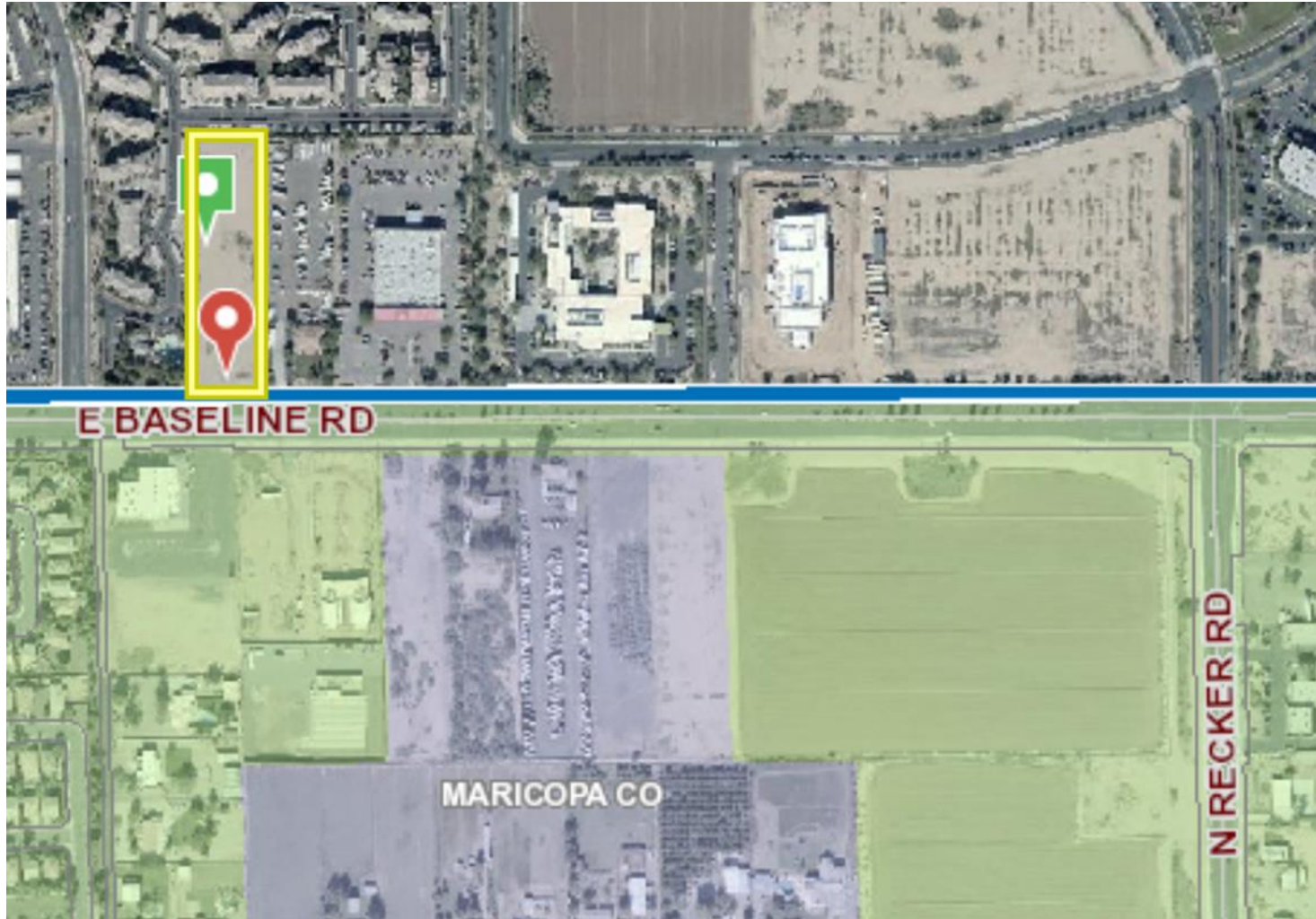




ZON20-00246

MORRIS BROTHERS OFFICES



