



PLANNING & ZONING BOARD

February 24, 2021



ZON20-00538



Request

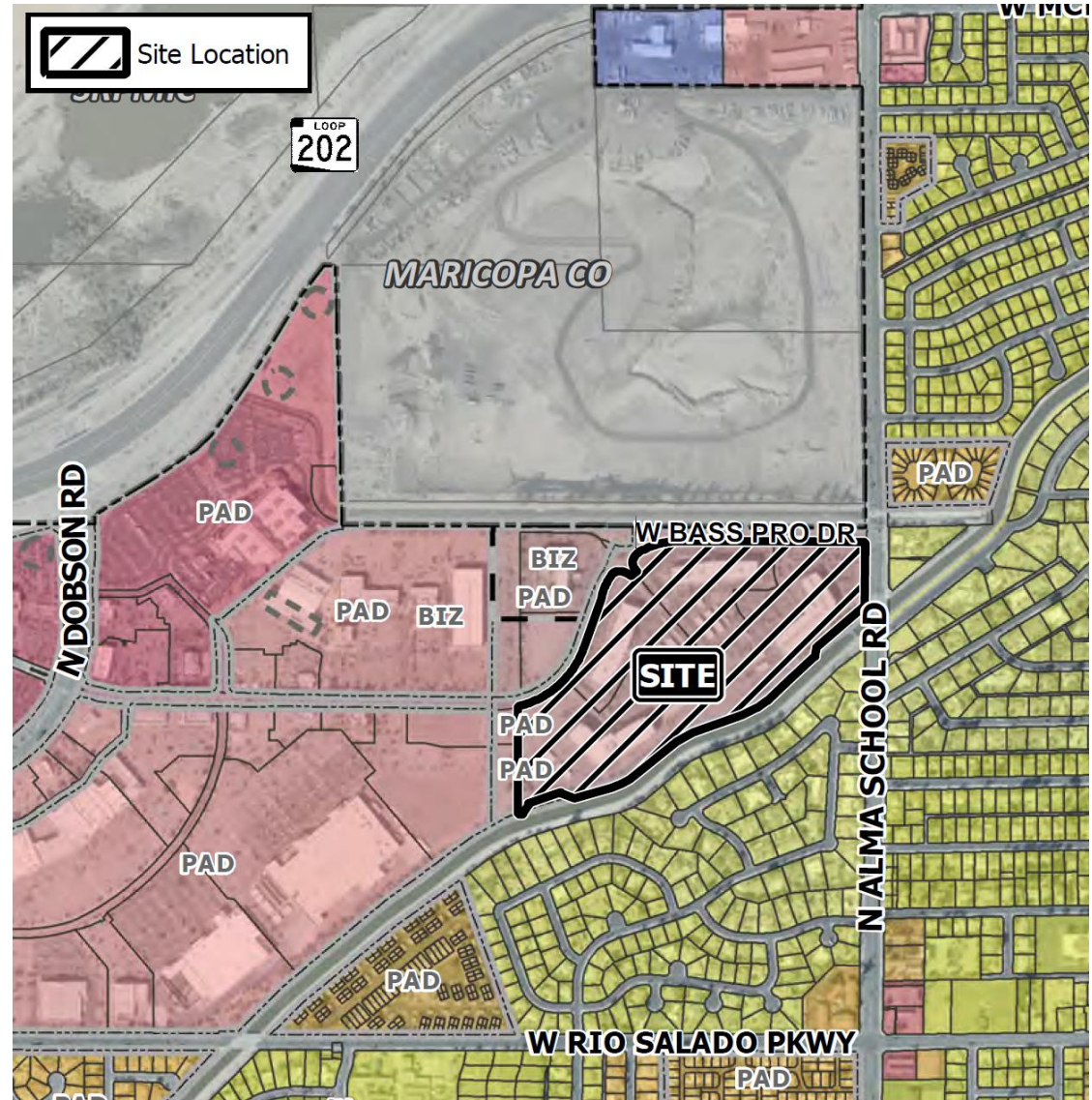
- Modification to the PAD overlay on the property; and Site Plan Review

