



# Planning & Zoning Board



# ZON23-00174

Jennifer Merrill, Senior Planner

April 10, 2024



# Request

- Rezone from PEP-PAD-PAD and LC-PAD-PAD to LC, and Site Plan Review
- Preliminary Plat
- To allow for a large commercial development





# Location

- North of Elliot Road
- West side of Elliot Road





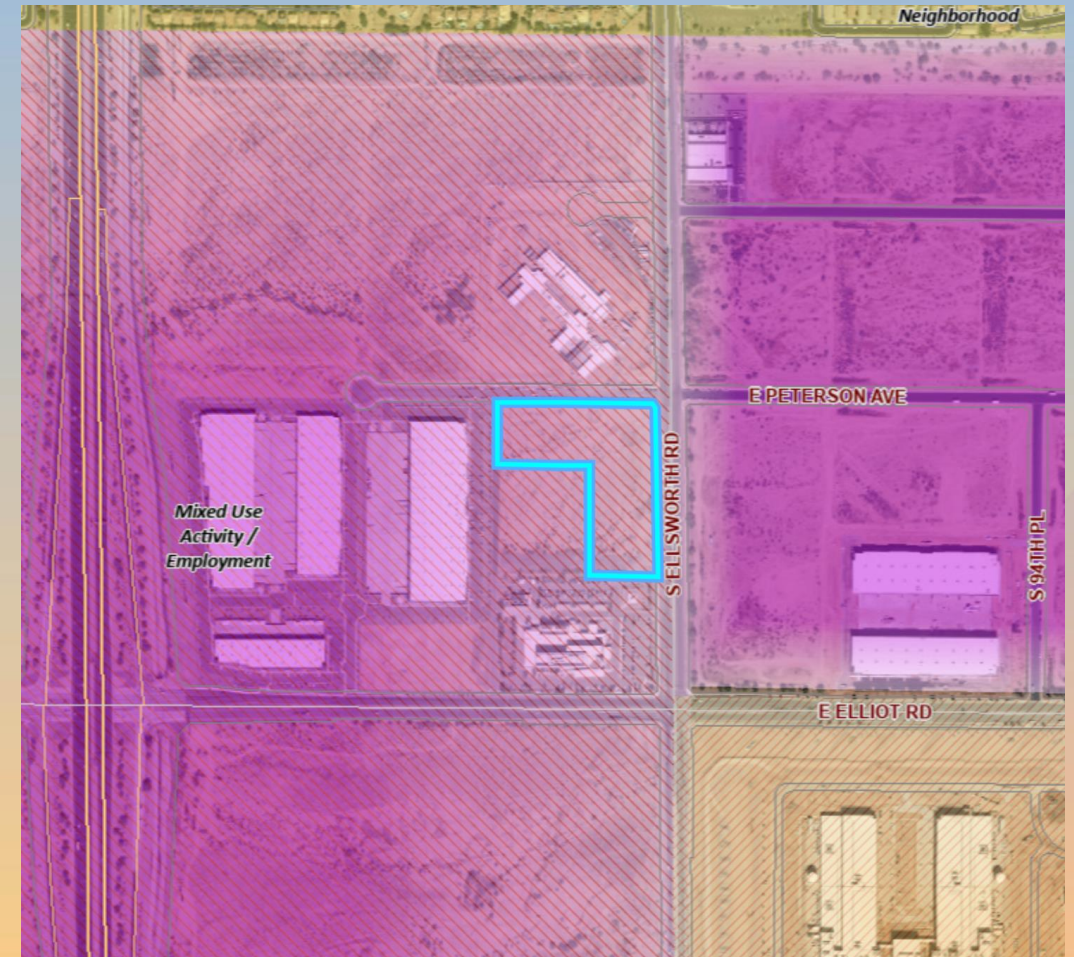
# General Plan

Mixed Use Activity, Community-Scale

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

Mesa Gateway Strategic  
Development Plan - Mixed Use  
Community

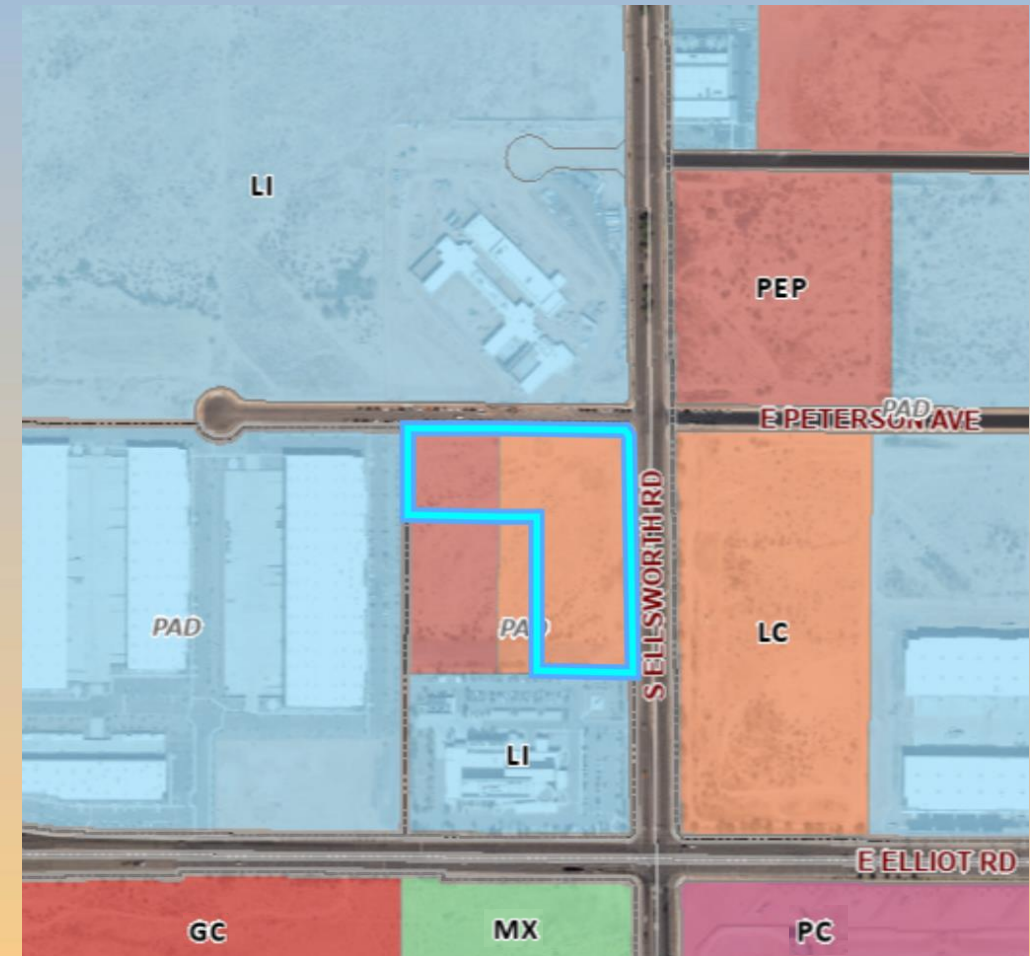
- Live/work/play
- Walkable streetscapes





