



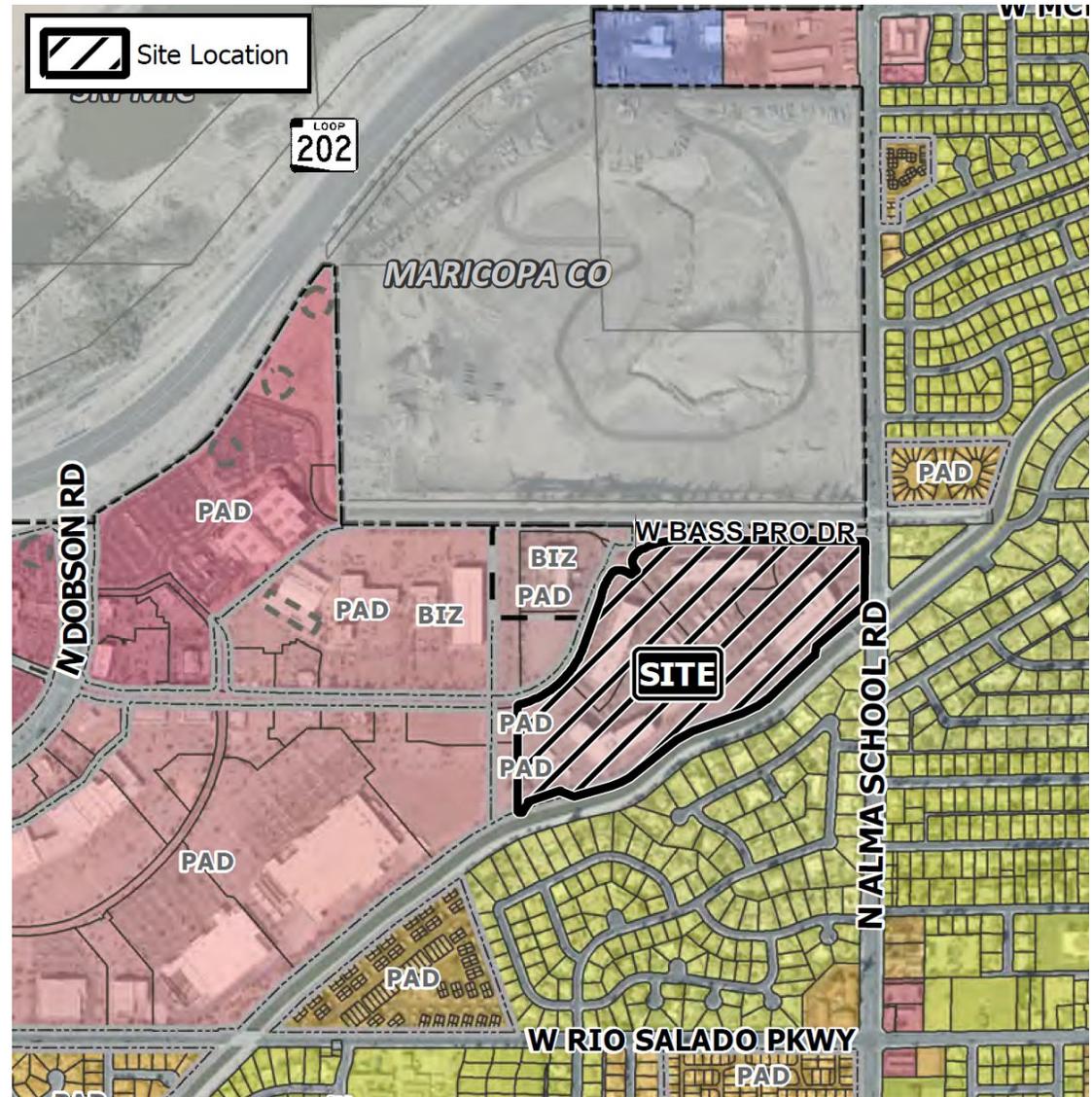
ZON20-00538

Waypoint Office Development

Planning Director
Nana Appiah, AICP

Location

- West of Alma School Road on the south side of Bass Pro Drive





Request

- Modification to a Planned Area Development & Site Plan

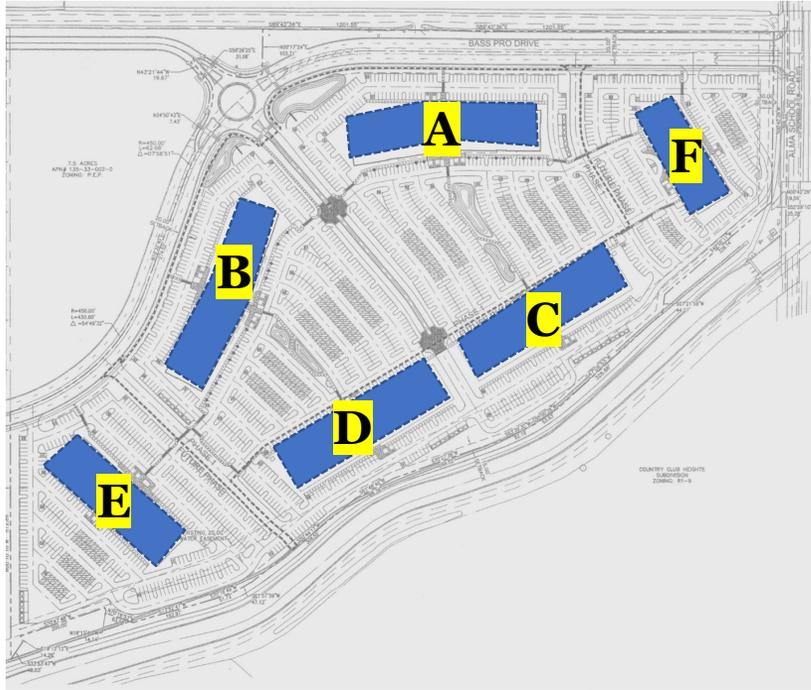
Purpose

- Development of a new office building and parking garage

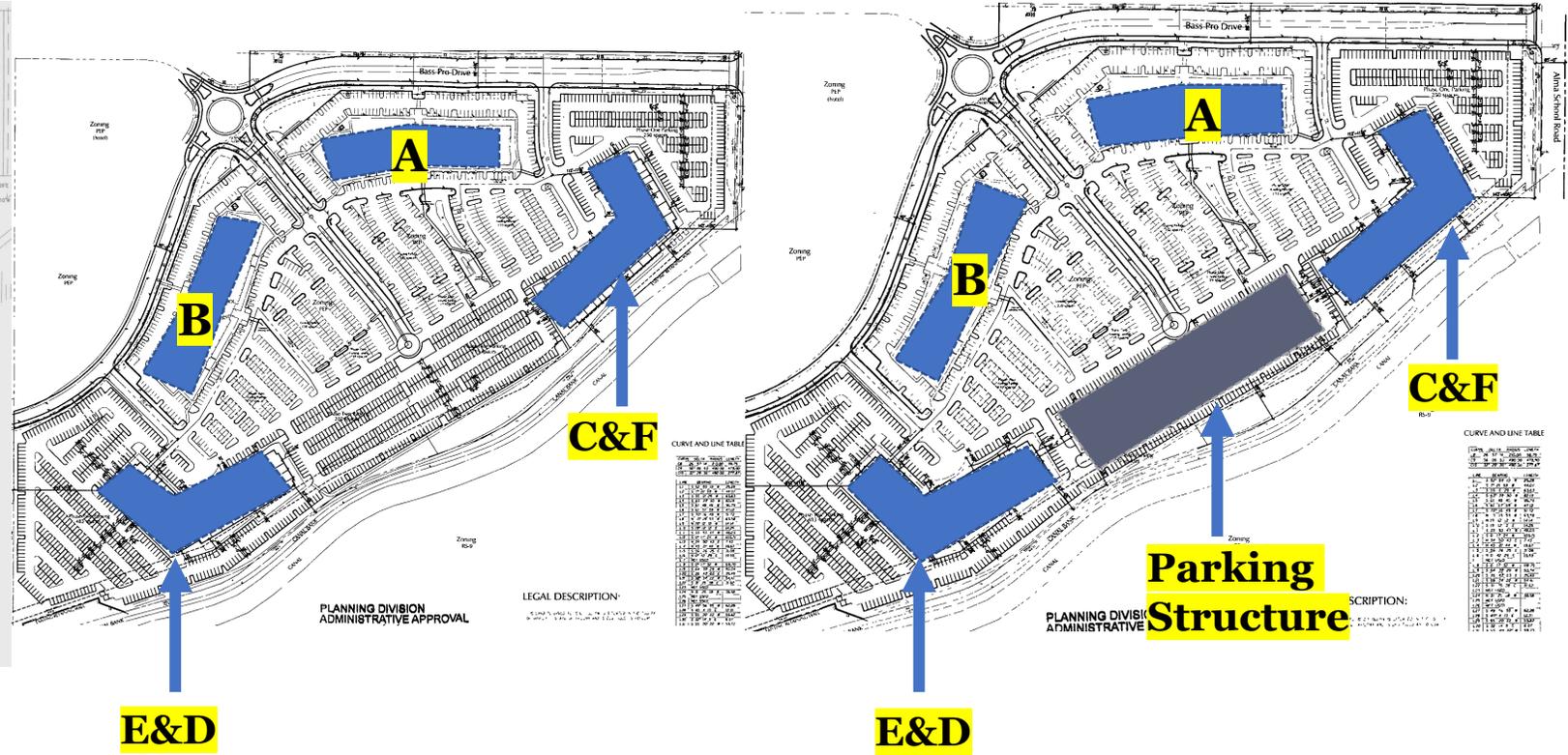
History of Approvals

- **November 11, 2004**
 - Rezoning of the property from residential to Planned Employment Park
 - Part of the River View Development
- **May 17, 2007**
 - Planning and Zoning Board approved site plan
 - Allowed six office buildings
 - 2 story high (40 ft)
 - No condition to prohibit future changes
- **May 19, 2008**
 - City Council approved site plan
 - Allowed private streets
 - Removal of screen wall
- **September 22, 2014**
 - Administrative site plan approval
 - Approved a 3-story building (55 ft)
 - Reduced total building square footage

