



City Council

ZON24-00649

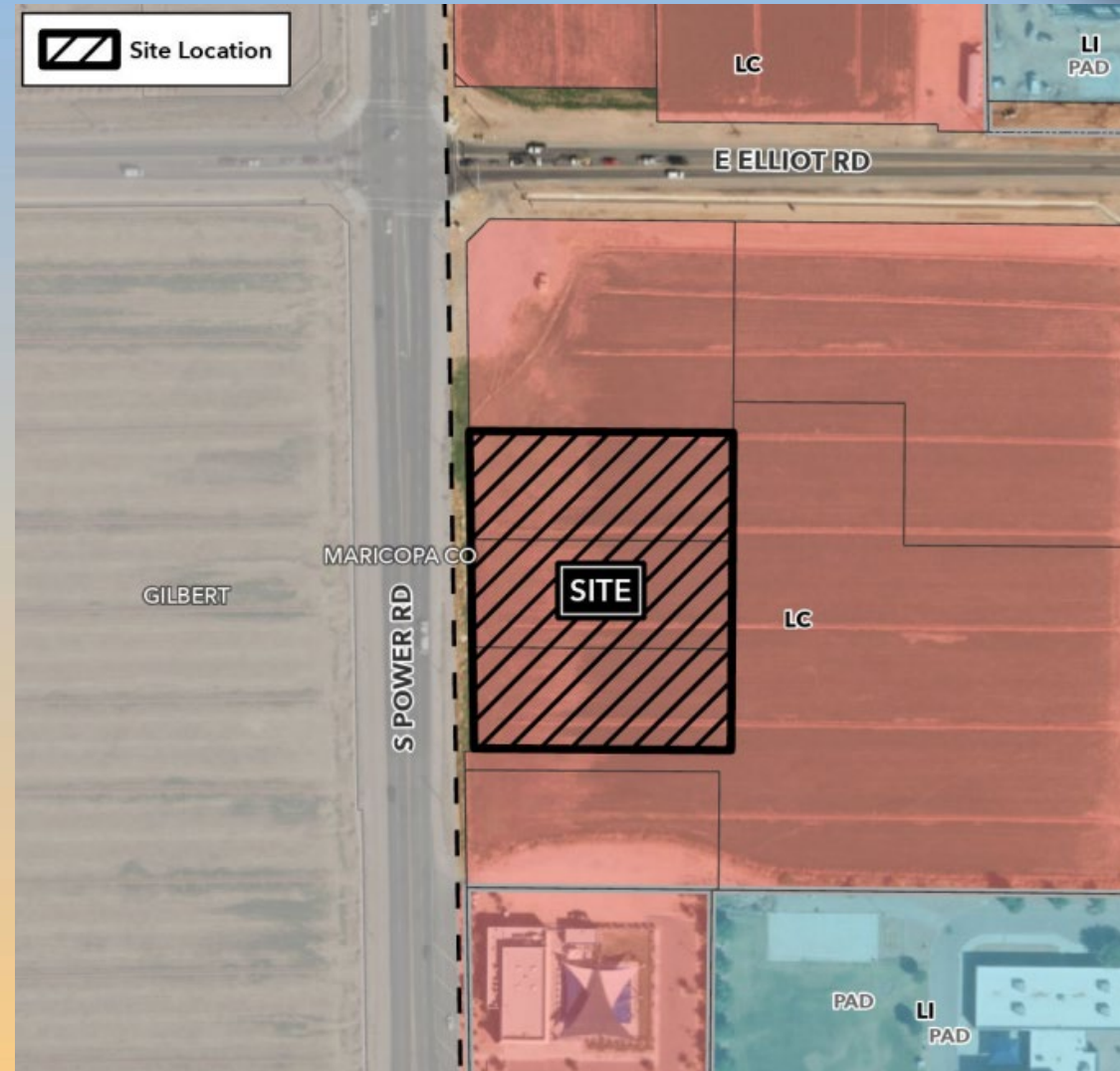
Mary Kopaskie-Brown, Planning Director

November 18, 2024



Request

