



# Planning and Zoning Board



# ZON22-01174

# Elliot and Ellsworth

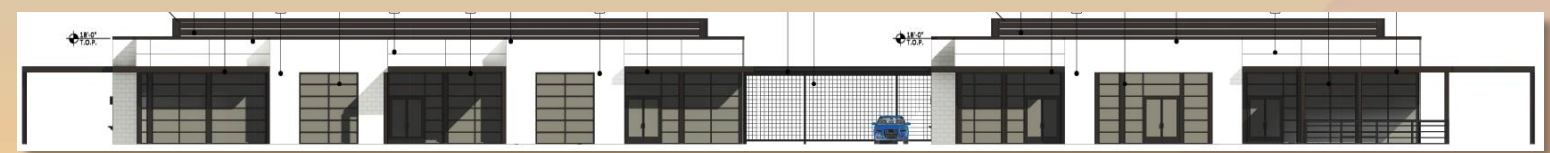
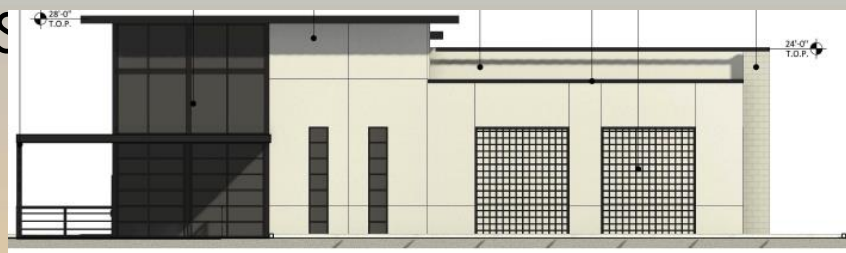
Josh Grandlienard, AICP, Planner II

March 22, 2023



# Request

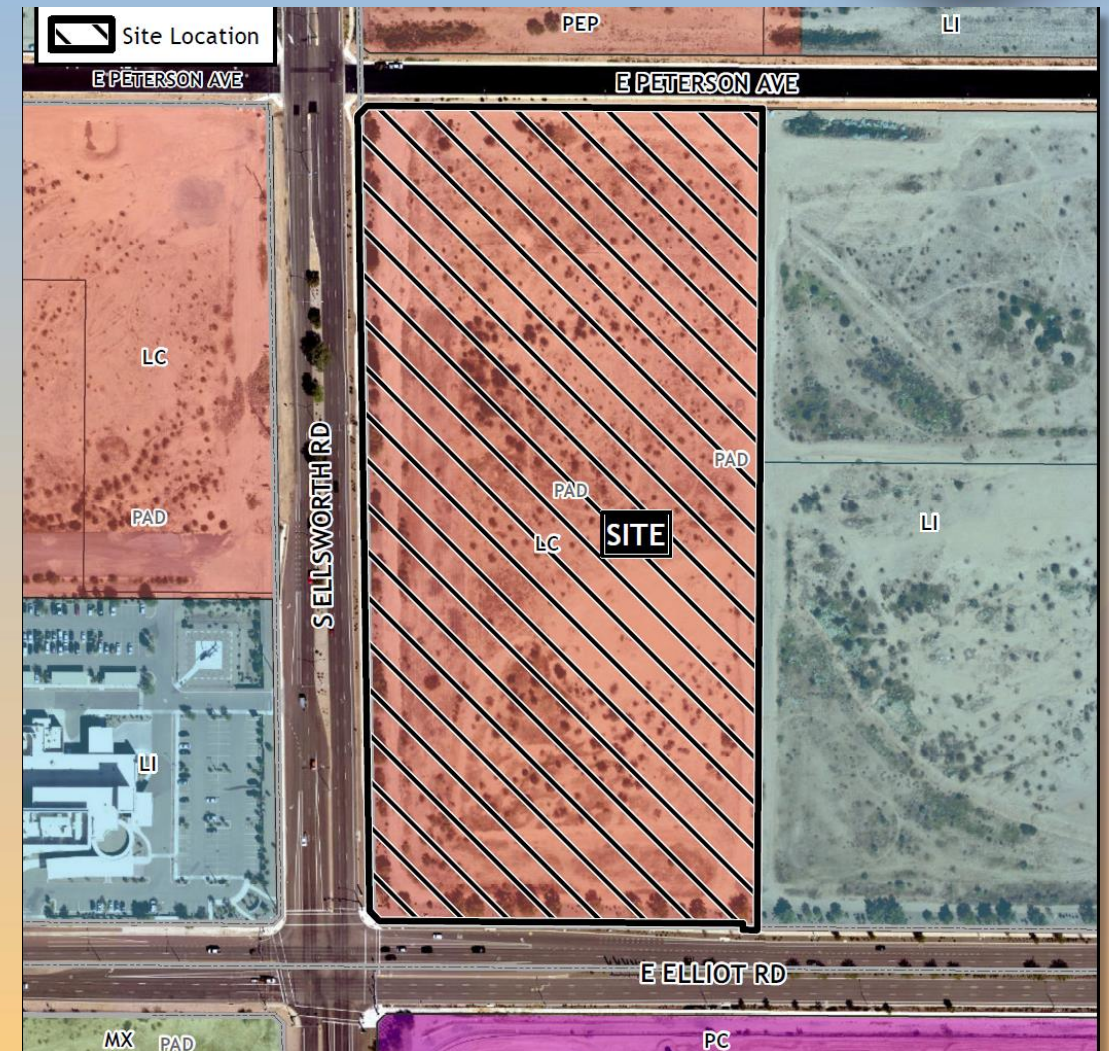
- Site Plan Review
- Special Use Permit for a Height increase
- To allow for the development of Commercial Center