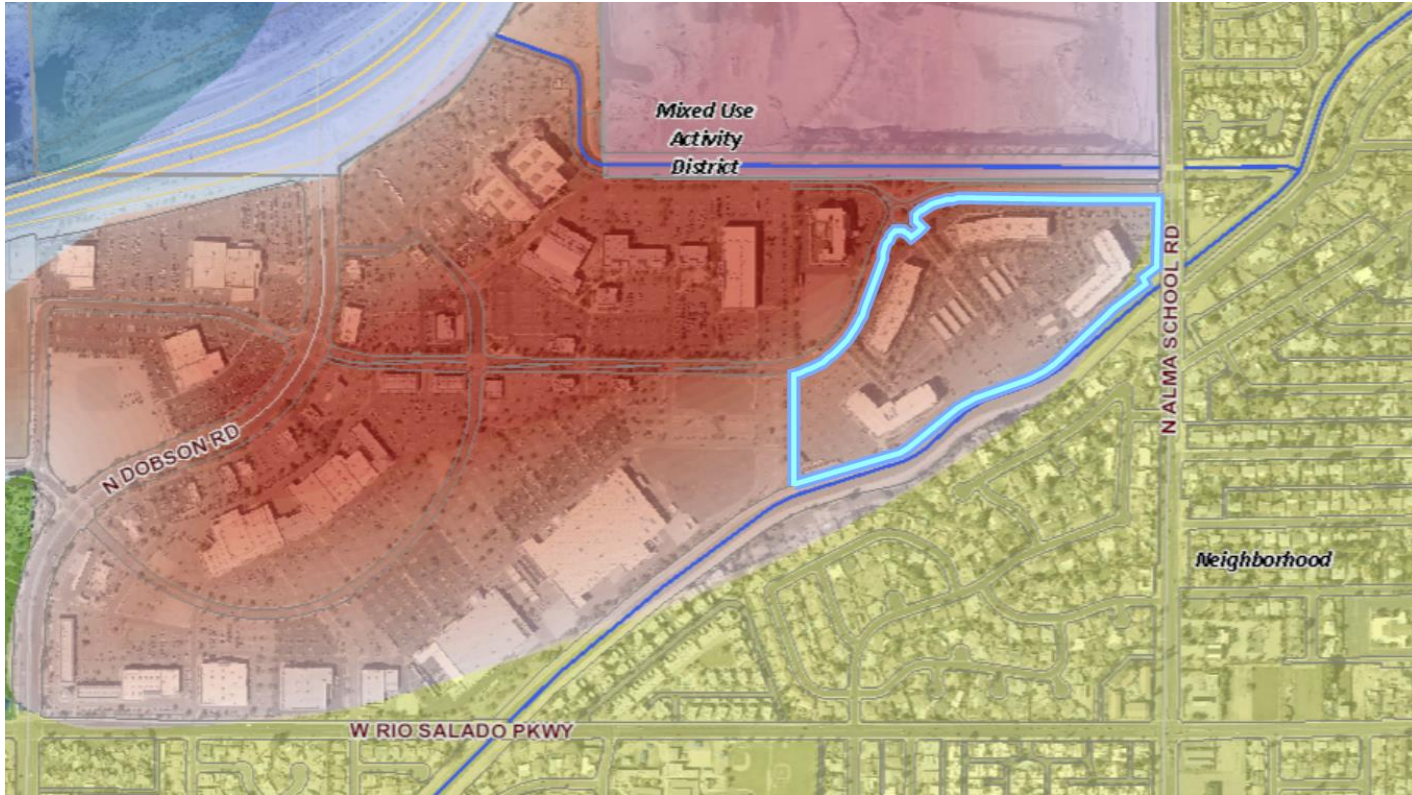
Purpose

- This request will allow for a new office building and parking garage within an existing office development

