



City Council

ZON23-00282

Mountain America Credit Union

Mary Kopaskie-Brown

August 28, 2023



Request

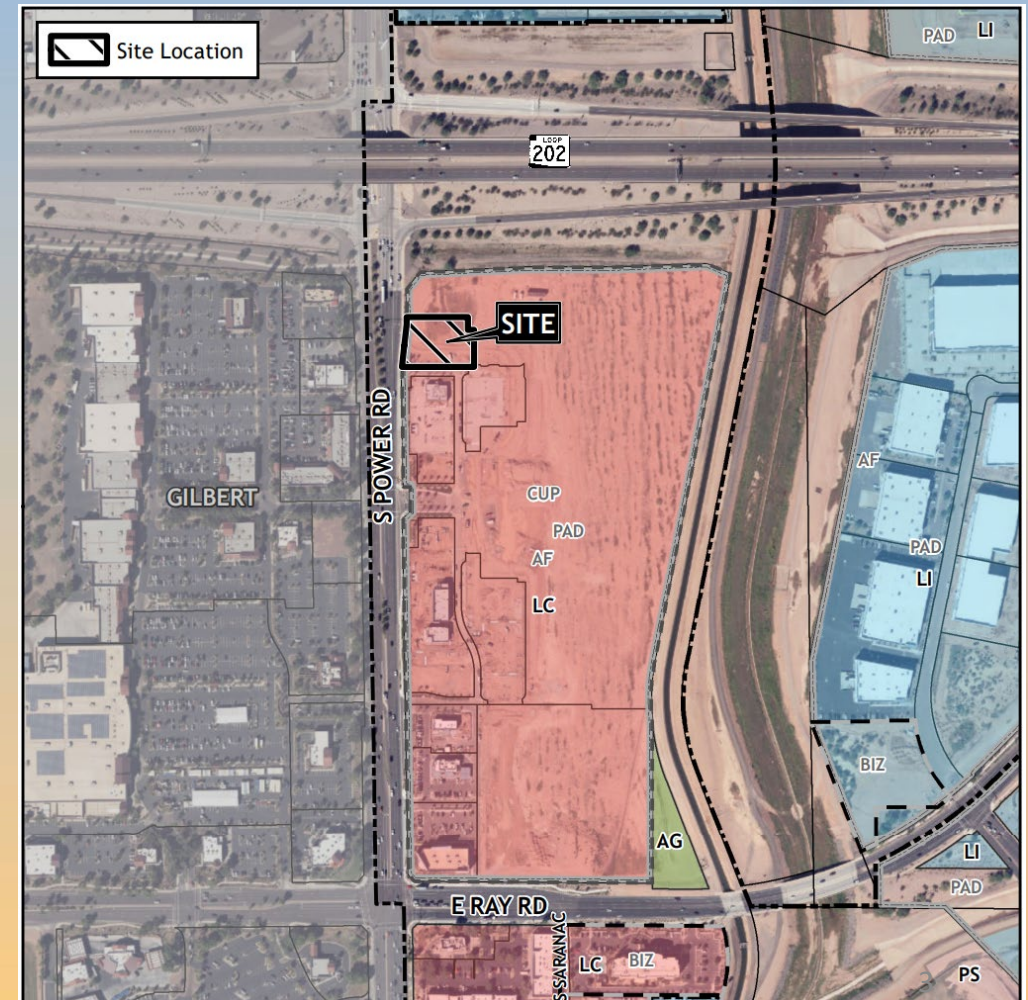
- Site Plan Modification
- To allow for a financial institution with drive-thru





Location

- Lot 14 within Gallery Park
- South of Loop 202 Freeway
- East side of Power Road