# Location

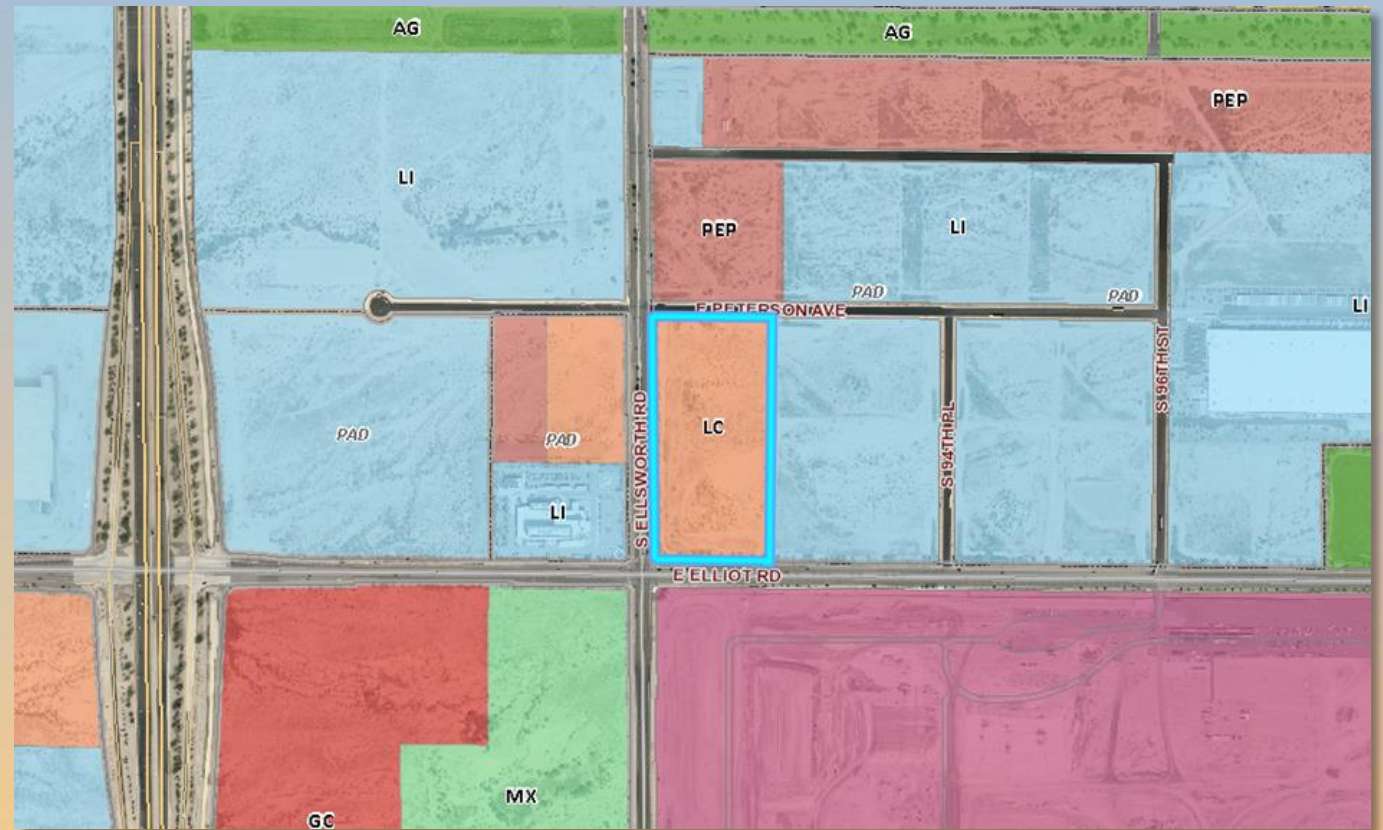
- North of Elliot Road
- East of Ellsworth Road
- South of Peterson Avenue





