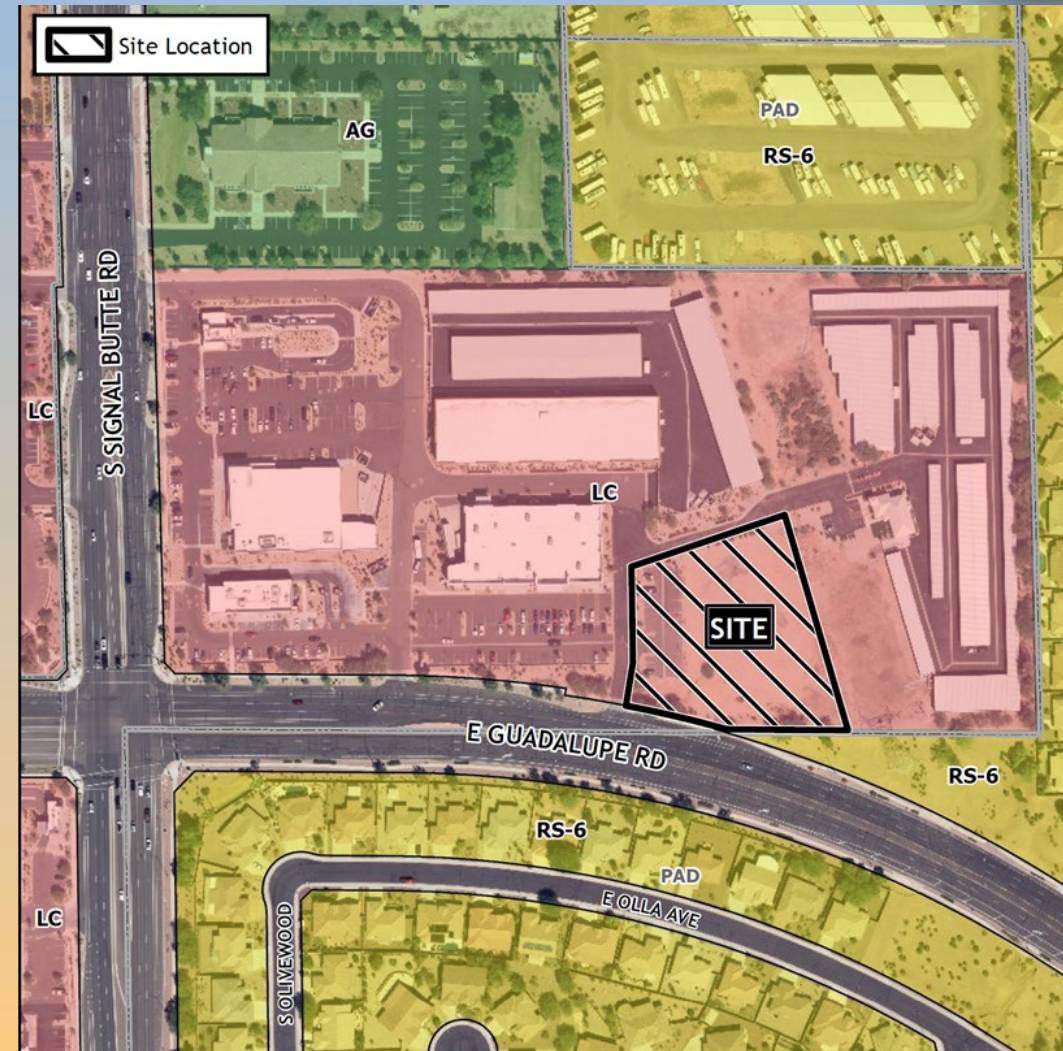
- Major Site Plan Modification
- To allow for the development of a Day Care Facility





Location

- North of Guadalupe Road
- East of Signal Butte Road
- Within Mesa Center
Pointe group commercial center