Request

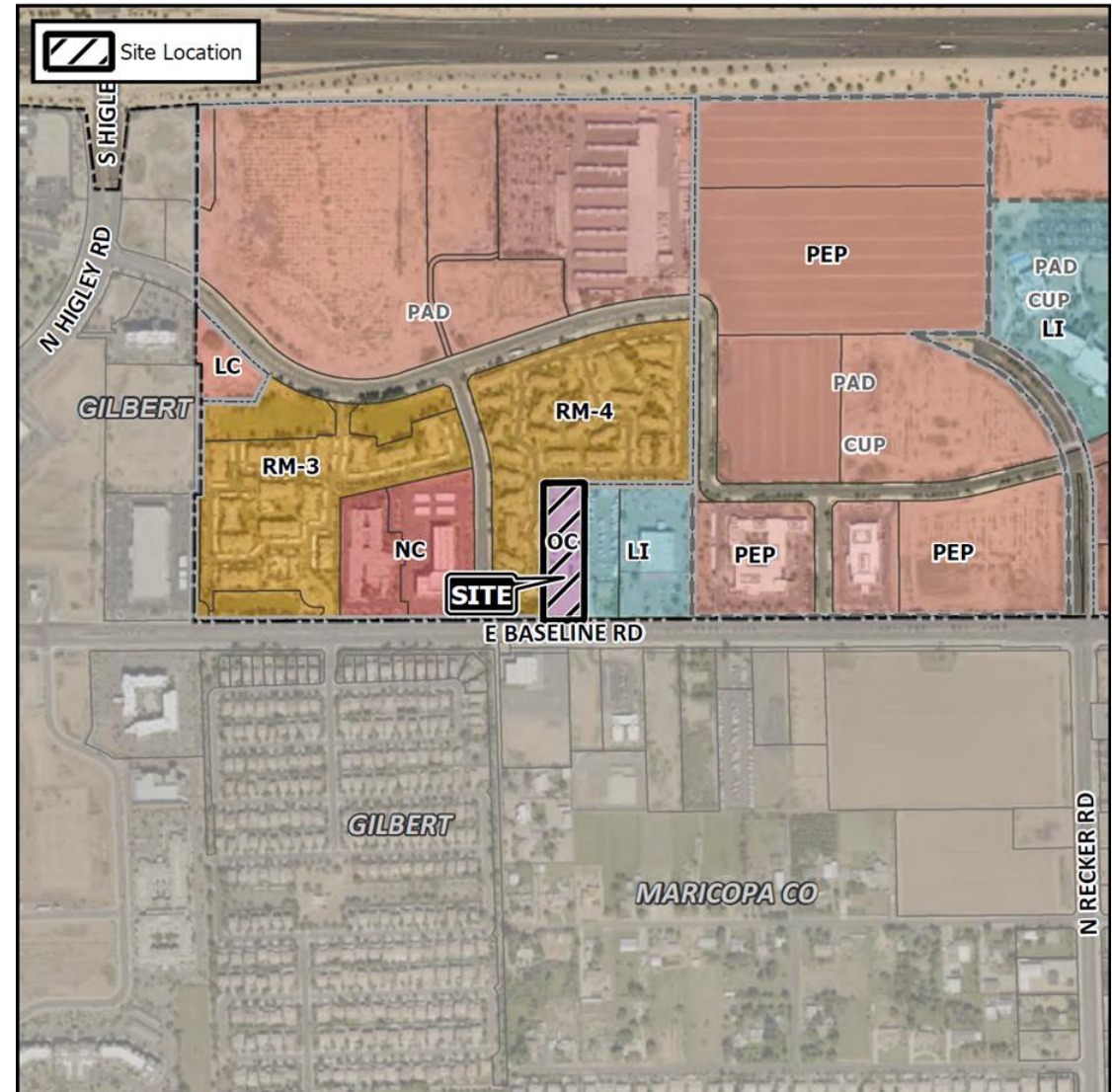
- Site plan review.