Approved Plans



2008 Council Approved Site Plan

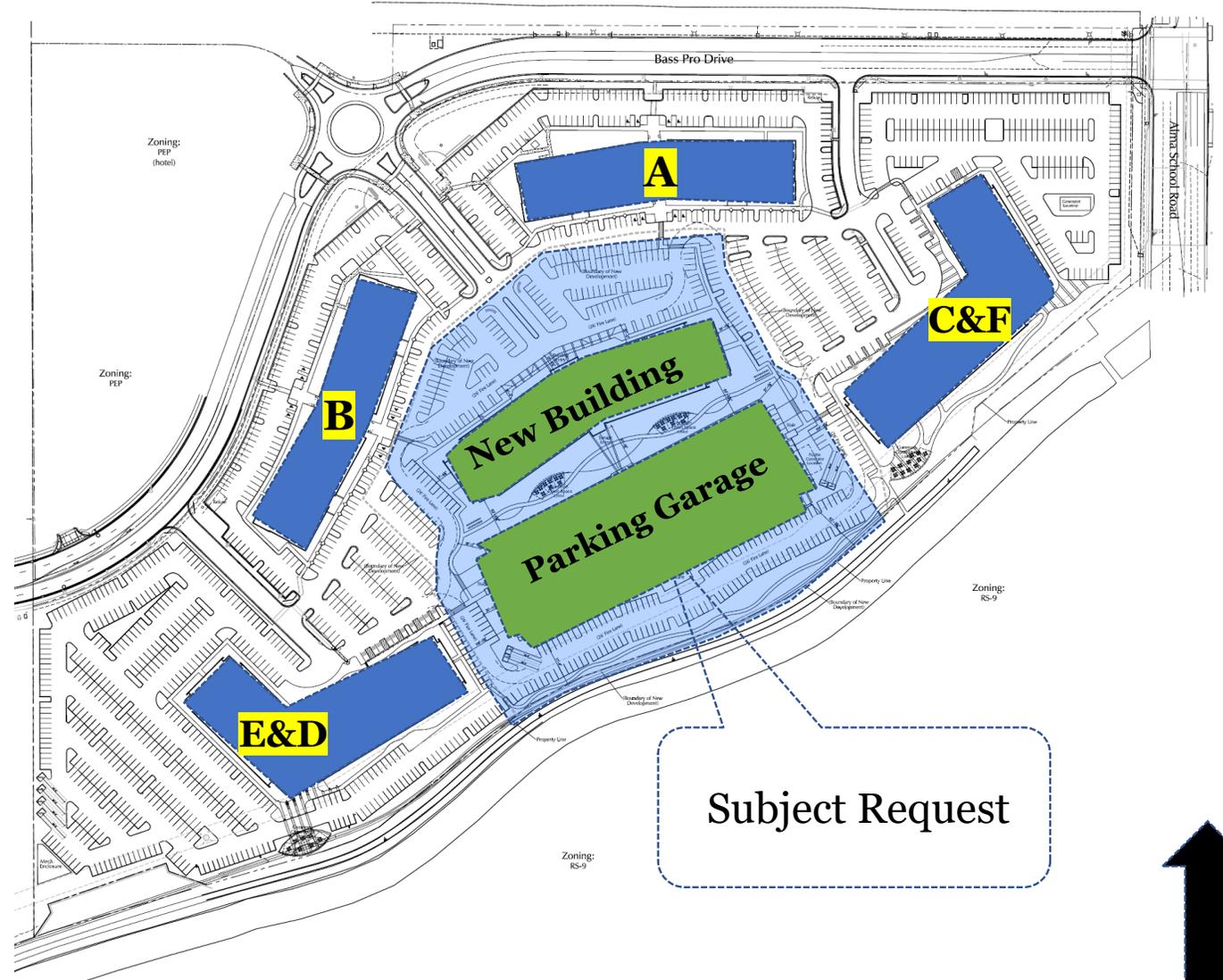


2014 Administrative Site Plan Approval (Options 1 & 2)

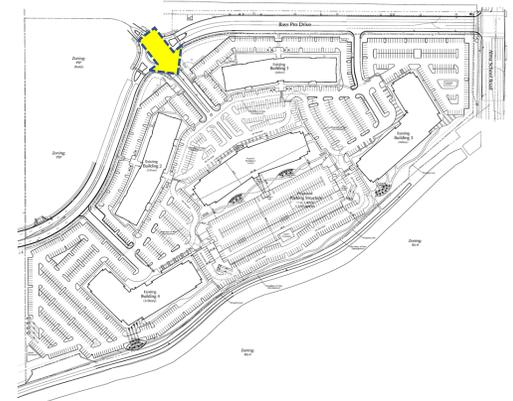


Site Plan

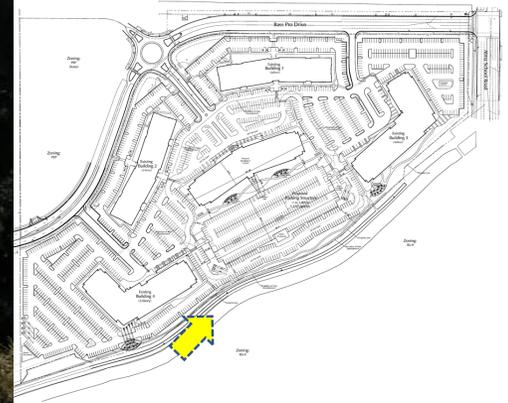
- New 3-story office building
 - 55 ft high