# 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

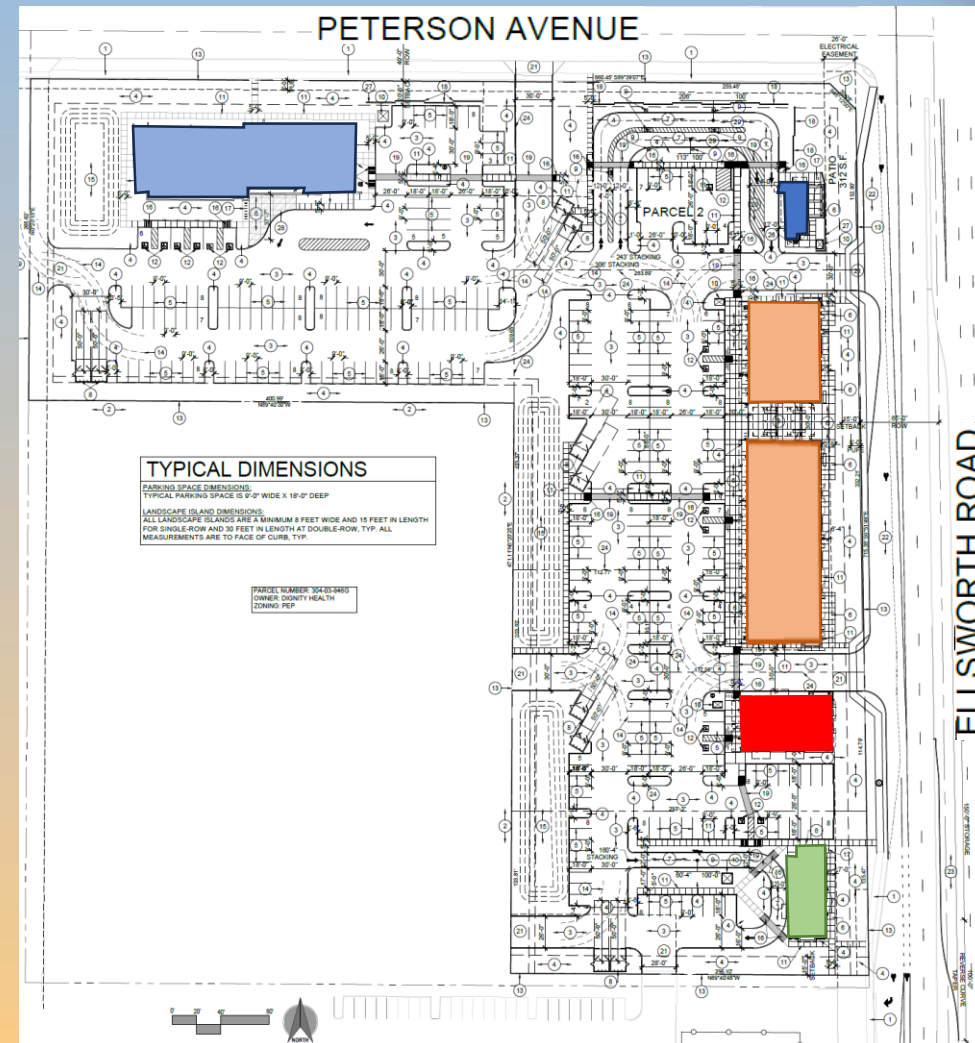


Looking southwest from  
Ellsworth Road



# 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)
- 6 total access points (3 internal)

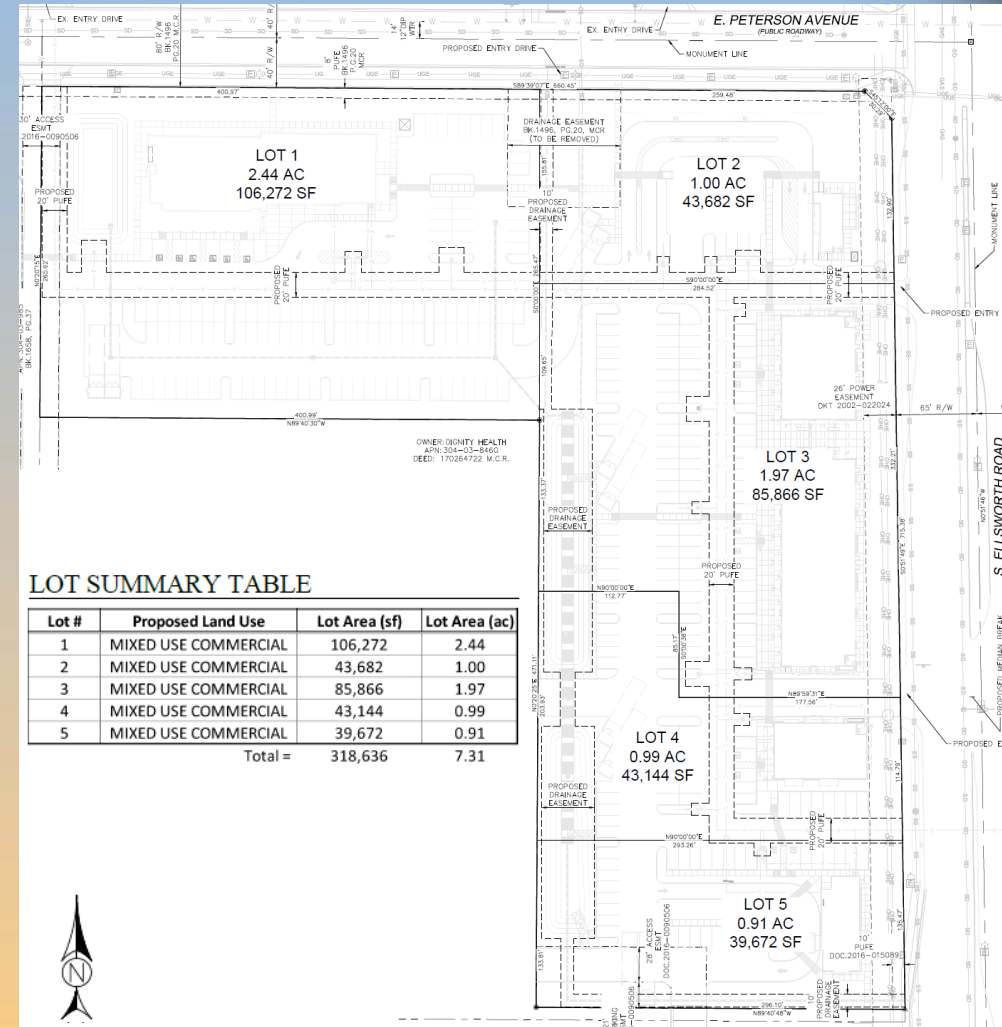






# Preliminary Plat

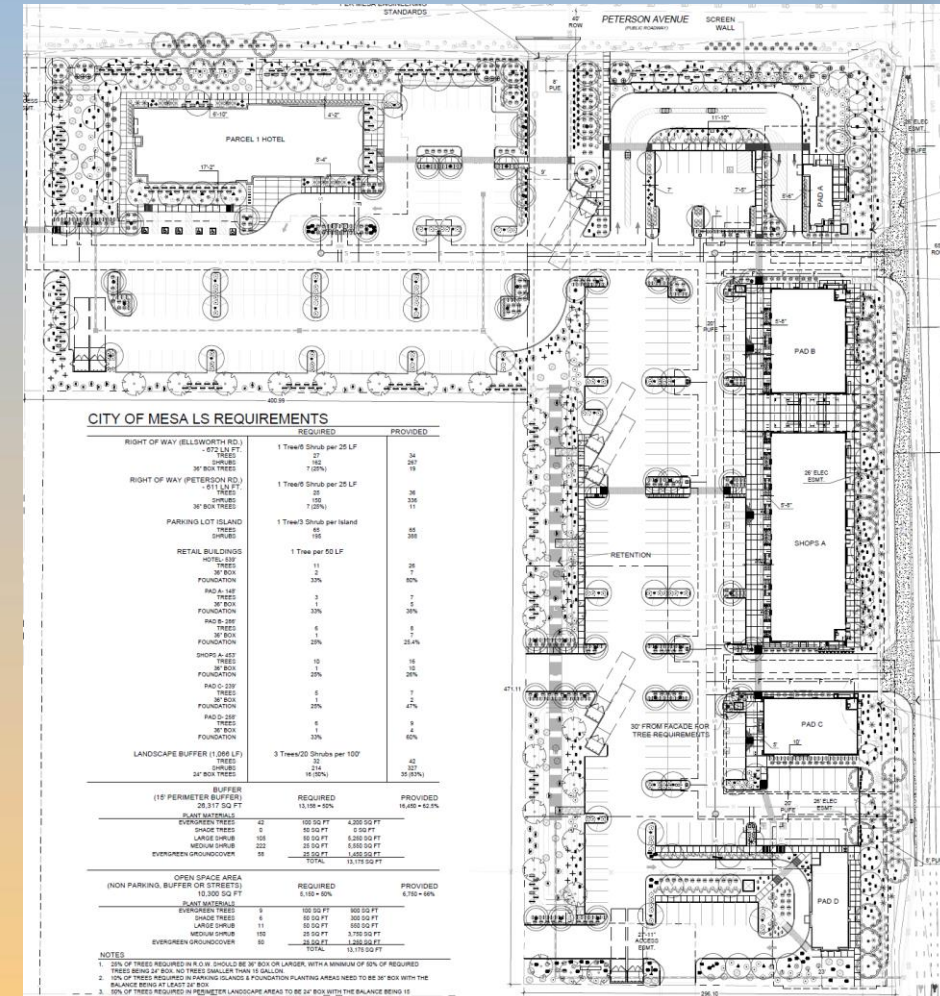
- 5 proposed lots
- Cross access and reciprocal parking easements
- Cross-access with adjacent developments





# Landscape Plan

PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES/PALMS</b>			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
<b>ACCENTS</b>			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	Aloe 'Blue Elf'	Blue Elf Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasyliroon longissimum	Toothless Spoon	5-Gal
	Dasyliroon wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakelights Red Yuucca	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
<b>SHRUBS</b>			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal
	*Dodonaea viscosa	Hopseed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp	'Lynns Legacy' Sage	5-Gal
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
<b>GROUND COVERS</b>			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	*Lantana montevidensis	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary	1-Gal





# Renderings





# Renderings





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on April 18, 2023 - no members of the public attended
- Staff has not received any inquiries about the project





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review

*Staff recommends Approval with Conditions*



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