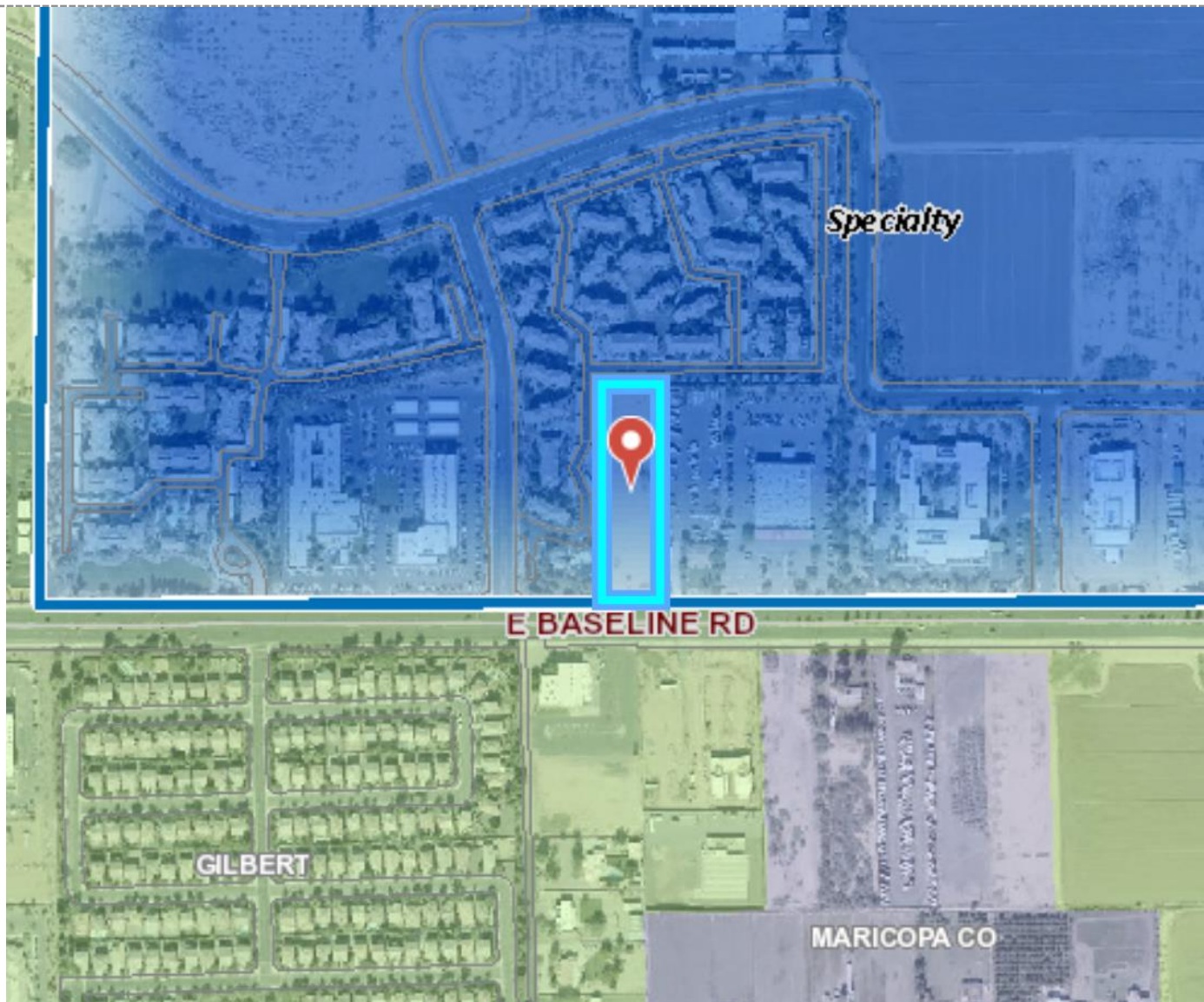
Purpose

- This request will allow for the development of a medical office development

Location

- West of Recker Road on the north side of Baseline Road





General Plan