# Zoning

- Site is currently zoned LC - PAD
- Permitted uses within the LC district

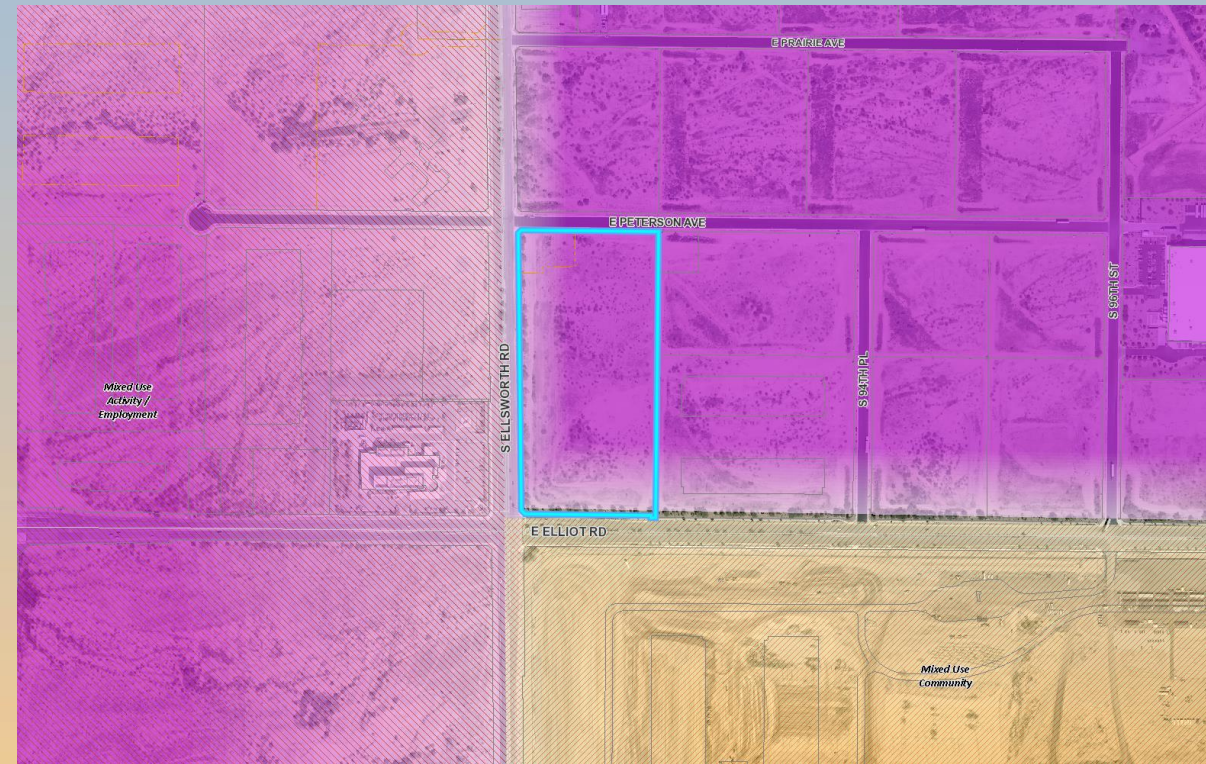




# General Plan

## Employment

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





# Site Photos

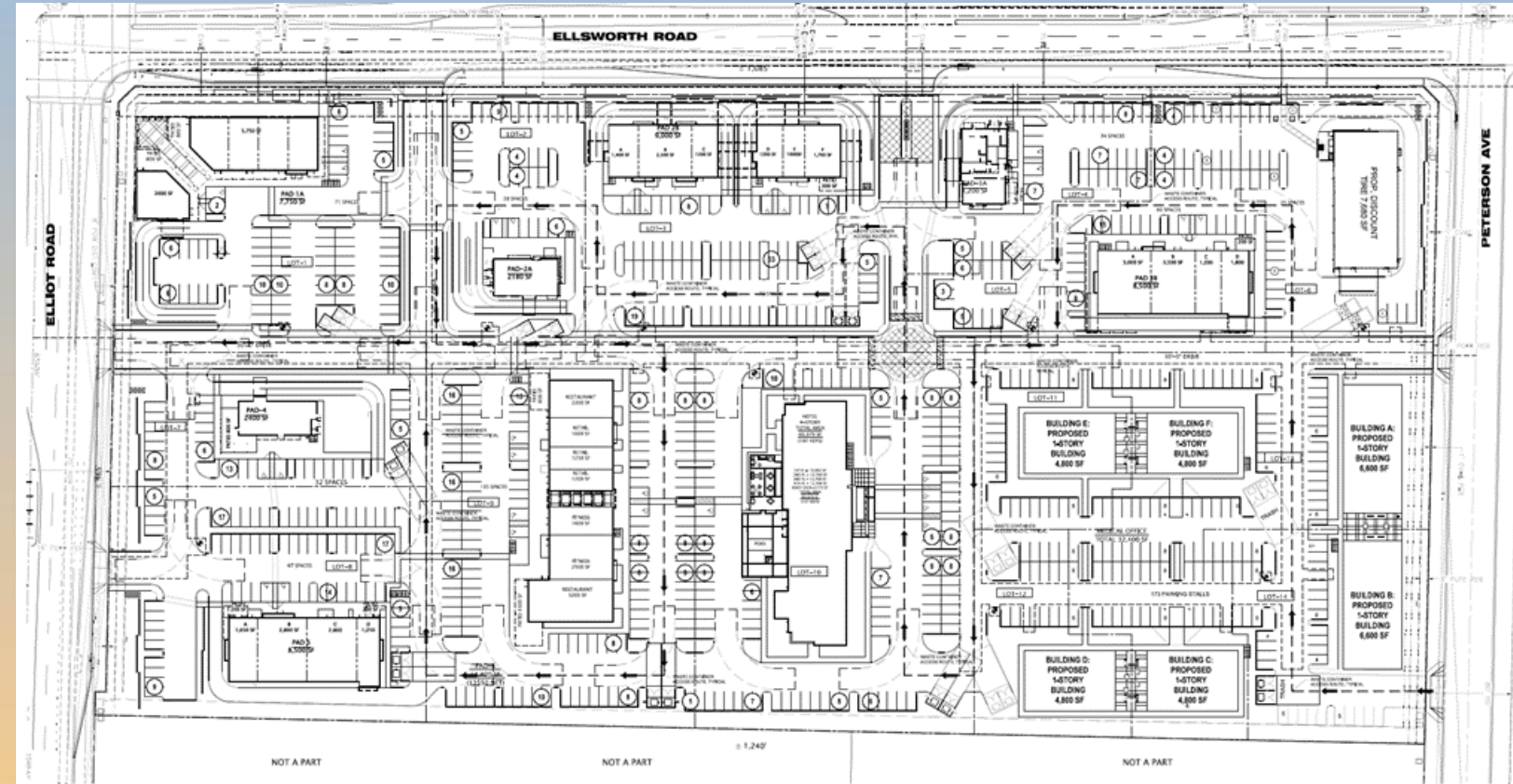


Looking east from Ellsworth Road



# Site Plan

- 18 buildings of various sizes
- Majority of buildings are general retail and restaurant uses, as well as medical office uses
- Discount Tire proposed







# Landscape Plan

## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	<i>Acacia anaura</i>	Mulga	24" Box	141
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box	13
	<i>Casalpinia calathoc</i>	Cascalota 'Smoothie'	36" Box	146
	<i>Chitralpa tashkentensis</i>	Chitralpa	24" Box	77
	<i>Olneya tesota</i>	Ironwood	24" Box	12
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box	29
	<i>Phoenix dactylifera</i>	Date Palm	18' Height	10
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box	41

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Century Plant	5 Gal	56
	Joshua Agave	5 Gal	180
	Blue Elf Aloe	5 Gal	324
	Woodly Butterfly Bush	5 Gal	101
	Desert Mimweed	5 Gal	47
	Woolly Butterfly Bush	5 Gal	83
	Desert Spoon	5 Gal	25
	Hop Bush	5 Gal	214
	Gopher Plant	5 Gal	56
	Giant Hesperaloe	5 Gal	147
	Brakelights Red Yucca	5 Gal	47
	Chupress	5 Gal	28
	Mexican Honeysockle	5 Gal	166
	Rio Bravo Sage	5 Gal	52
	Cimarron Sage	5 Gal	94
	Purple Muhly	5 Gal	309
	'Autumn Glow' Muhly	5 Gal	310
	Dear Grass	5 Gal	101
	Lady's Slipper	5 Gal	

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Coral Fountain	5 Gal	35
	Desert Russelia	5 Gal	84
	Compact Jojoba	5 Gal	95
	Orange Jubilee	5 Gal	4
	Yellow Balls	5 Gal	20

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Bush Morning Glory	1 Gal	170
	'Outback Santos'	1 Gal	182
	Dallas Red Lantana	1 Gal	154
	Trailing Purple Lantana	1 Gal	184
	New Gold Lantana	1 Gal	345

VINES	COMMON NAME	SIZE	QTY
	Lavender Star Flower Vine	5 Gal	57

MATERIALS	COMMON NAME	SIZE	QTY
	Table Mesa Brown 2" Depth Ptn.	161,782 S.F.	