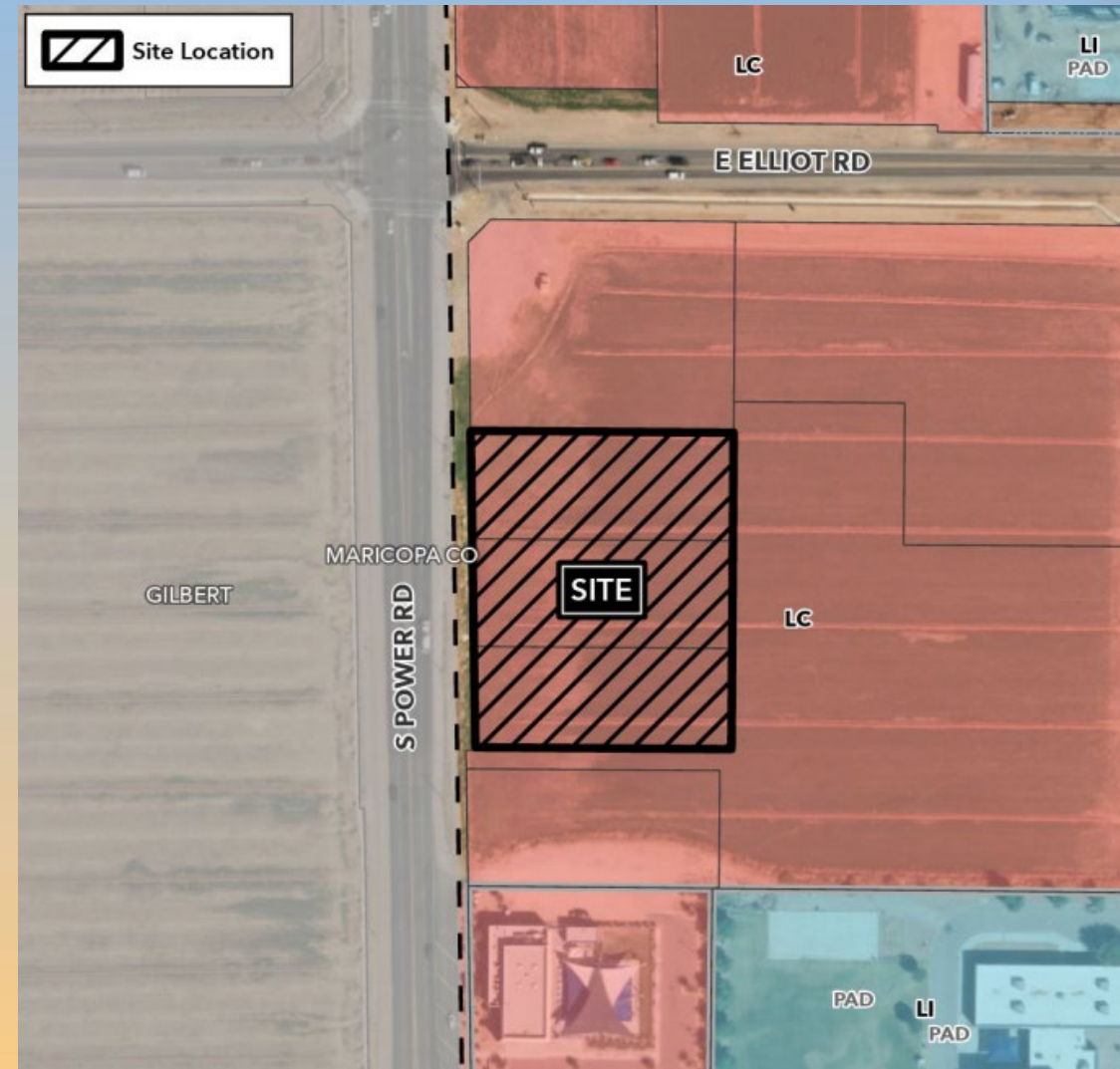
- Rezone from LC to LC-BIZ
- Major Site Plan Modification
- To allow for modification to a group commercial center