- 4-level parking garage
 - 44 ft high
- Existing office buildings
 - 2-story
 - A,B,C&F (40 ft)
 - 3-story
 - E&D (55 ft)



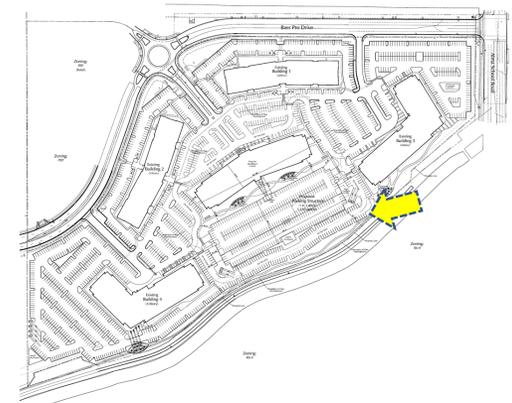
Site Photos



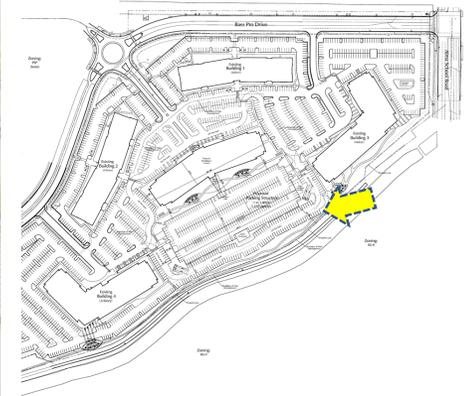
Site Photos



Site Photos



Initial Elevation (Parking Garage)