NOT-A-PART

NOT-A-PART

SIGHT VISIBILITY TRIANGLES PER C.O.M. DESIGN STANDARDS MANUAL FIGURE 2.3 TYP. DESIGN SPEED 30 MPH, 2LU



# 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

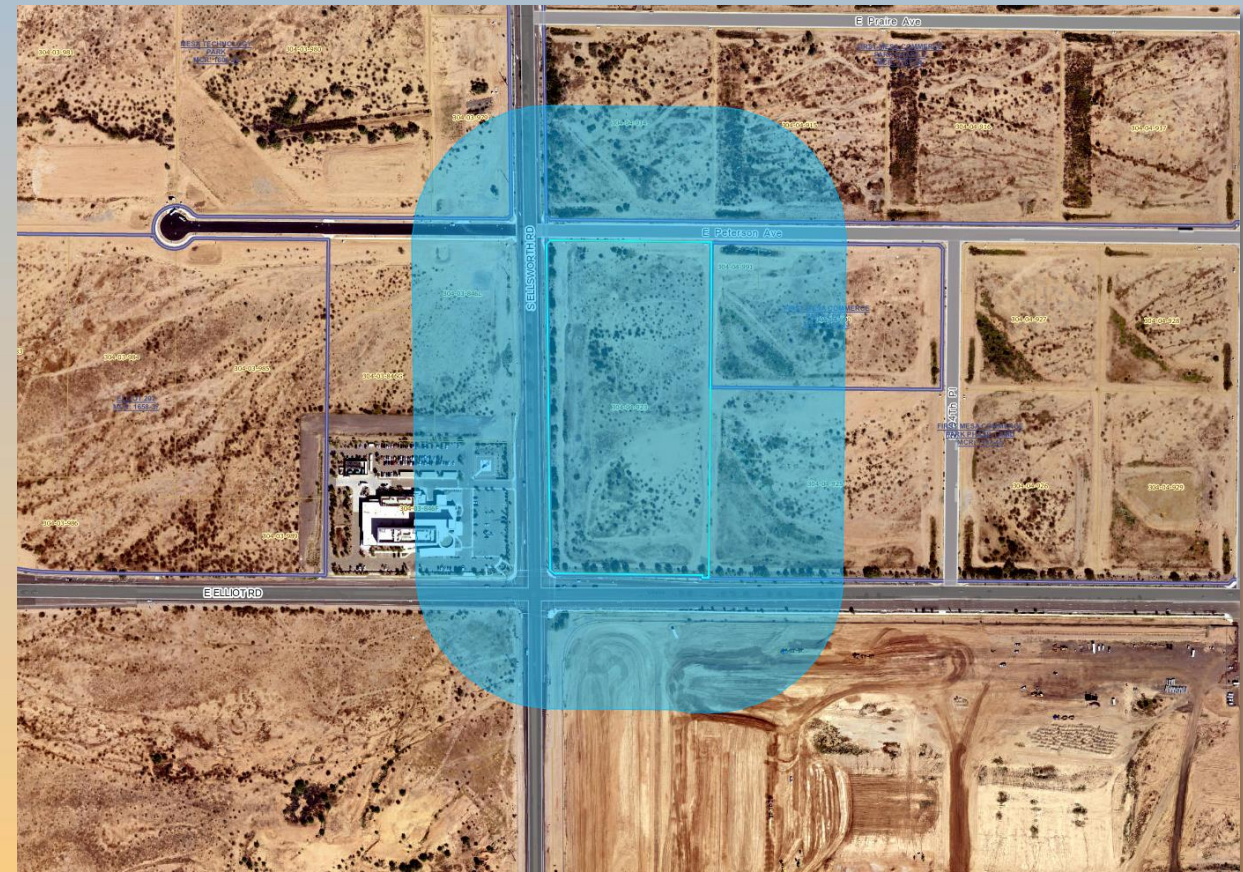


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- No Comments received





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 & 70 for Site Plan Review and Special Use Permit

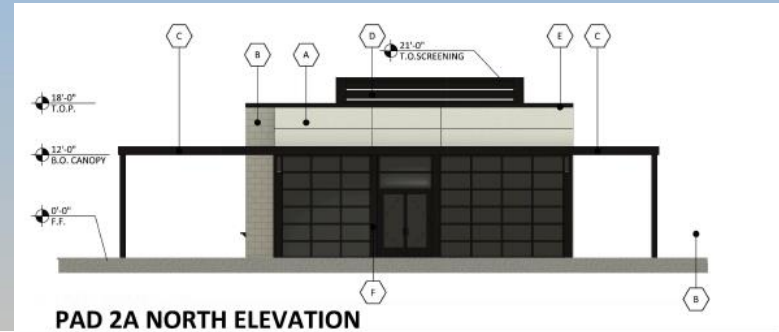
*Staff recommends Approval with Conditions*



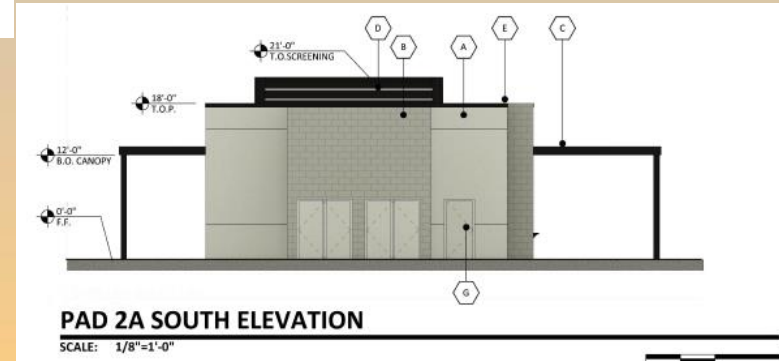
# Planning and Zoning Board



# Elevations – Pad 2A



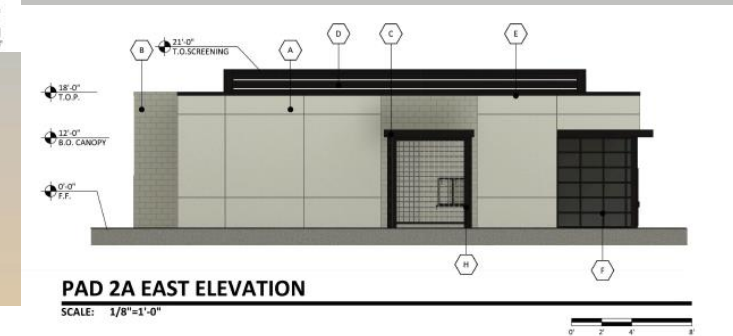
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SCALE: 1/8"=1'-0"



SCALE: 1/8"=1'-0"



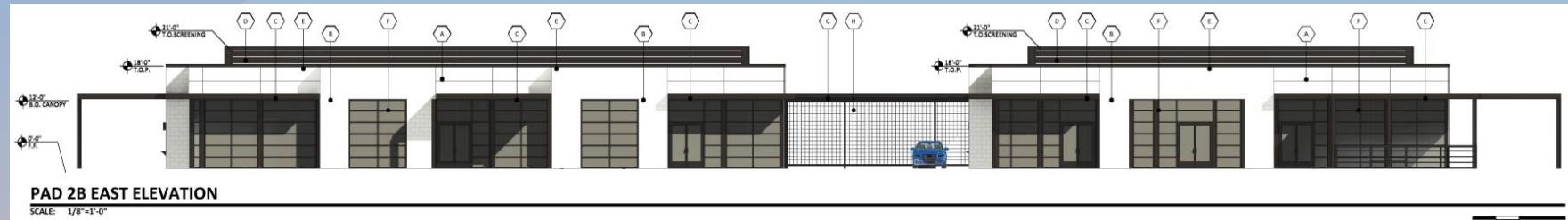
SCALE: 1/8"=1'-0"