Location

- West of Alma School Road on the south side of Bass Pro Drive



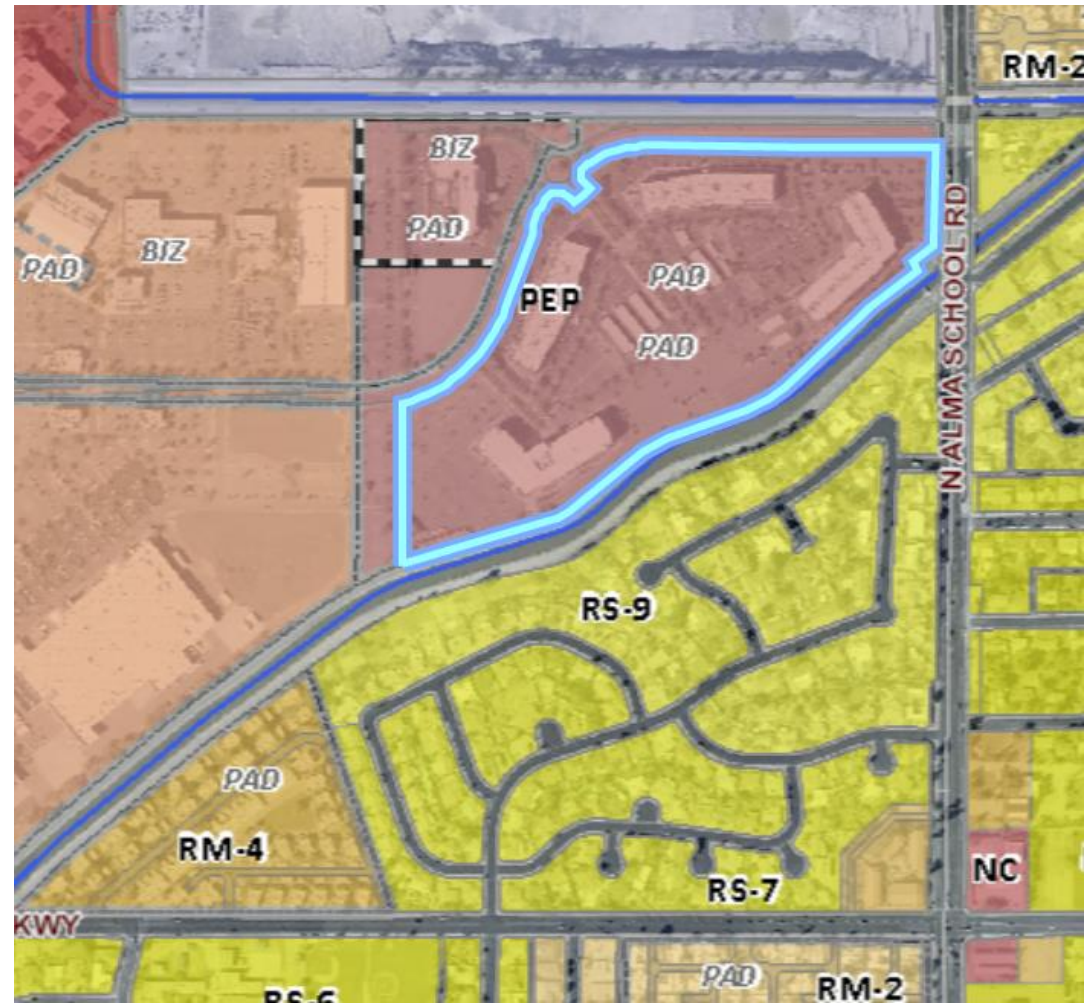


General Plan

- Mixed Use Activity District
 - Contains significant retail and commercial component, including shopping areas such as malls, power centers or lifestyle centers designed to attract people from a large radius
- Regional-scale District
 - Provide a location for businesses and attractions that brings people to Mesa from the larger region

Zoning

- Planned Employment Park with a Planned Area Development Overlay (PEP-PAD)