Revised Elevation (Parking Garage)



Revised Elevation (Parking Garage)

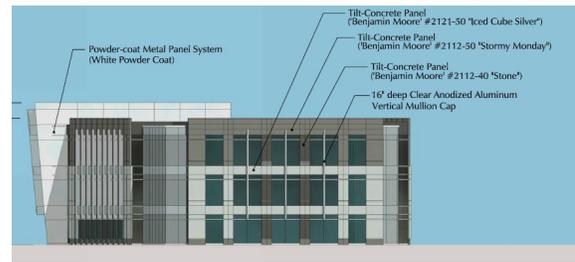


Design Review

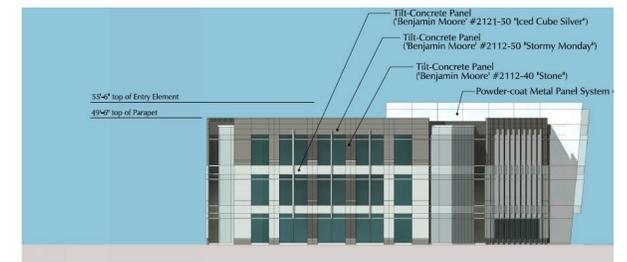
- October 13, 2020 & February 9, 2021
- No major concerns with building design



North Elevation



West Elevation



East Elevation

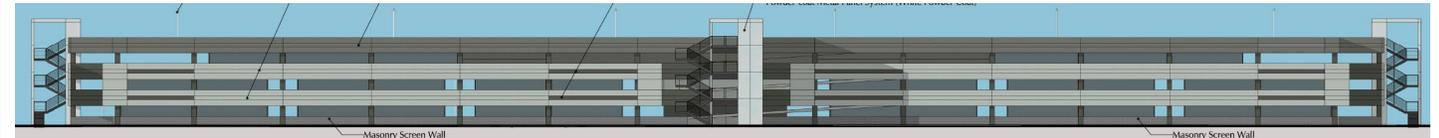


South Elevation

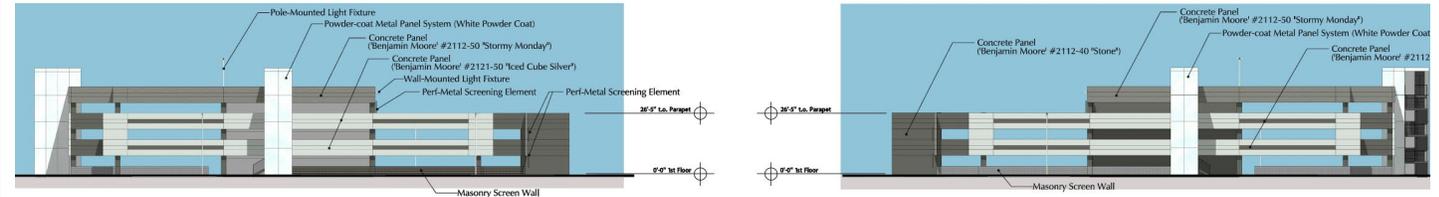
Design Review

Recommendations:

- Garage screening
- Increased landscaping along canal
- Garage articulation

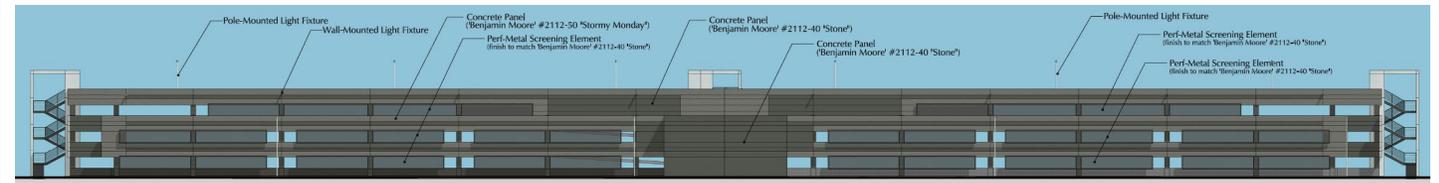


North Elevation



West Elevation

East Elevation



South Elevation

Sight Line Exhibit



Sight Line Study- C



Sight Line Study- B



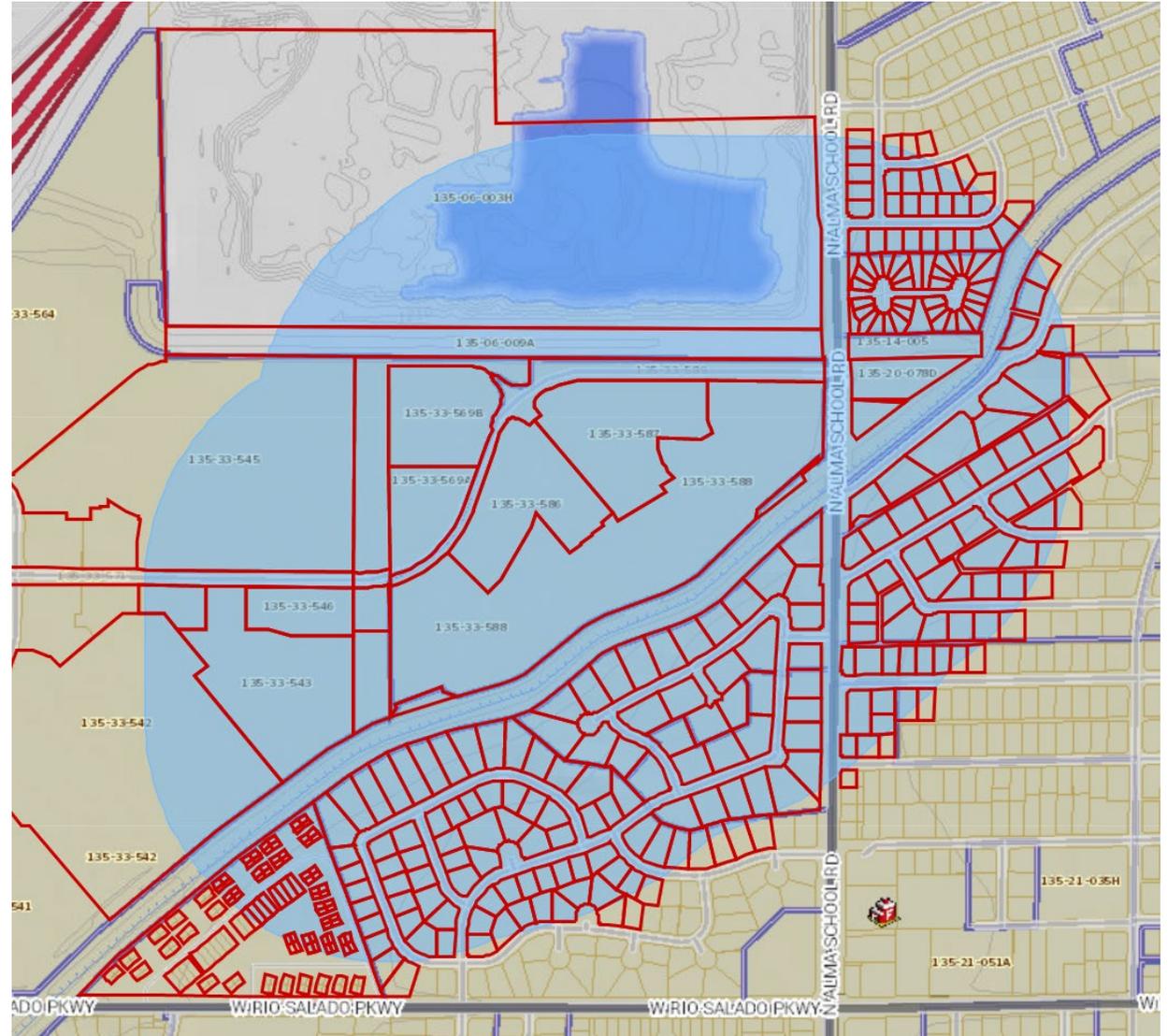
Sight Line Study- A



Sight Line Key Plan

Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- Two virtual meetings
 - October 26, 2020
 - November 16, 2020



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions

P&Z Recommendation

Approval with Conditions