Location

- South of Elliot Road
- East of Power Road

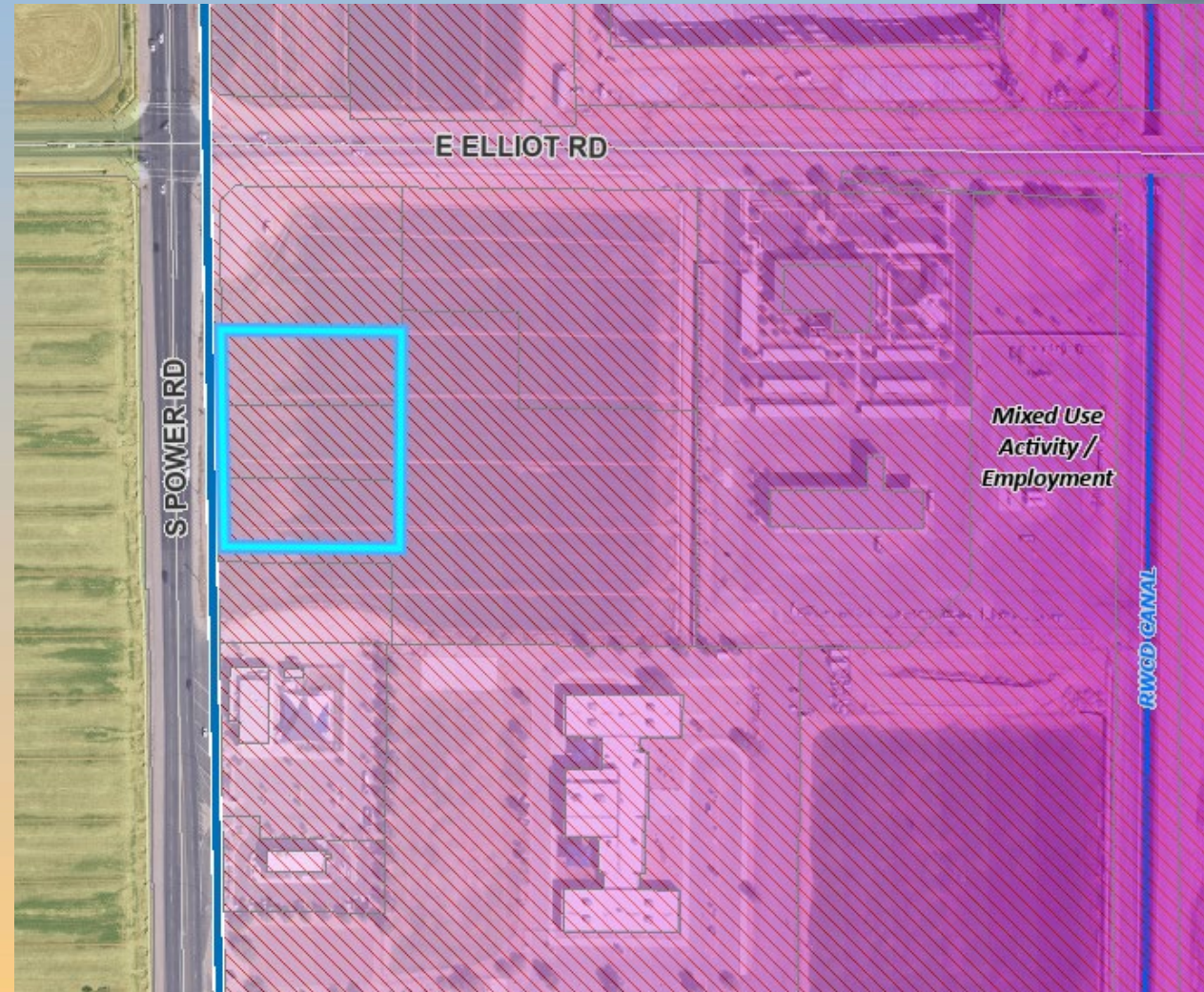




General Plan

Mixed Use Activity District with a Community-Scale subtype:

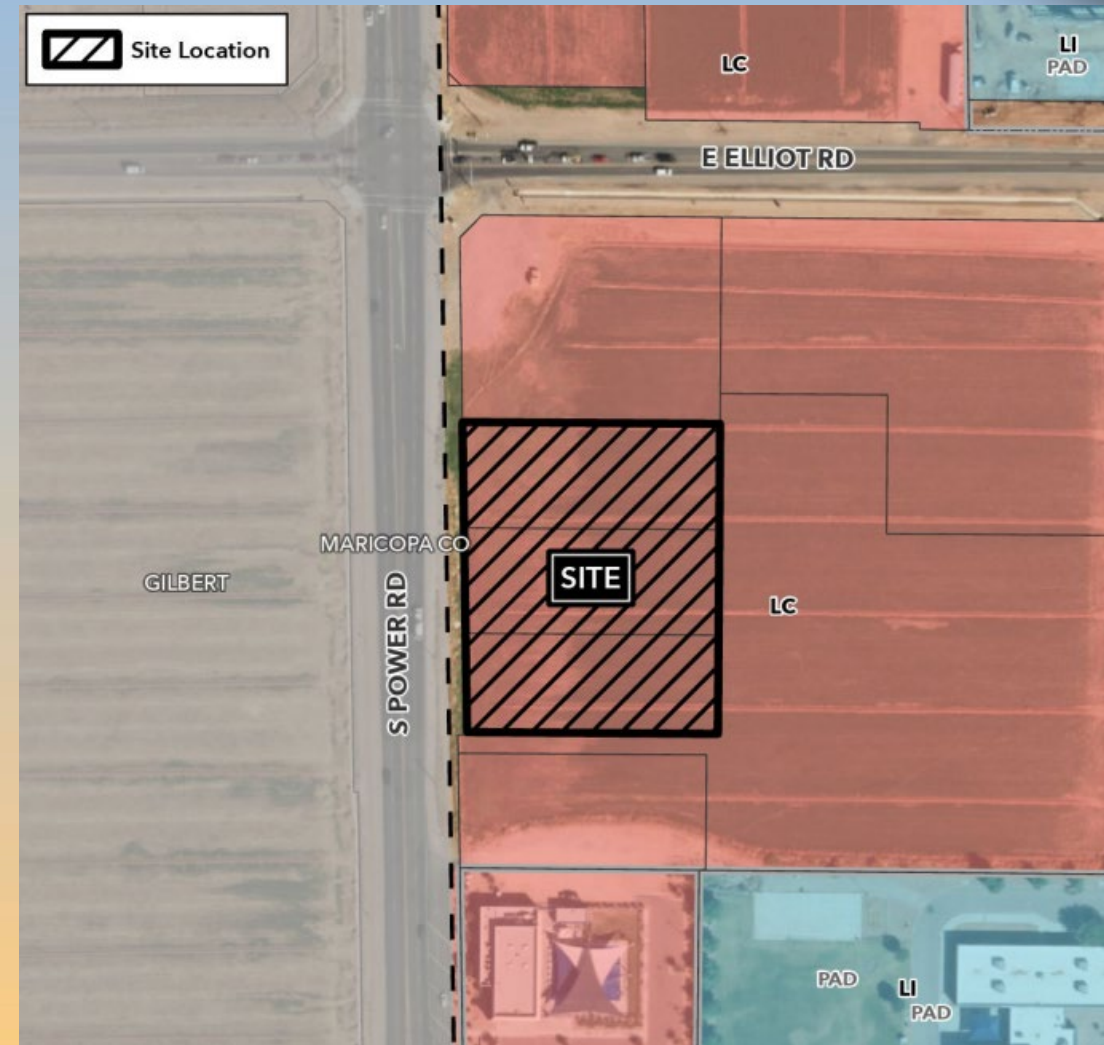
- Strong and viable centers of commercial activity to provide a location for businesses and attractions that brings people to Mesa from the larger region





Zoning

- Existing: Limited Commercial (LC)
Proposed: Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ)
- Restaurants with Drive-Thrus and Minor Automobile Repair are permitted uses