General Plan

Neighborhood

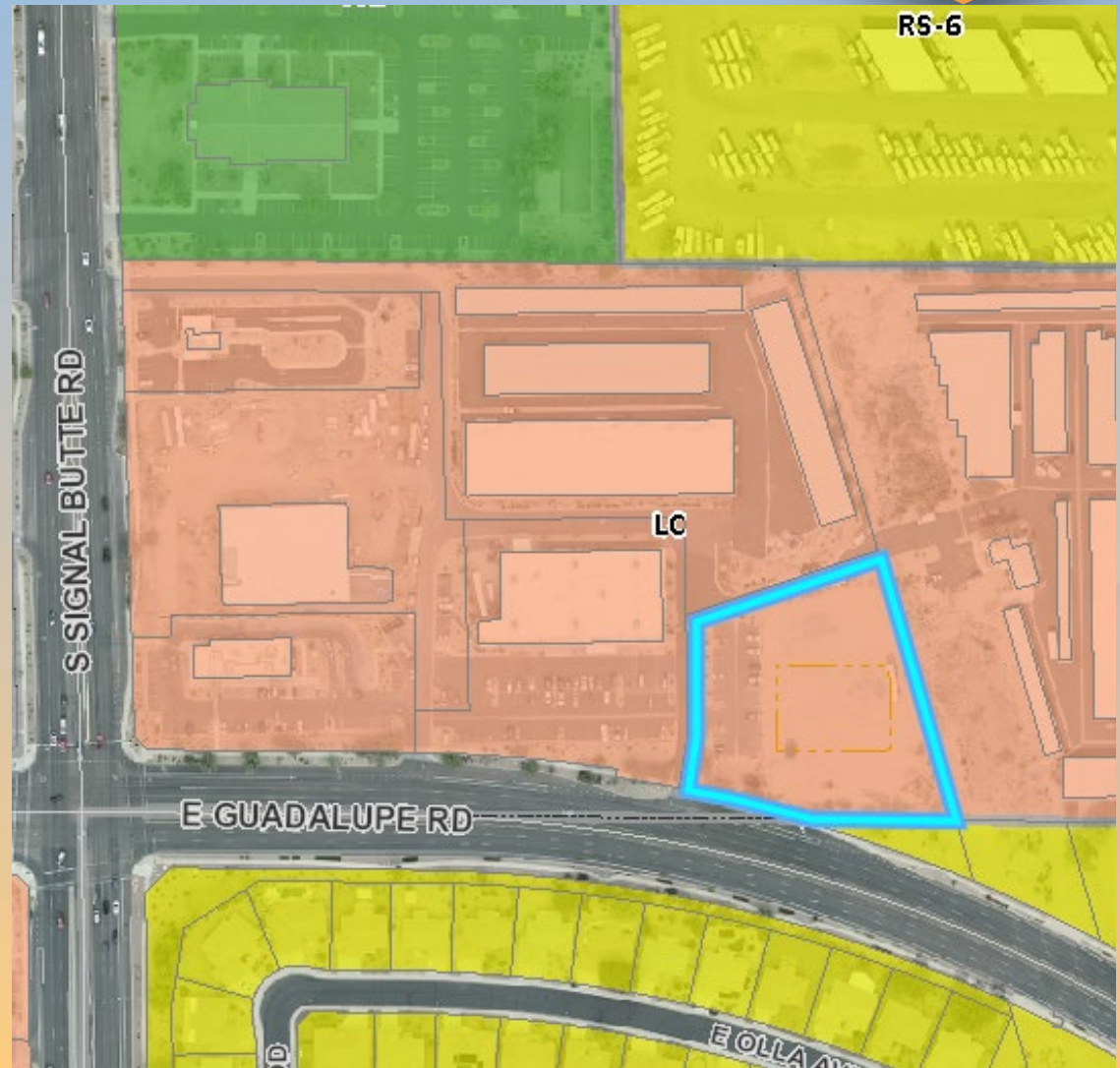
- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Primarily residential in nature but may contain commercial uses along arterial frontages and intersections
- Proposed use complies with the goal of this character area