## MATERIAL AND COLORS

<b>A</b> STUCCO: FINISH: SHERWIN WILLIAMS MFG: SW 7626 "ZURICH WHITE"	<b>E</b> METAL COPING: MFG: ATAS COLOR: DARK BRONZE
<b>B</b> CMU: FINISH: PRECISION SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-NW GRAY" WITH DARK GRAY RACKED GROUT	<b>F</b> MULLIONS: MFG: KAWNEER COLOR: DARK BRONZE
<b>C</b> METAL CANOPY & AWNING: MFG: ATAS COLOR: DARK BRONZE	<b>G</b> PAINTED H.M. DOORS: MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"
<b>D</b> METAL PANELING: MFG: ATAS COLOR: DARK BRONZE	<b>H</b> METAL SCREENS: MFG: ATAS COLOR: DARK BRONZE METAL WITH WIRE MESH

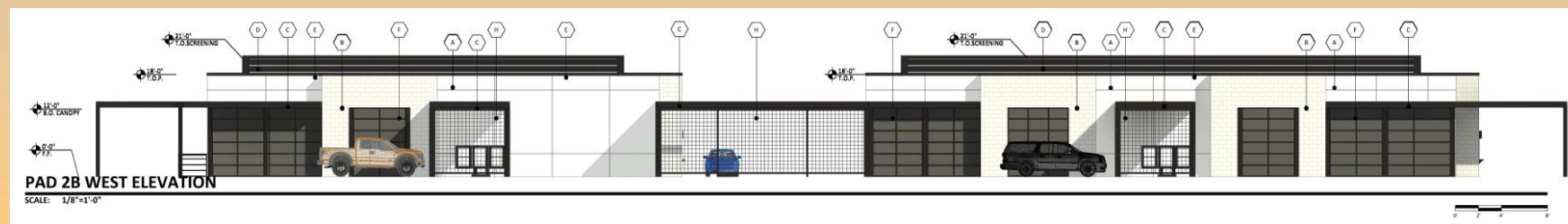
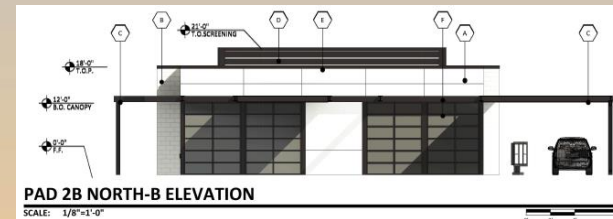
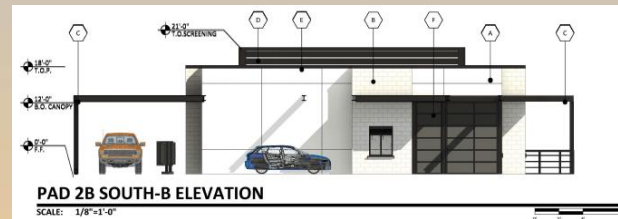
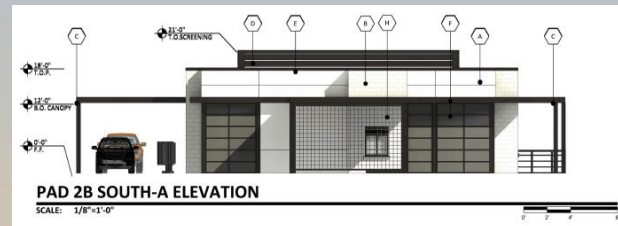


# Elevations – Pad 2B



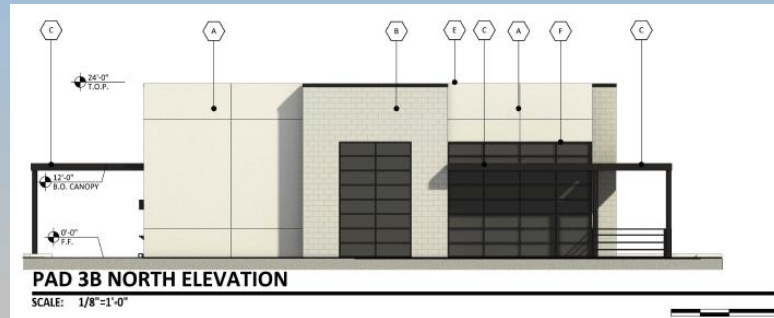
## MATERIAL AND COLORS

<b>A</b> STUCCO: FINISH: SMOOTH MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"	<b>E</b> METAL COPING: MFG: ATAS COLOR: DARK BRONZE
<b>B</b> CMU: FINISH: PRECISION MFG: SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-NW GRAY" WITH DARK GRAY RACKED GROUT	<b>F</b> MULLIONS: MFG: KAWNEER COLOR: DARK BRONZE
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<b>D</b> METAL PANELING: MFG: ATAS COLOR: DARK BRONZE	<b>H</b> METAL SCREENS: MFG: ATAS COLOR: DARK BRONZE METAL WITH WIRE MESH



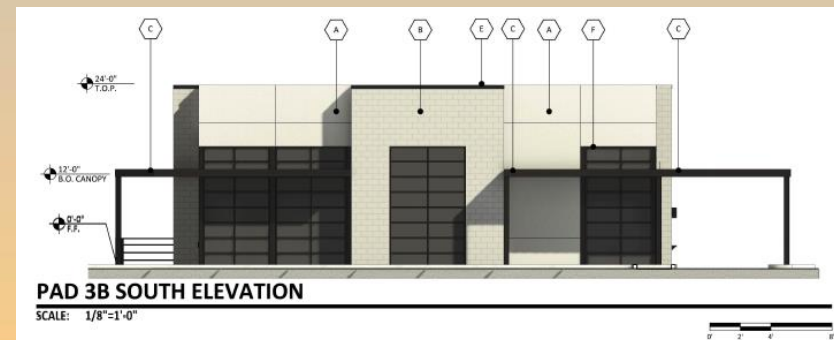
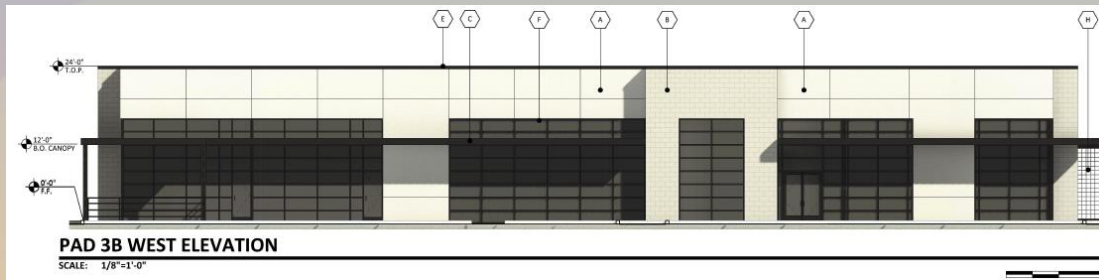