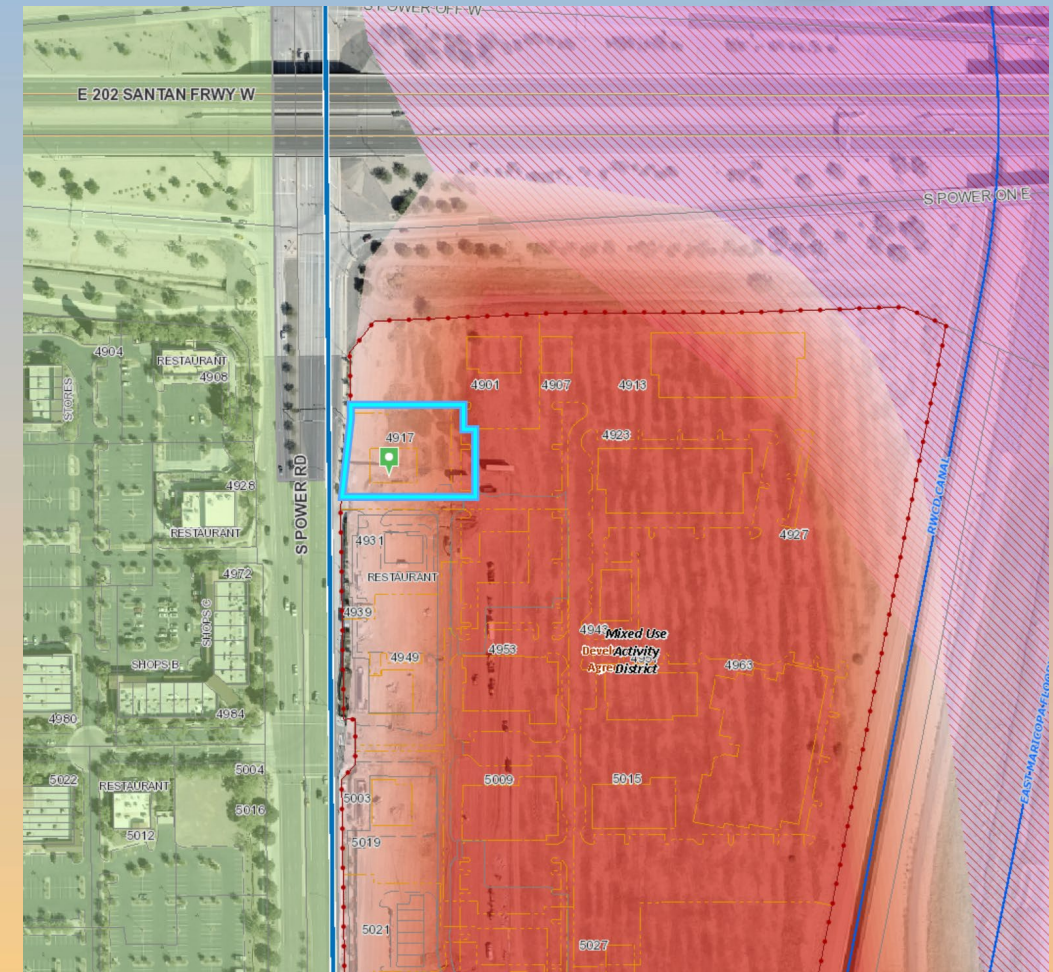
General Plan

Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

Mesa Gateway Strategic Development Plan - Inner Loop

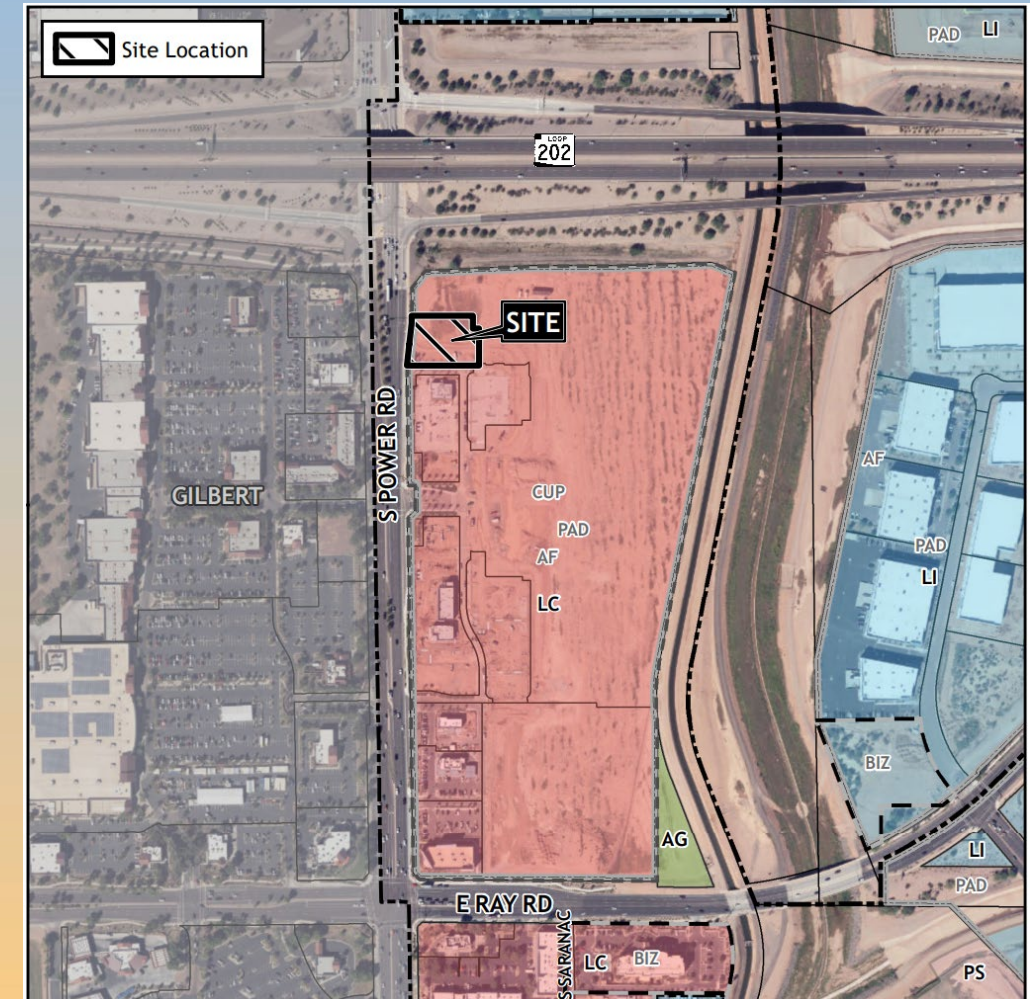
- Provide high-quality mixed-use development