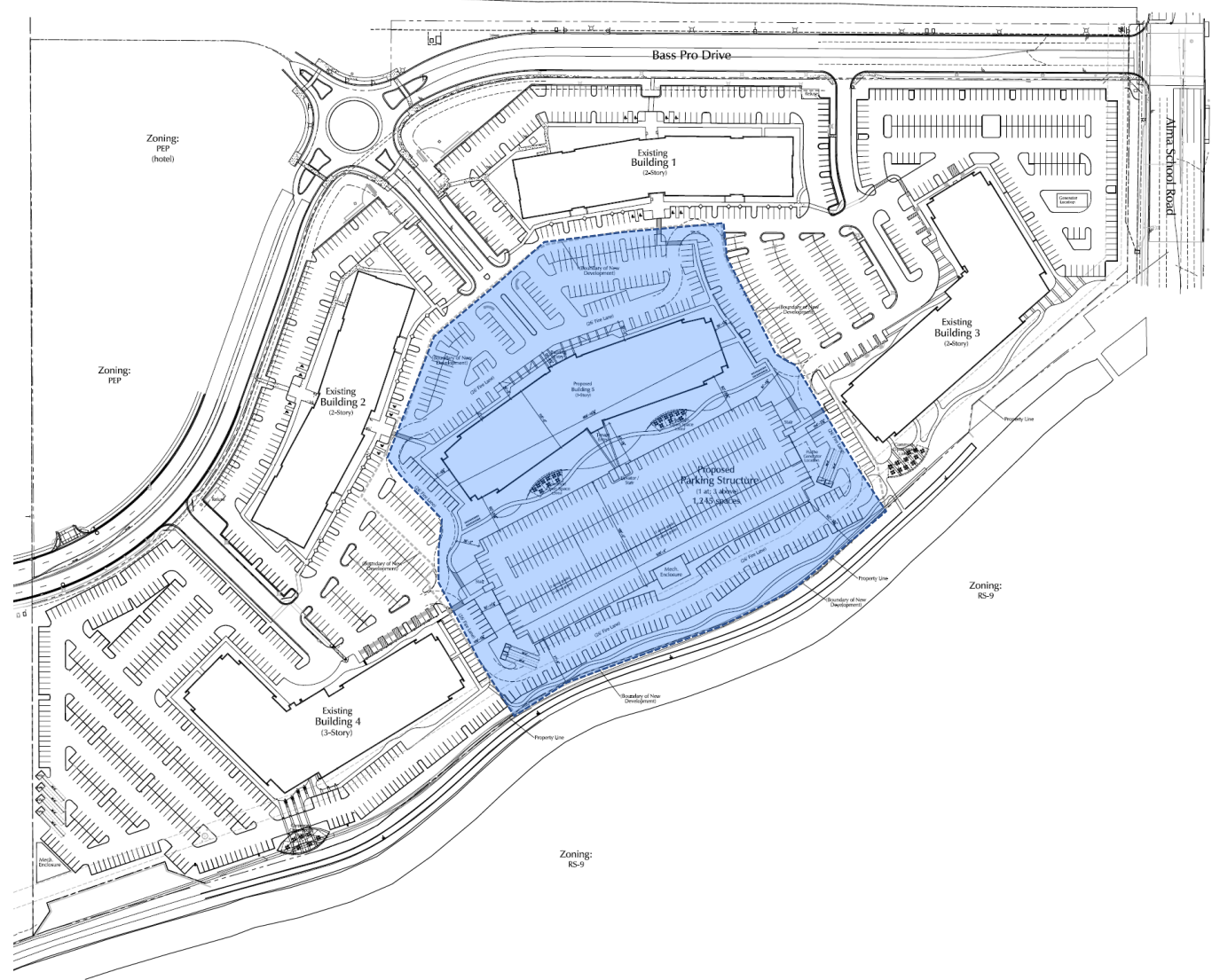
Street View



Looking southwest from Alma School Road & Bass Pro Drive

Site Plan

- 3-story office building and 4-story parking garage
- 4 existing office buildings