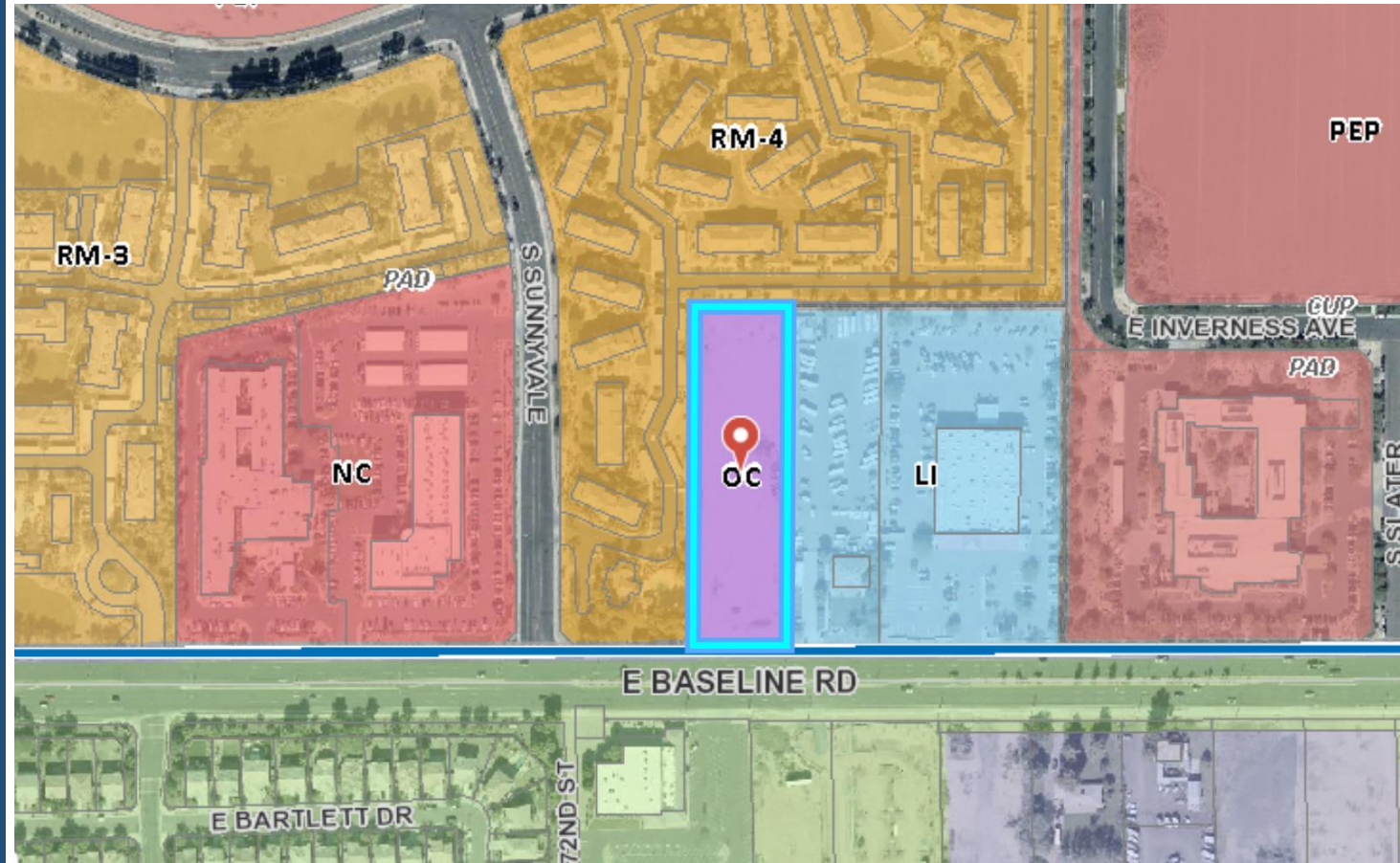
Specialty District

- large areas, typically over twenty (20) acres with a single use such as an educational campus, airport, or medical facility
- Typical uses: supportive retail, offices, hotels or dormitories