Zoning

- Limited Commercial with a Planned Area Development (PAD) and Council Use Permit (CUP) overlays
- Proposed use permitted within LC





Site Photo

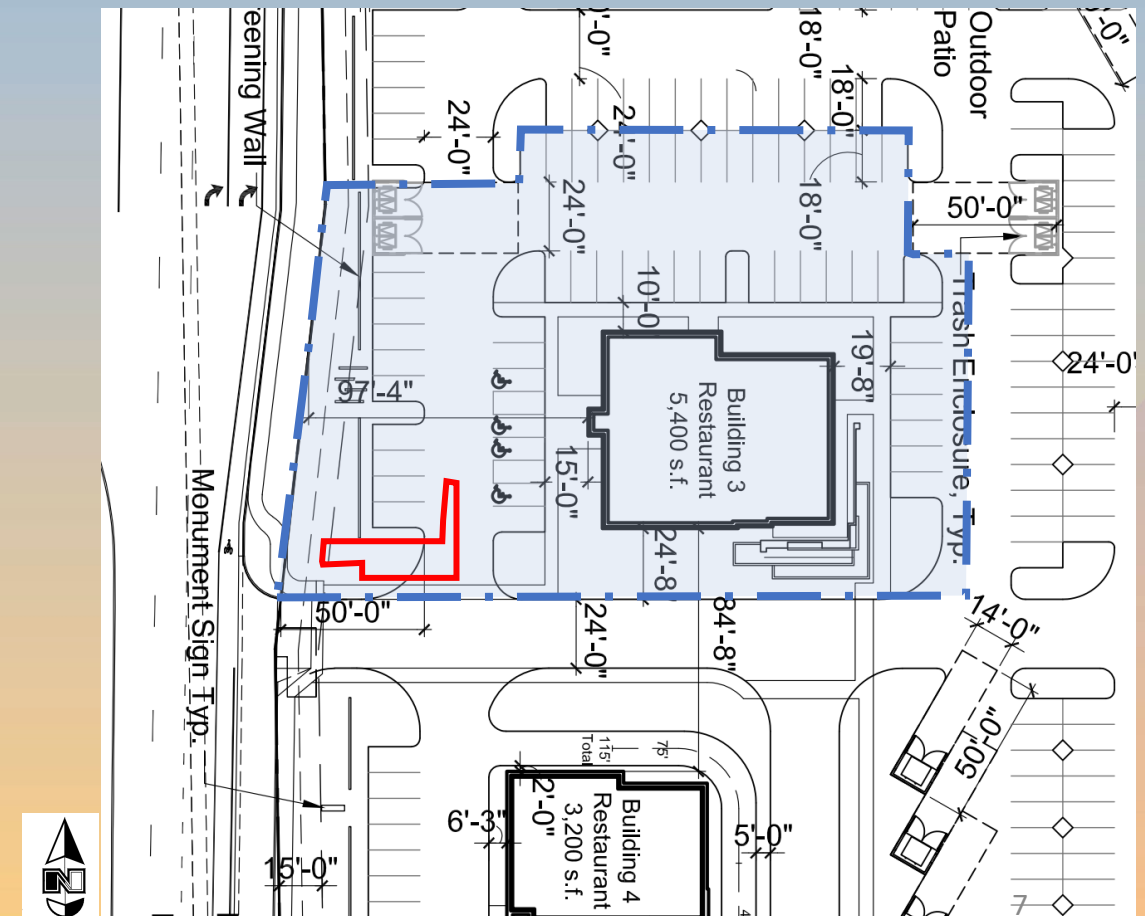


Looking east from Power Road



