



City Council

ZON23-00139

Mary Kopaskie-Brown

December 11, 2023
1



Request

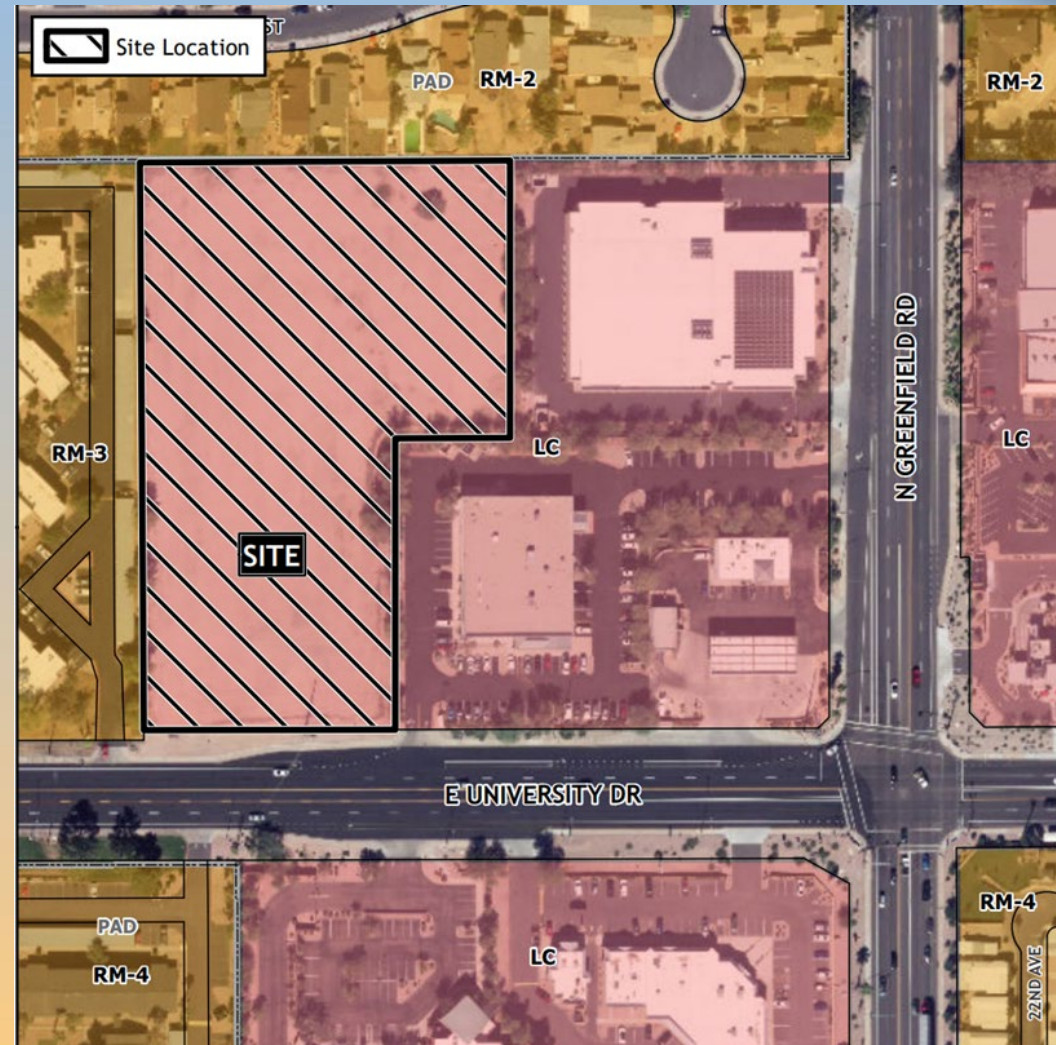
- Site Plan Review
- Council Use Permit Review
- Commercial Development