Site Photo

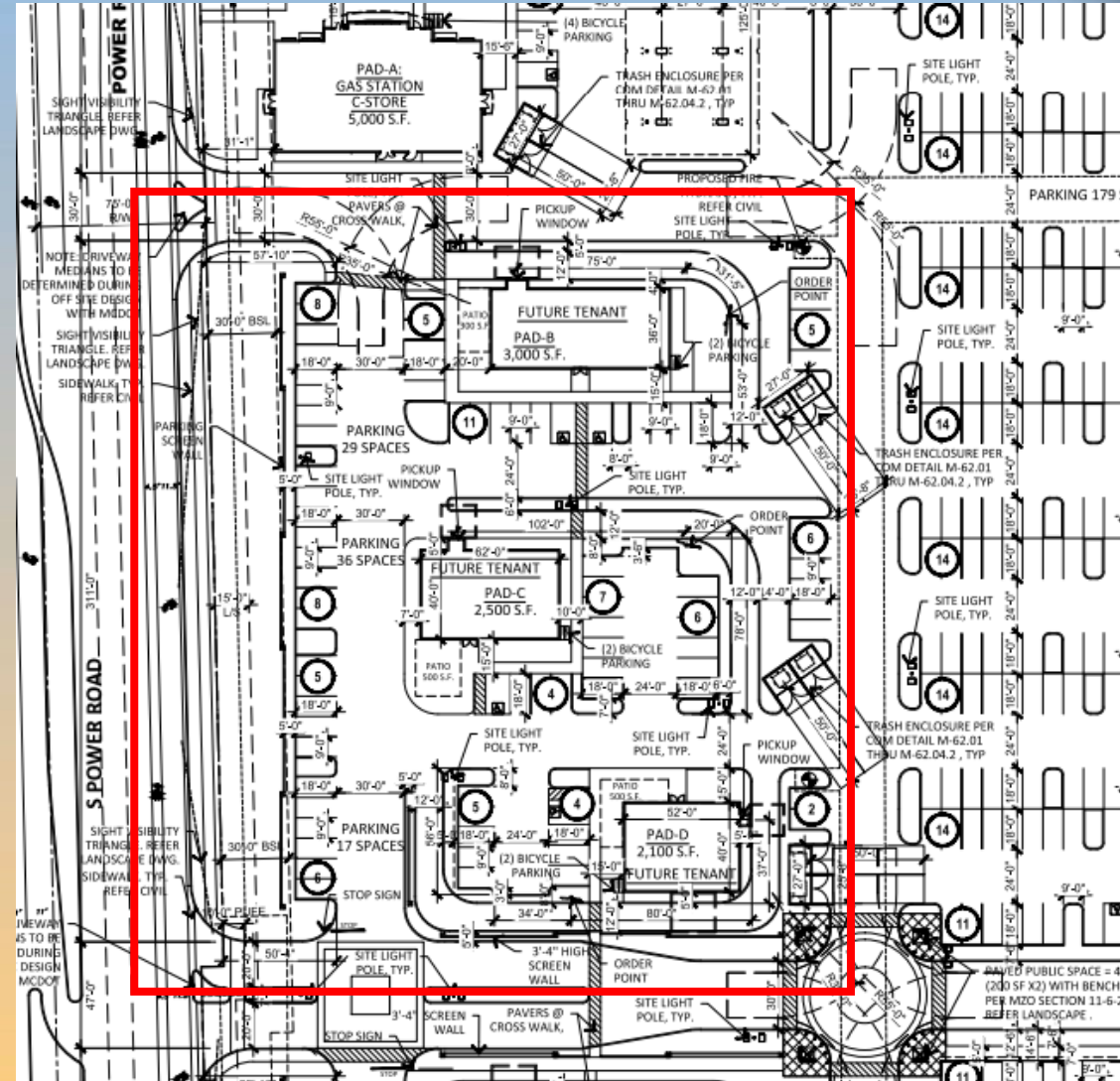


Looking east from Power Road



Approved Site Plan

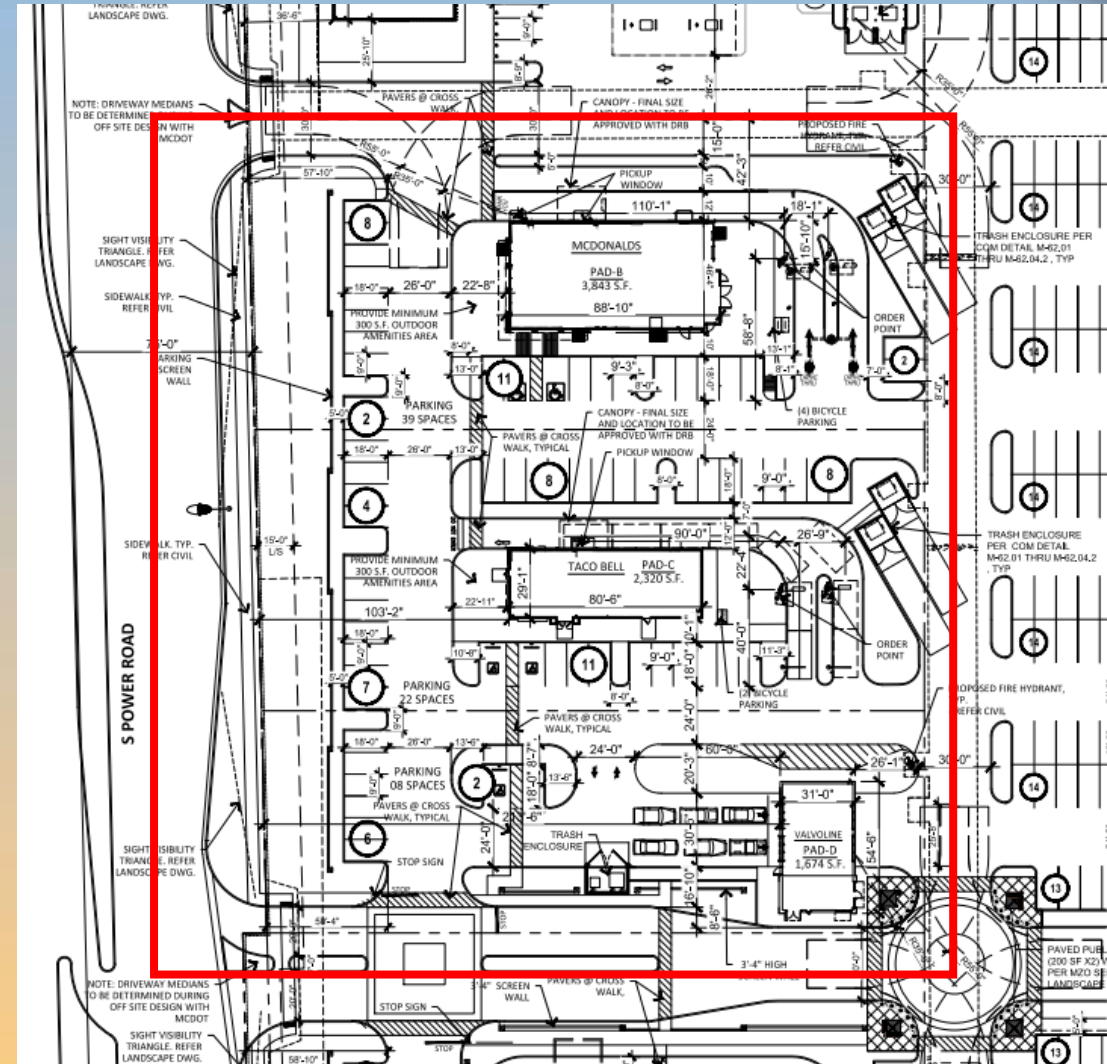
- 3 restaurants with drive-thrus
- 526 parking spaces required per SUP for parking reduction





Proposed Site Plan

- 2 restaurants with drive-thrus, 1 minor auto repair
- Modifications to building footprints
- 526 parking spaces required; 534 spaces provided