Zoning

- Limited Commercial (LC)
- Daycare Center is permitted in the LC district





Site Photo

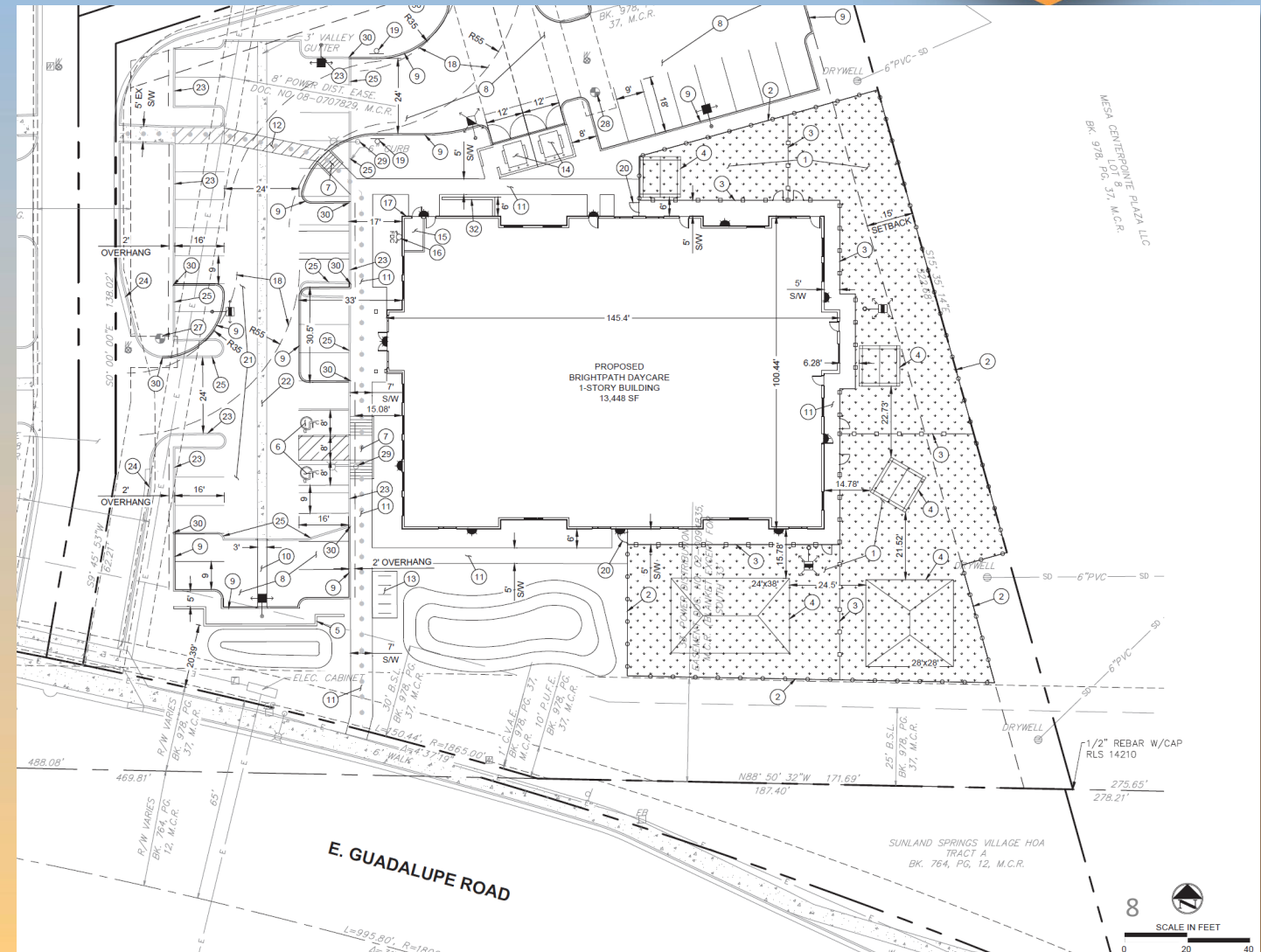


Looking northwest from Guadalupe Road



Site Plan

- 13,448 sq ft day care center
- Fenced playground area with shade structures
- Vehicular access from East Guadalupe Road and internally from an existing shared driveway
- 36 parking spaces required; 37 spaces provided