# Elevations – Pad 3B



## MATERIAL AND COLORS

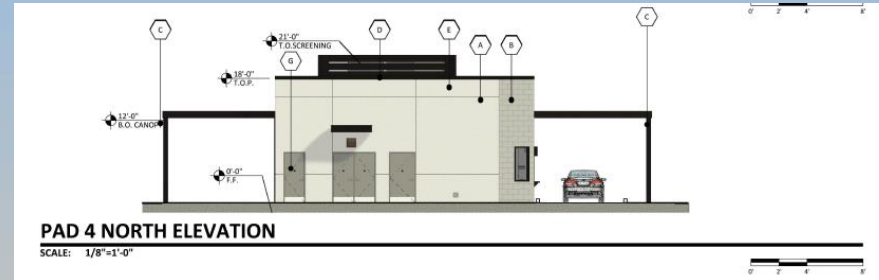
<b>A</b> STUCCO: FINISH: SMOOTH MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"	<b>E</b> METAL COPING: MFG: ATAS COLOR: DARK BRONZE
<b>B</b> CMU: FINISH: PRECISION SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-NW GRAY" WITH DARK GRAY RACKED GROUT	<b>F</b> MULLIONS: MFG: KAWNEER COLOR: DARK BRONZE
<b>C</b> METAL CANOPY & AWNING: MFG: ATAS COLOR: DARK BRONZE	<b>G</b> PAINTED H.M. DOORS: MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"
<b>D</b> METAL PANELING: MFG: ATAS COLOR: DARK BRONZE	<b>H</b> METAL SCREENS: MFG: ATAS COLOR: DARK BRONZE METAL WITH WIRE MESH





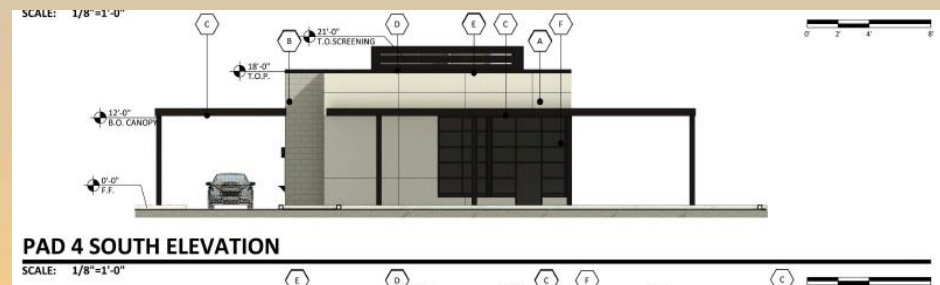
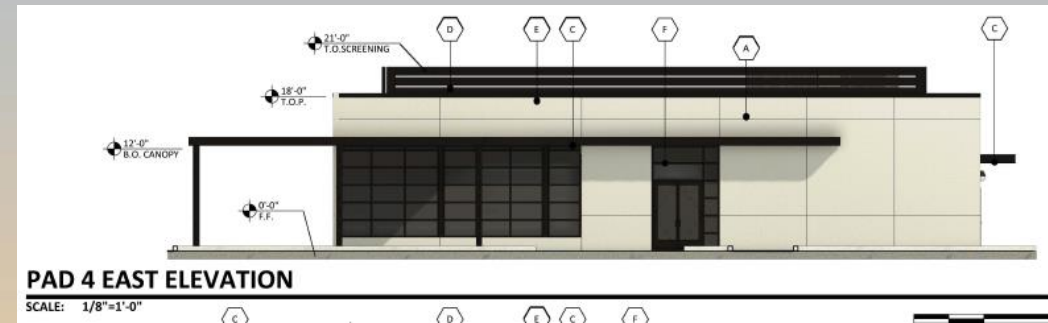
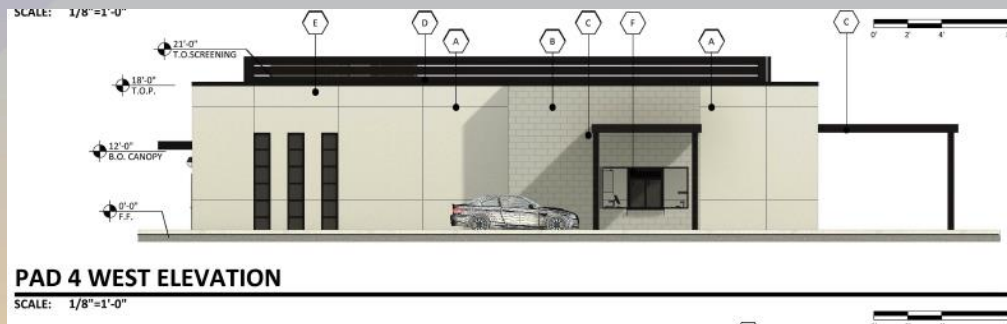


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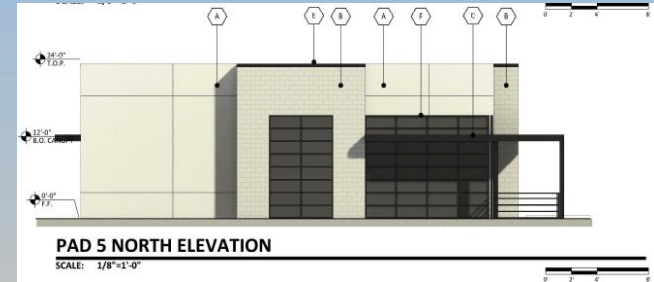
**MATERIAL AND COLORS**

<b>A</b> STUCCO: FINISH: SMOOTH MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"	<b>E</b> METAL COPING: MFG: ATAS COLOR: DARK BRONZE
<b>B</b> CMU: FINISH: PRECISION MFG: SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-NW GRAY" WITH DARK GRAY RACKED GROUT	<b>F</b> MULLIONS: MFG: KAWNEER COLOR: DARK BRONZE
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<b>D</b> METAL PANELING: MFG: ATAS COLOR: DARK BRONZE	<b>H</b> METAL SCREENS: COLOR: DARK BRONZE METAL WITH WIRE MESH