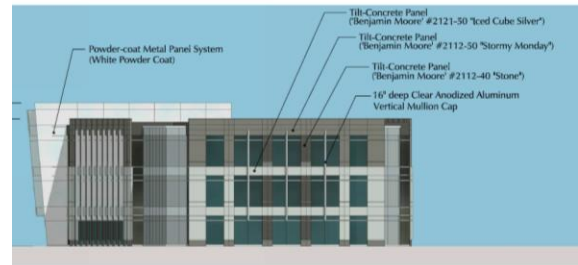


Design Review

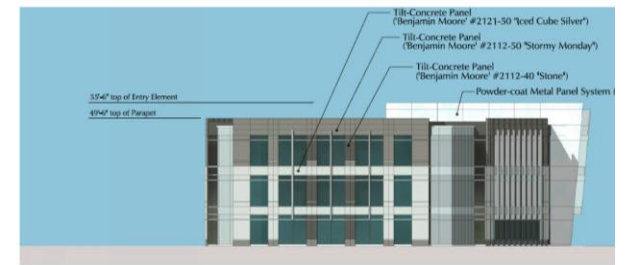
- October 13, 2020 & February 9, 2021



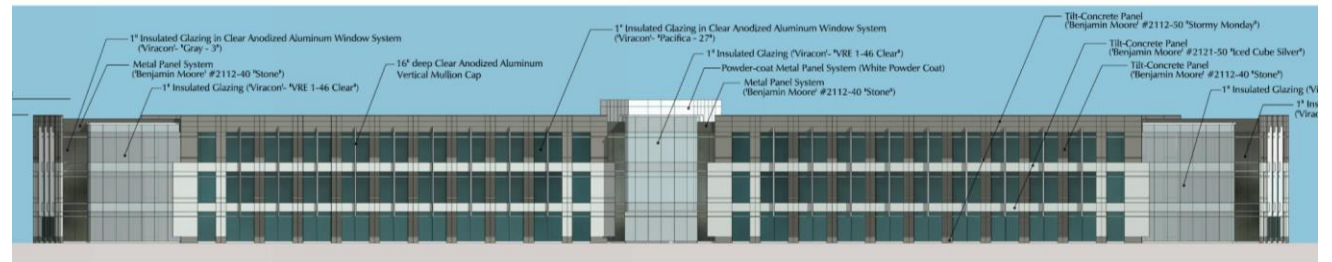
North Elevation



West Elevation



East Elevation

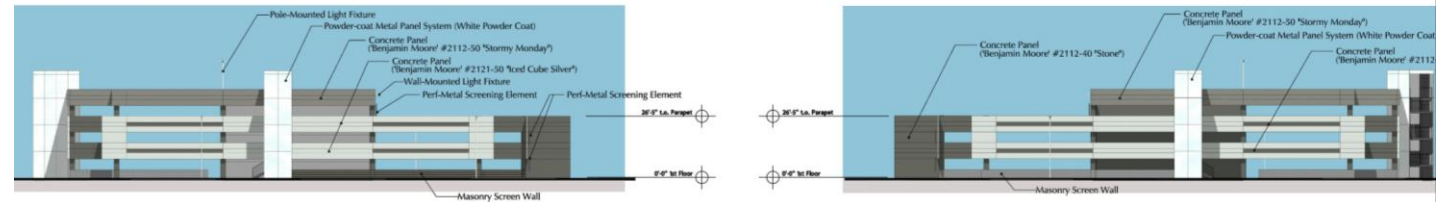


South Elevation

Design Review

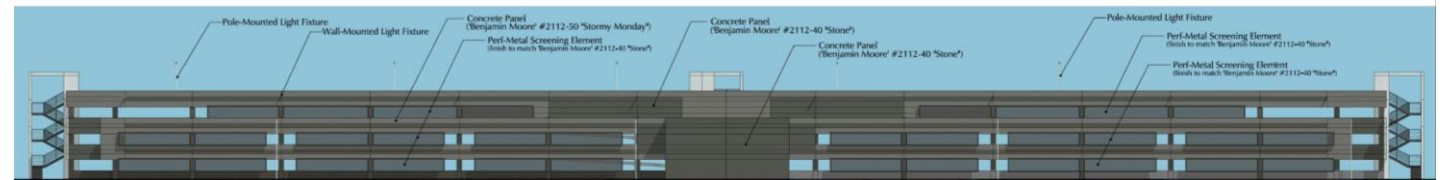


North Elevation



West Elevation

East Elevation



South Elevation

Elevations



Elevations