Location

- North side of University Drive
- West of Greenfield Road

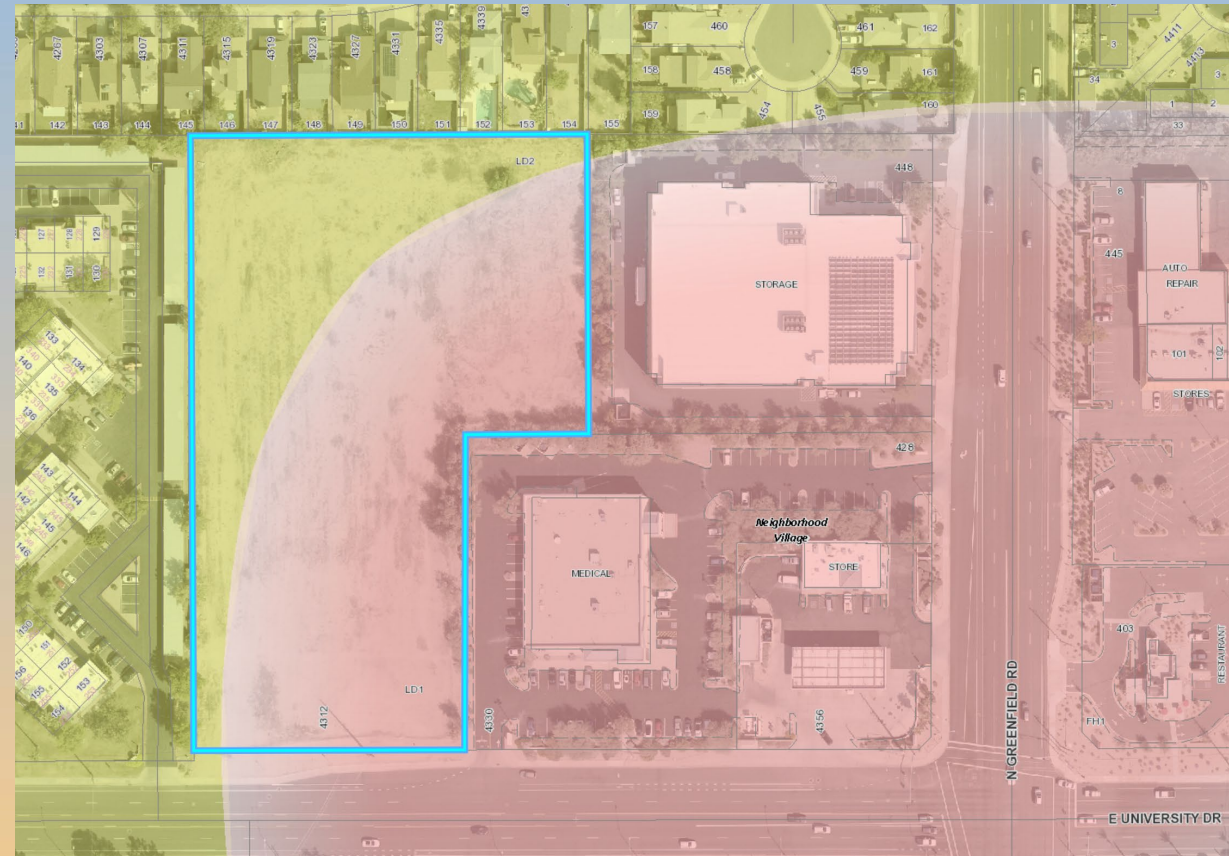




General Plan

Neighborhood Village Center

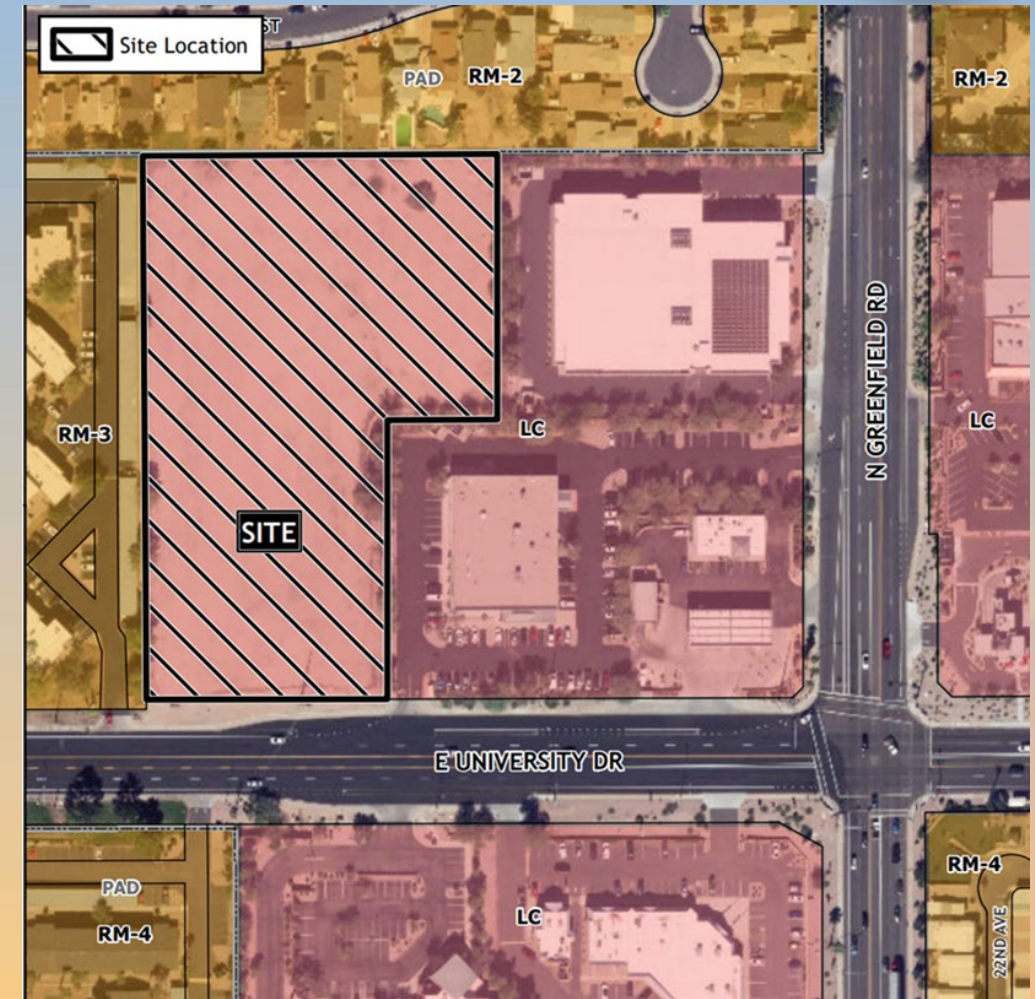
- Typical shopping areas that serve the surrounding neighborhood
- LC listed as primary zoning
- Retail and restaurants listed as primary land uses
- Mini-storage permitted with a CUP