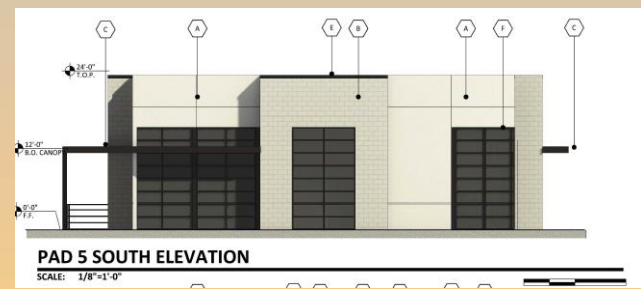
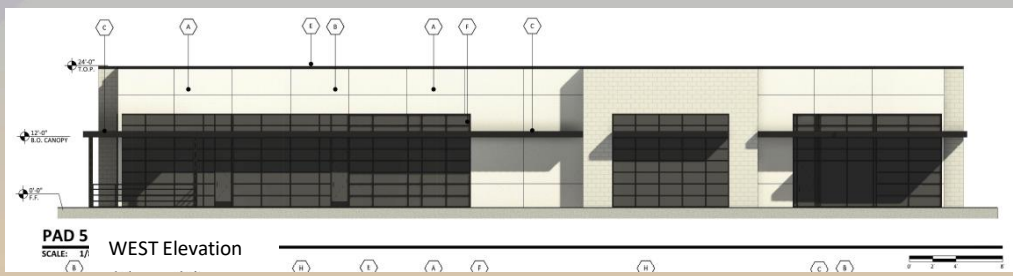


# Elevations – Pad 5



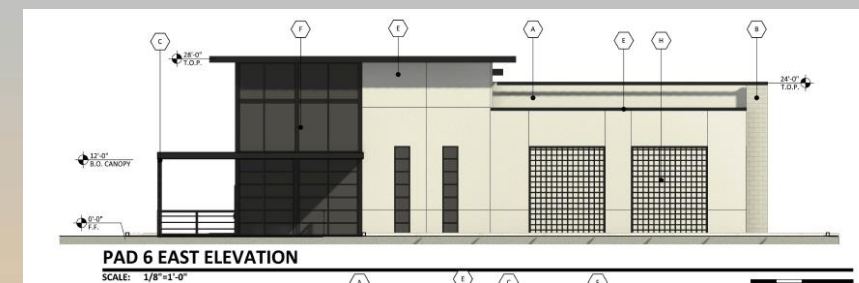
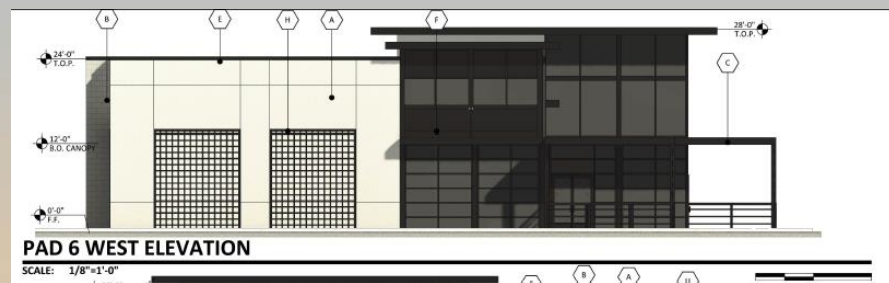
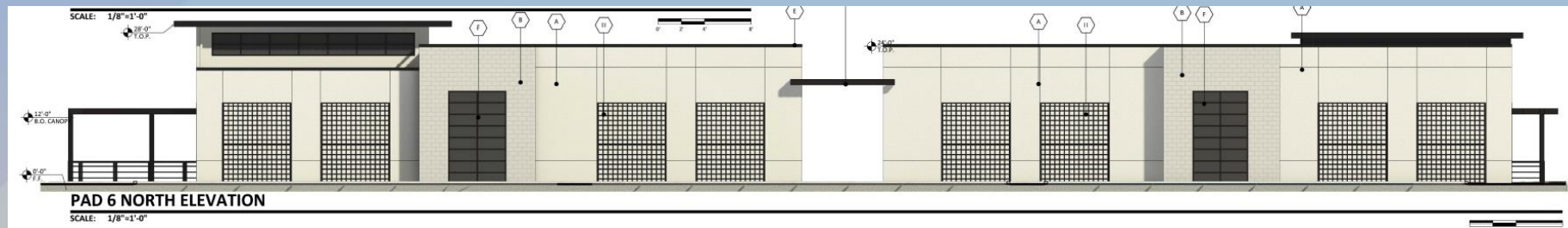
**MATERIAL AND COLORS**

<b>A</b> STUCCO: FINISH: SMOOTH MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"	<b>E</b> METAL COPING: MFG: ATAS COLOR: DARK BRONZE
<b>B</b> CMU: FINISH: PRECISION MFG: SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-NW GRAY" WITH DARK GRAY RACKED GROUT	<b>F</b> MULLIONS: MFG: KAWNEER COLOR: DARK BRONZE
<b>C</b> METAL CANOPY & AWNING: MFG: ATAS COLOR: DARK BRONZE	<b>G</b> PAINTED H.M. DOORS: MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"
<b>D</b> METAL PANELING: MFG: ATAS COLOR: DARK BRONZE	<b>H</b> METAL SCREENS: MFG: DARK BRONZE METAL WITH WIRE MESH





# Elevations – Pad 6



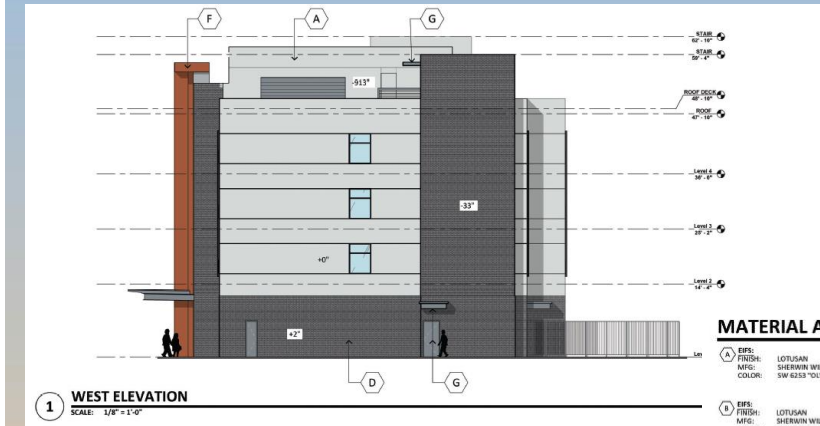
**MATERIAL AND COLORS**

<b>A STUCCO:</b> FINISH: SMOOTH MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"	<b>E METAL COPING:</b> MFG: ATAS COLOR: DARK BRONZE
<b>B CMU:</b> FINISH: PRECISION SUPERLITE BLOCK COLOR: "HUNTINGTON GRAY-1W GRAY" WITH DARK GRAY RACKED GROUT	<b>F MULLIONS:</b> MFG: KAWNEER COLOR: DARK BRONZE
<b>C METAL CANOPY &amp; AWNING:</b> MFG: ATAS COLOR: DARK BRONZE	<b>G PAINTED H.M. DOORS:</b> MFG: SHERWIN WILLIAMS COLOR: SW 7626 "ZURICH WHITE"
<b>D METAL PANELING:</b> MFG: ATAS COLOR: DARK BRONZE	<b>H METAL SCREENS:</b> COLOR: DARK BRONZE METAL WITH WIRE MESH