Elevations



Sight Line Exhibit



Sight Line Study- C



Sight Line Study- B



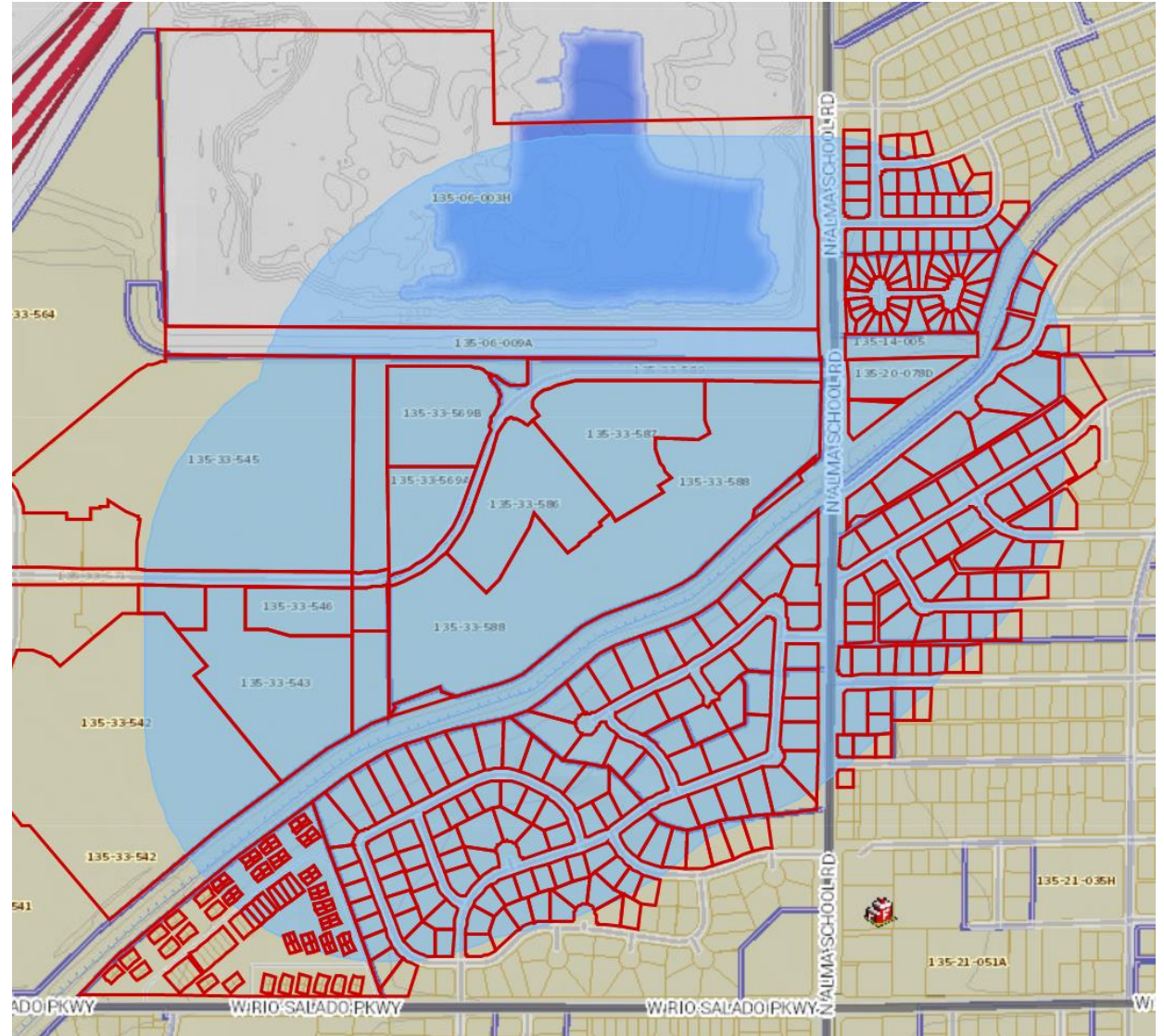
Sight Line Study- A



Sight Line Key Plan

Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- Two virtual meetings
 - October 26, 2020
 - November 16, 2020



Summary

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

Staff Recommendation Approval with Conditions



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