



Planning & Zoning Board



ZON24-00331

Jennifer Merrill, Senior Planner

April 24, 2024



Request

- Preliminary Plat
- To allow for a large commercial development





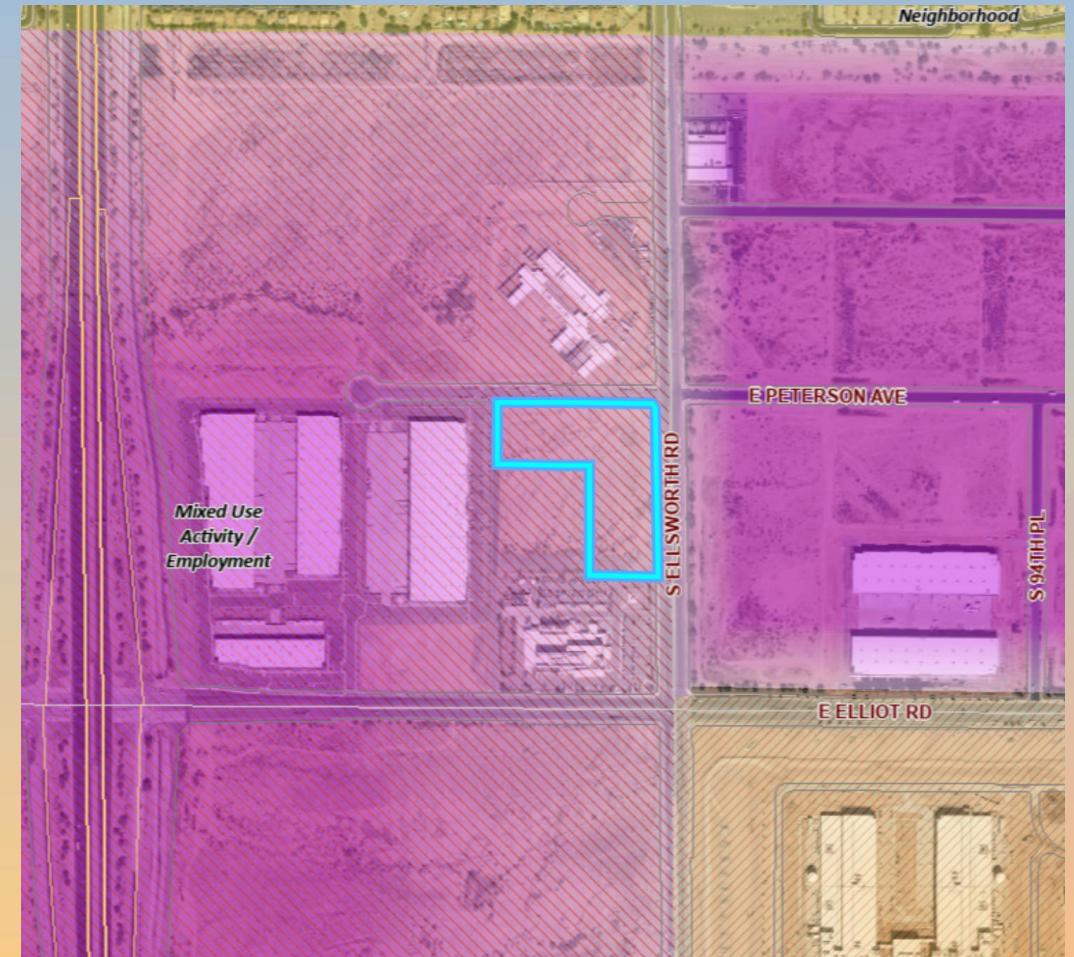
General Plan

Mixed Use Activity, Community-Scale

- Unique shopping and entertainment experiences
- Serves a four-mile radius

Mesa Gateway Strategic
Development Plan - Mixed Use
Community

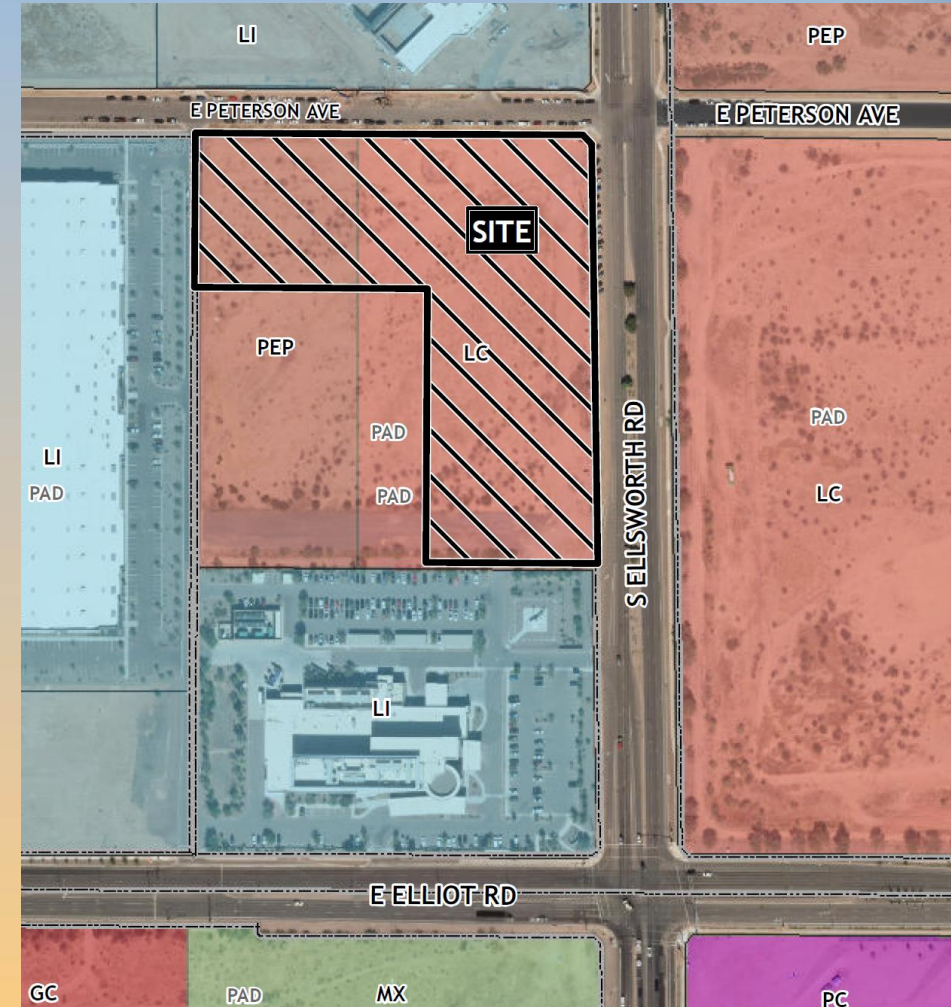
- Live/work/play
- Walkable streetscapes