# Elevations – Hotel



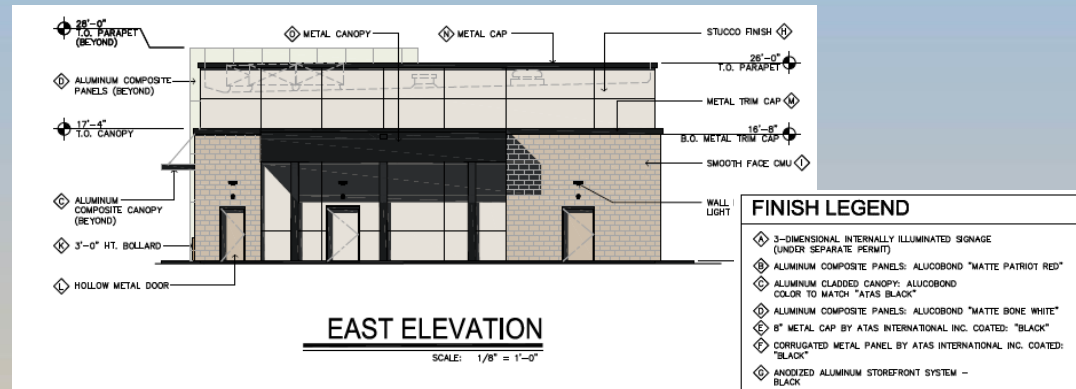
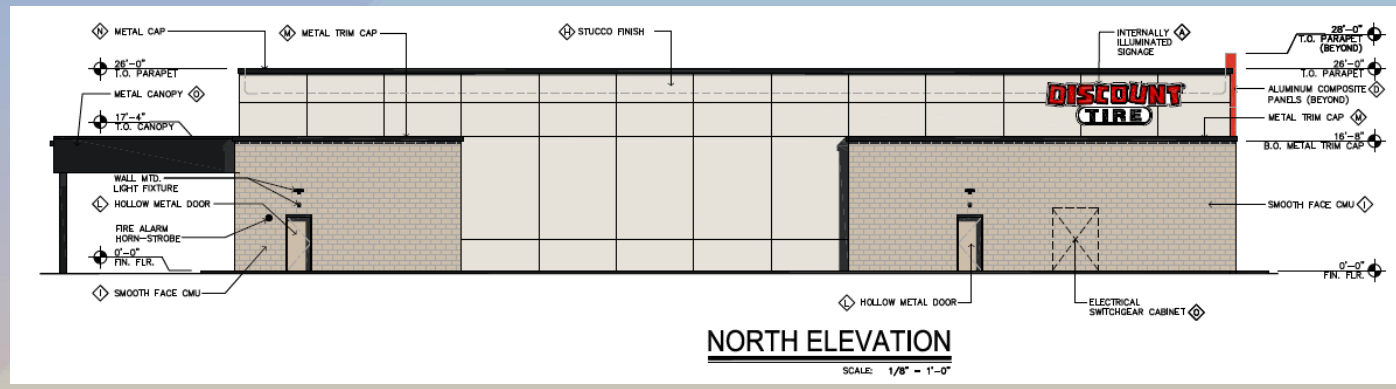
**MATERIAL AND COLORS**

<b>A</b> EPS: FINISH: MFG: COLOR:	LOTUSAN SHERWIN WILLIAMS SW 6213 "OLYMPUS WHITE"	<b>F</b> METAL PANEL: MATCH: MFG: COLOR:	SHERWIN WILLIAMS SW 6345 "PENNYWISE"
<b>B</b> EPS: FINISH: MFG: COLOR:	LOTUSAN SHERWIN WILLIAMS SW 6255 "MORNING FOG"	<b>G</b> PAINTED METAL / H.M. DOORS: MFG: COLOR:	DURR EDWARDS SW 6256 "SERIOUS GRAY"
<b>C</b> EPS: FINISH: MFG: COLOR:	LOTUSAN SHERWIN WILLIAMS SW 6990 "CAVARI"	<b>H</b> MULLIONS: MFG: COLOR:	KAMNER BLACK
<b>D</b> ADHERED BRICK VENEER: MFG: COLOR:	BEUTZEN BRICK "BLACK DIAMOND VELOUR"	NOTE: PARAPET CAPS NOT SHOWN FOR CLARITY PURPOSES - PAINT TO MATCH WALL BELOW	
<b>E</b> METAL PANEL: FINISH: MFG: COLOR:	SHERWIN WILLIAMS SW 6256 "SERIOUS GRAY"		





# Elevations – Discount Tire



**FINISH LEGEND**

- ◆ 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- ◆ ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE PATRIOT RED"
- ◆ ALUMINUM CLADDED CANOPY: ALUCOBOND COLOR TO MATCH "ATAS BLACK"
- ◆ ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE BONE WHITE"
- ◆ 8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- ◆ CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- ◆ ANODIZED ALUMINUM STOREFRONT SYSTEM - BLACK
- ◆ STUCCO FINISH - SW 7628 "ZURICH WHITE"
- ◆ PRECISION INTEGRAL COLOR SMOOTH FACE CMU - "HUNTINGTON GRAY - MW GRAY"
- ◆ CLADDED STEEL BEAMS: POWDER COAT COLOR TO MATCH ATAS "BLACK"
- ◆ STEEL BOLLARDS - POWDER COAT COLOR TO MATCH INTEGRAL COLOR CMU "HUNTINGTON GRAY - MW GRAY"
- ◆ HOLLOW METAL DOORS - PAINTED TO MATCH INTEGRAL COLOR CMU "HUNTINGTON GRAY - MW GRAY"
- ◆ METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD COLOR TO MATCH ATAS BLACK
- ◆ METAL CAP - COLOR TO MATCH ATAS BLACK
- ◆ METAL CANOPY - COLOR TO MATCH ATAS BLACK