Zoning

- Limited Commercial
- Restaurants and retail are permitted by right in LC
- Mini-Storage permitted with a CUP





Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

- ✓ 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 plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Site Photo

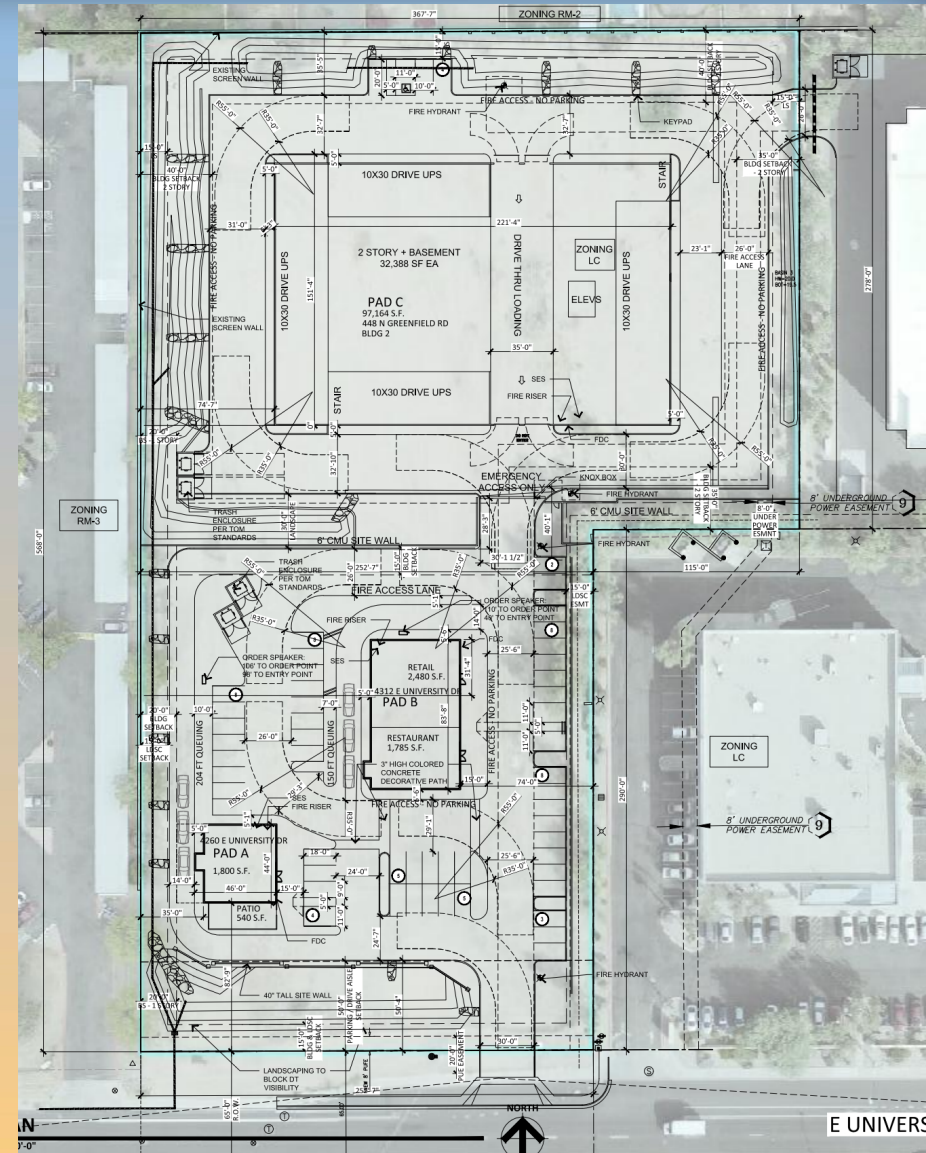


Looking north from University



Site Plan

- Two-story mini-storage facility in the northern half ($\pm 96,600\text{sf}$)
- Two commercial buildings in the southern half ($\pm 6,000\text{sf}$)
- Commercial access from University