Zoning

Office Commercial (OC)

- Medical offices are a permitted use

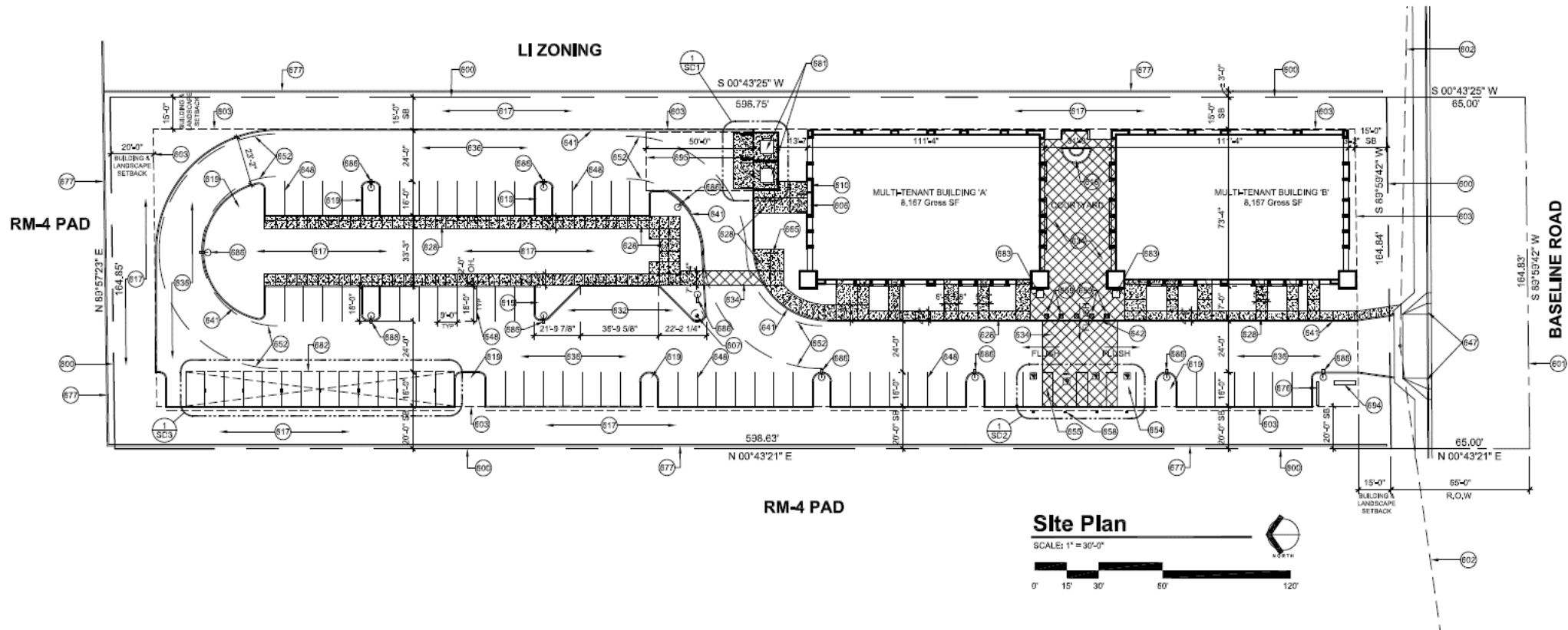


Site Photo

Looking north towards the site

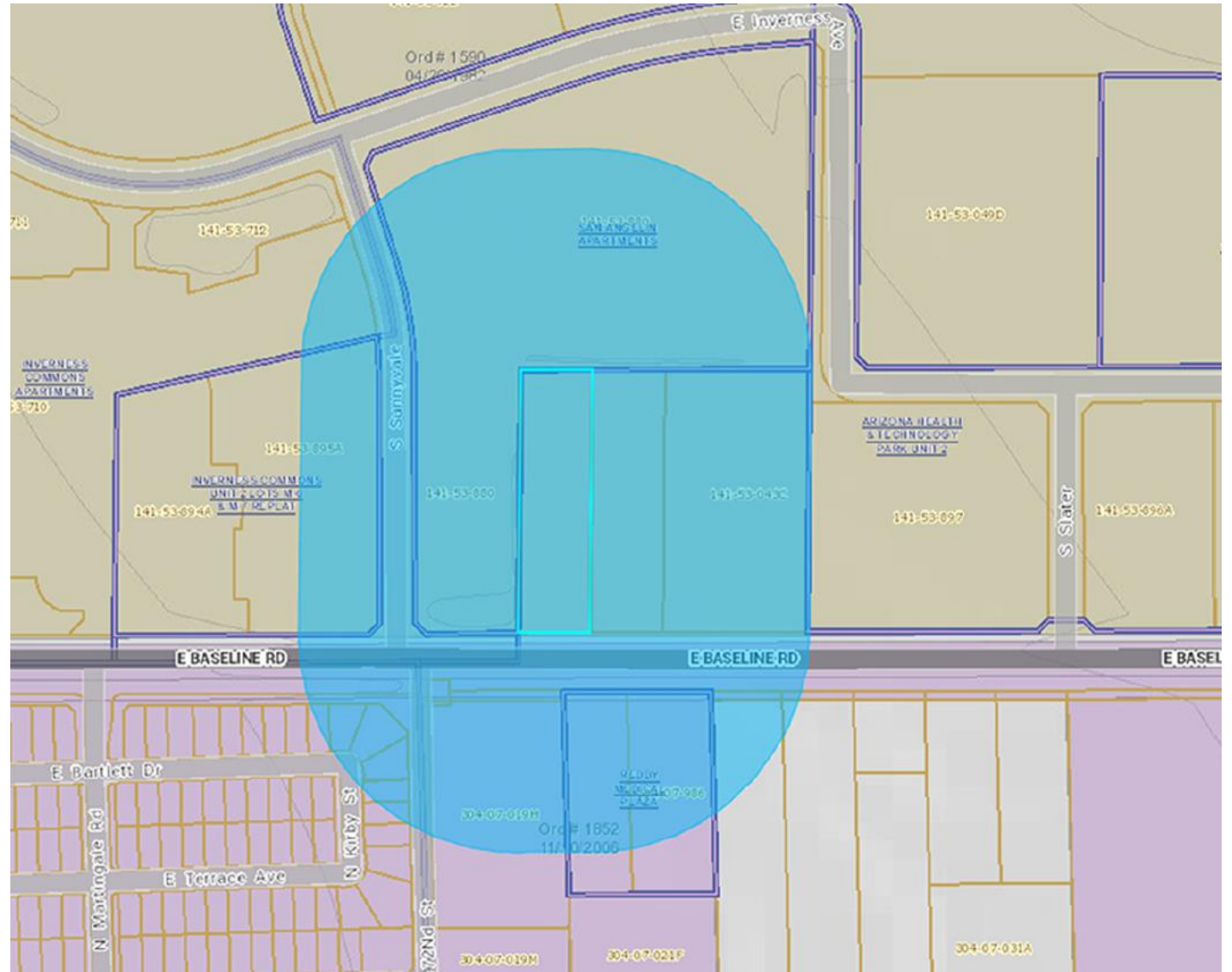


Site Plan



Citizen Participation

- Mailed letters to property owners within 500' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Staff has not received any neighborhood feedback.



Design Review

- June 9, 2020



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the foundation base requirements per MZO section 11-33-5(A)(1)(b)
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff Recommendation

Approval with Conditions