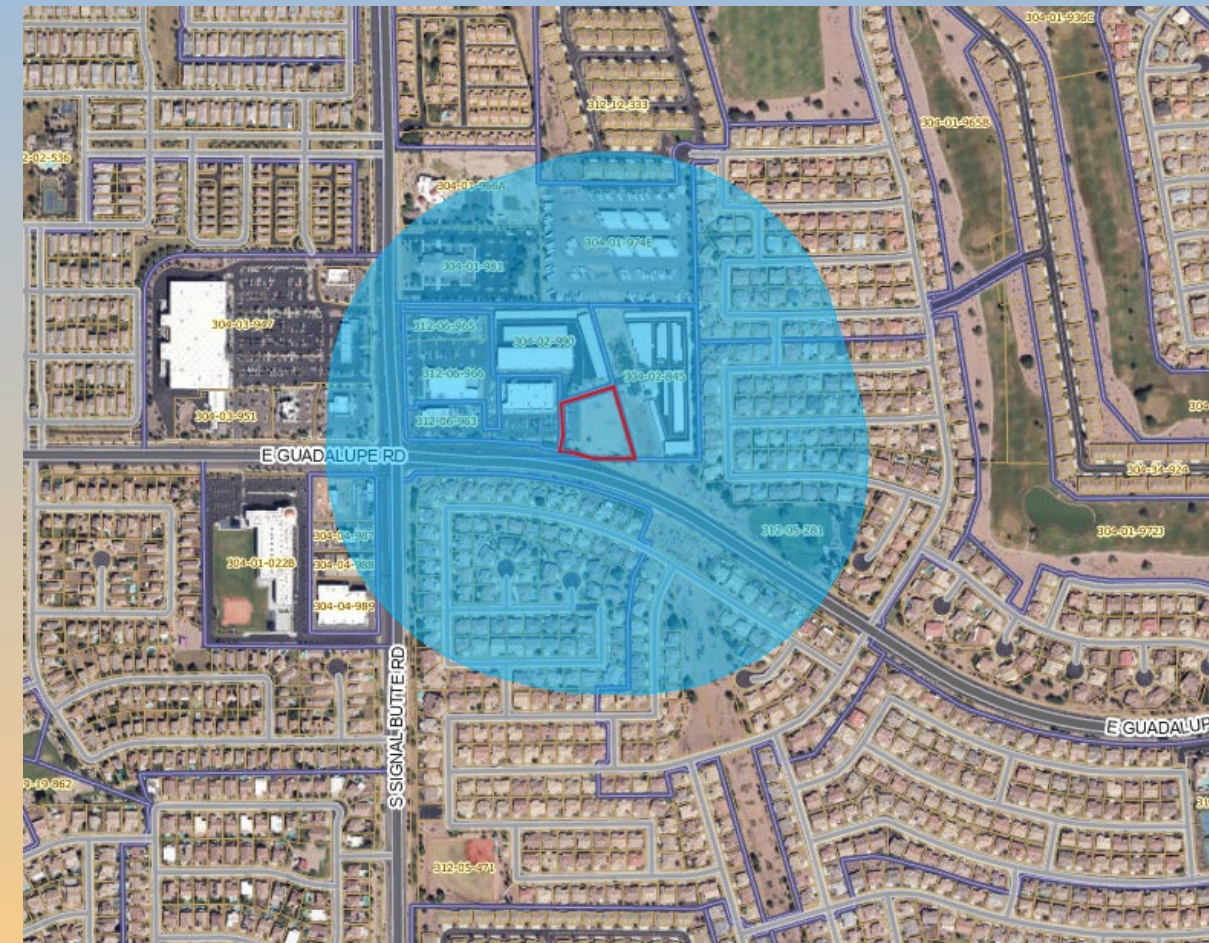
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on August 3, 2023
 - Three attendees
- Staff received twelve comments
 - Two in support and ten in opposition to the request





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board Recommendation: Approval with
Conditions (Vote 6-0)***