- Mini-storage access from Greenfield





Renderings





Renderings





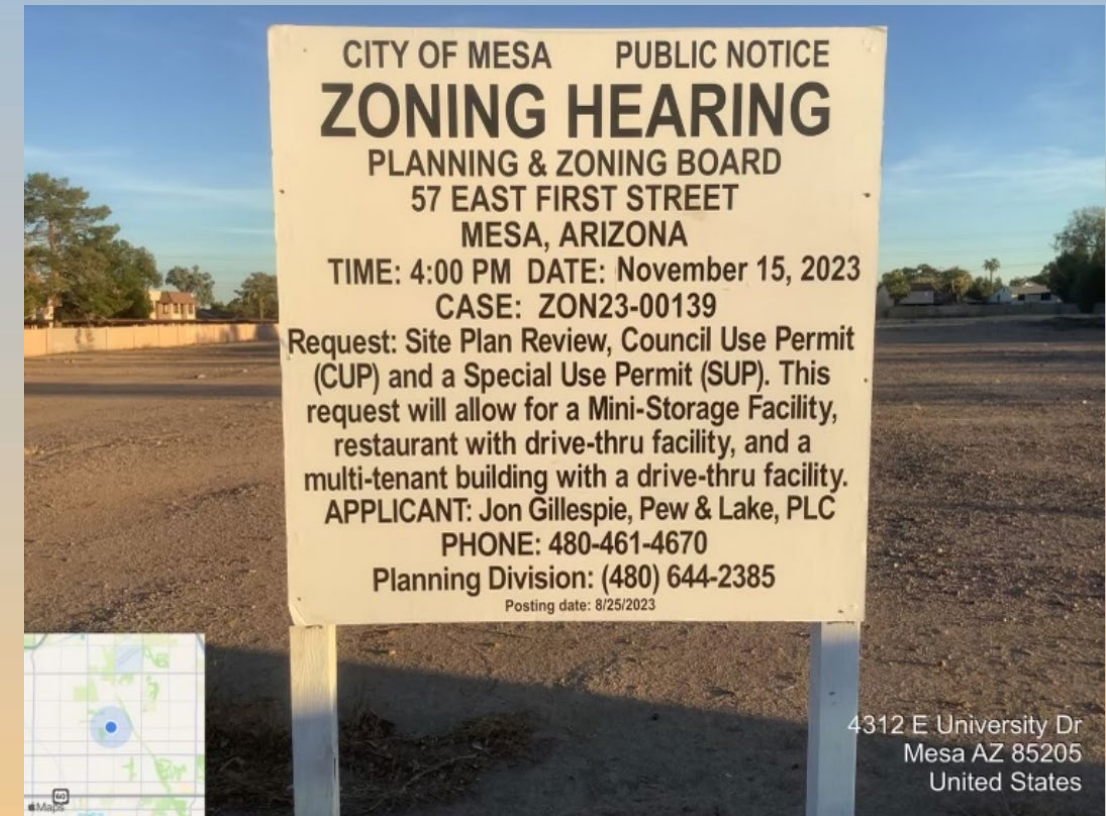
Renderings





Citizen Participation

- Applicant notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual meeting held on July 20, 2023, with no attendees
- Staff has not been contacted by any interested parties





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
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

Staff recommend Approval with Conditions

Planning and Zoning Board Recommendation: Approval with Conditions (Vote 6-0)



mesa·az