Zoning

- Existing: Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) and Planned Employment Park with two PADs (PEP-PAD-PAD)
- Proposed: LC
- Hotels, Retail/Commercial uses are permitted in LC





Site Photo

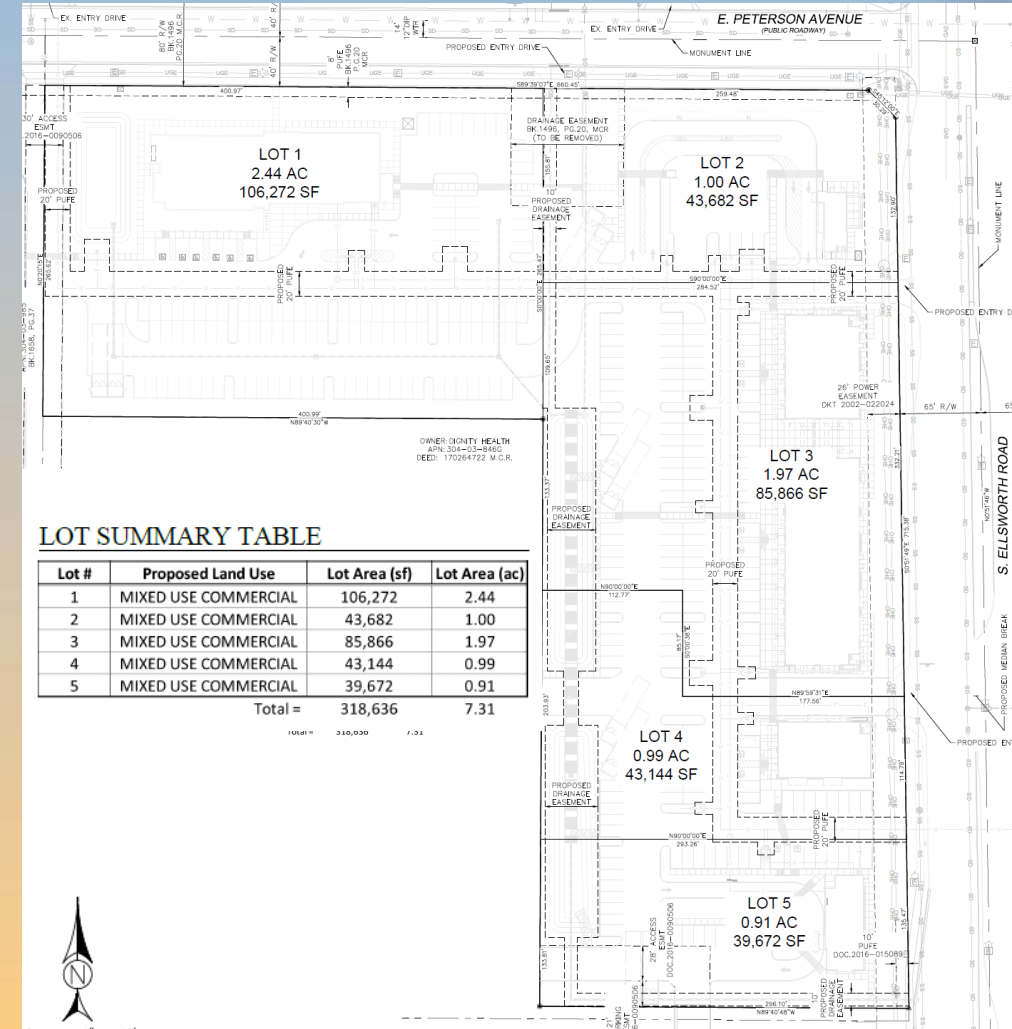


Looking southwest from Ellsworth Road



Preliminary Plat

- 5 proposed lots
- Cross access and reciprocal parking easements
- Cross-access with adjacent developments





Findings

- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



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Site Plan

- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating
- 7 total access points (4 internal)