mesa·az



Renderings

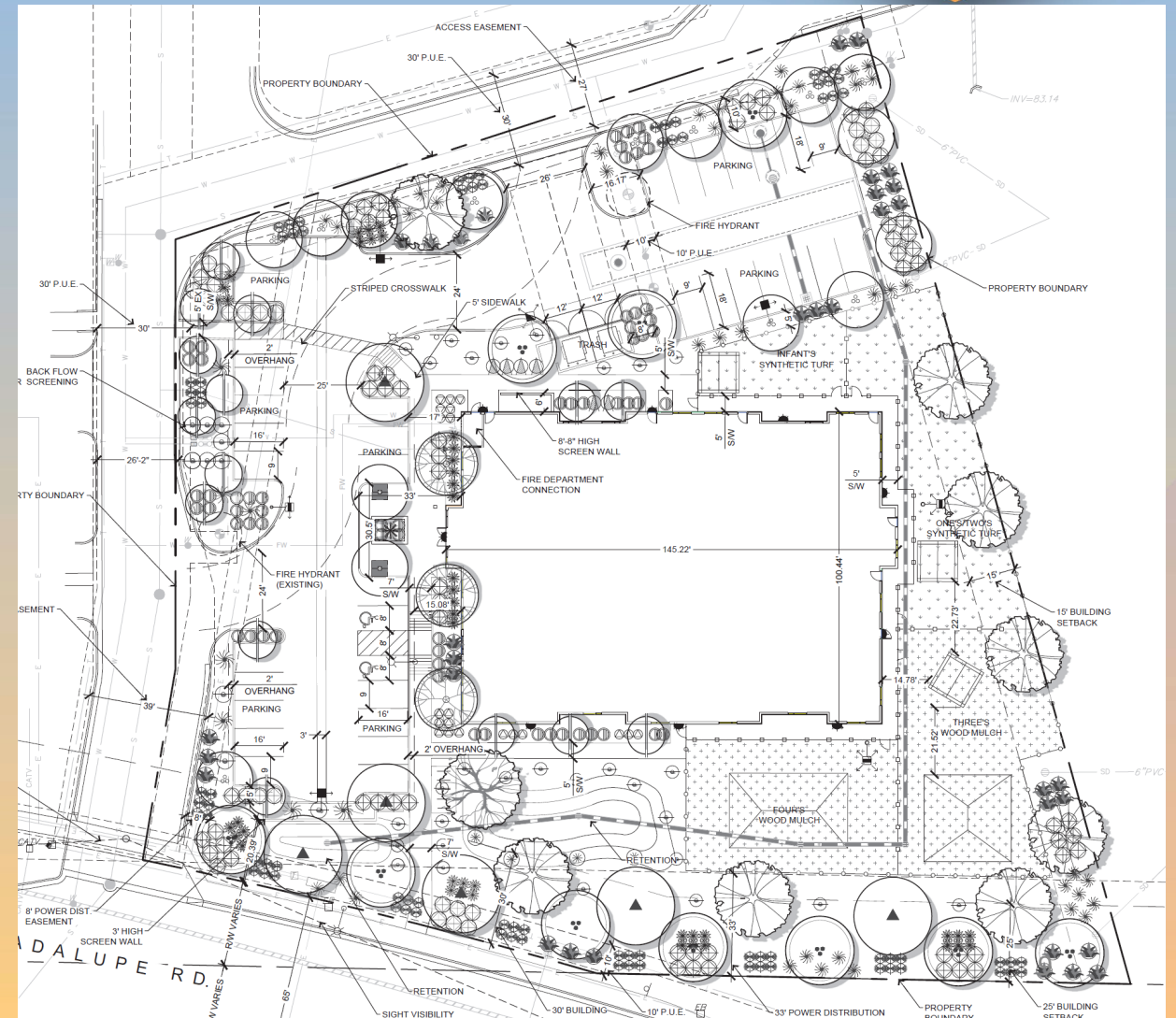




Landscape Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
*Tree - Install Size					
	FICUS microcarpa nitida	Indian Laurel Fig	2' / 24" BOX*	1	9' x 4'
	PARKINSONIA Florida	Blue Palo Verde	2' / 15" BOX*	3	6' x 5'
	PISTACIA x 'Red Push'	Red Push Pistache	2' / 24" BOX*	6	9' x 4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite	2' / 15" BOX*	10	6' x 5'
	QUERCUS virginiana	Live Oak	2' / 24" BOX*	8	9' x 4'
TREES (SMALL)					
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	2' / 24" BOX*	15	8' x 5'
	PISTACIA lentiscus	Mastic Tree	2' / 36" BOX*	15	8' x 10'
TOTAL TREES = 28					
PALMS					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24" / 36" / 48"	1	-
TOTAL PALMS = 1					
TOTAL TREES = 59					

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
SHRUBS					
*Shrub - Mature Size					
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	41	3'h x 4'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	81	3'h x 3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	6	5'h x 5'w
TOTAL SHRUBS = 128					
ACCENTS					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	20	2'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	33	3'h x 3'w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL.	48	5'h x 5'w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	45	3'h x 3'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	4	6'h x 6'w
TOTAL ACCENTS = 150					
GROUNDCOVERS					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	86	3'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	61	2'h x 4'w
TOTAL GROUND COVERS = 147					





Site Photo



Looking north from Guadalupe Road