BIZ Overlay

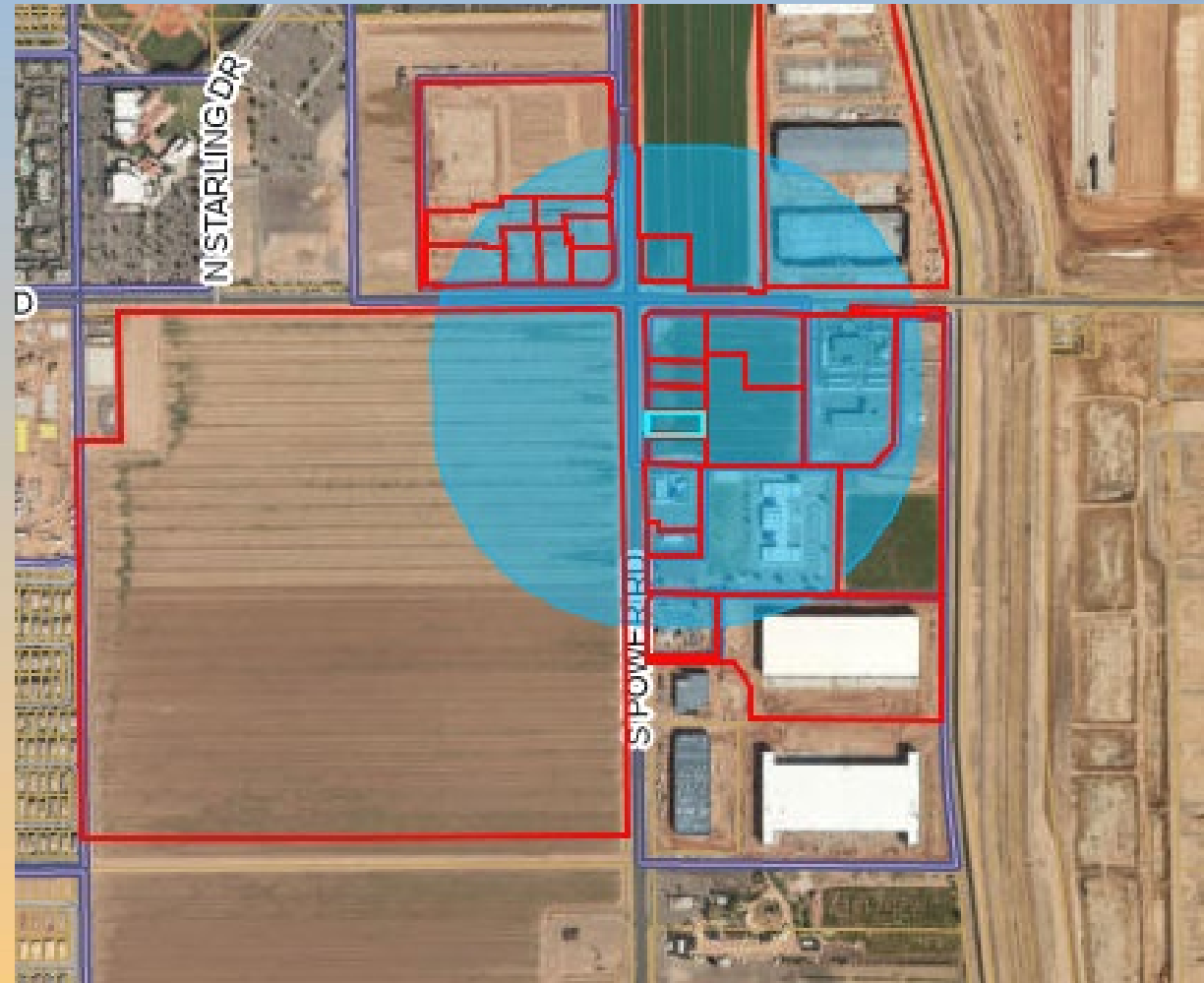
Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Width -</u> <i>MZO Section 11-6-3</i>	<p style="text-align: center;">100 feet</p>	<p style="text-align: center;">90 feet</p>
<u>Minimum Foundation Base -</u> <i>MZO Section 11-33-5(A)</i>	<p style="text-align: center;">15 feet</p>	<p style="text-align: center;">10 feet</p>

Justification: Min. 300 SF outdoor amenities areas for Pads B & C adjacent to Power Road



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neither Staff nor the applicant has received any comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for BIZ Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommend Approval with Conditions (6-0)***



mesa·az



Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	<i>Ebenopsis ebano</i> Texas Ebony	24" Box	4
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	36" Box	5
	<i>Parkinsonia</i> x 'Desert Museum' Desert Museum Palo Verde	24"box	3
	<i>Phoenix dactylifera</i> Date Palm	15' Ht.	9
	<i>Pistacia</i> x 'Red Push' Pistache	24"box	3
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	36" Box	18