Previously Approved Site Plan

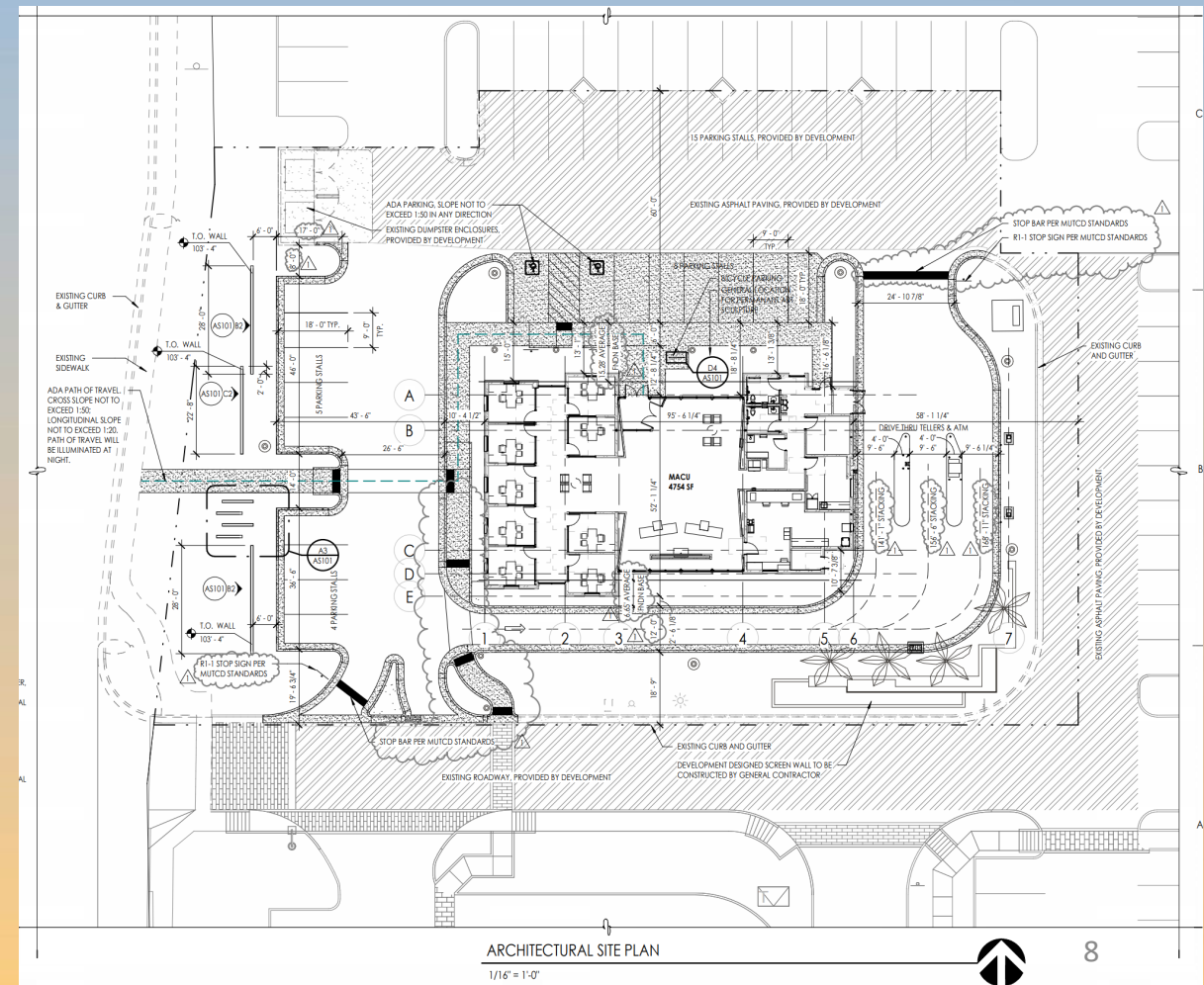
- 5,400 sq. ft. restaurant w/ no drive-thru lane
- 52 parking spaces
- Entry monumentation in the southeast corner
- Access from shared drive





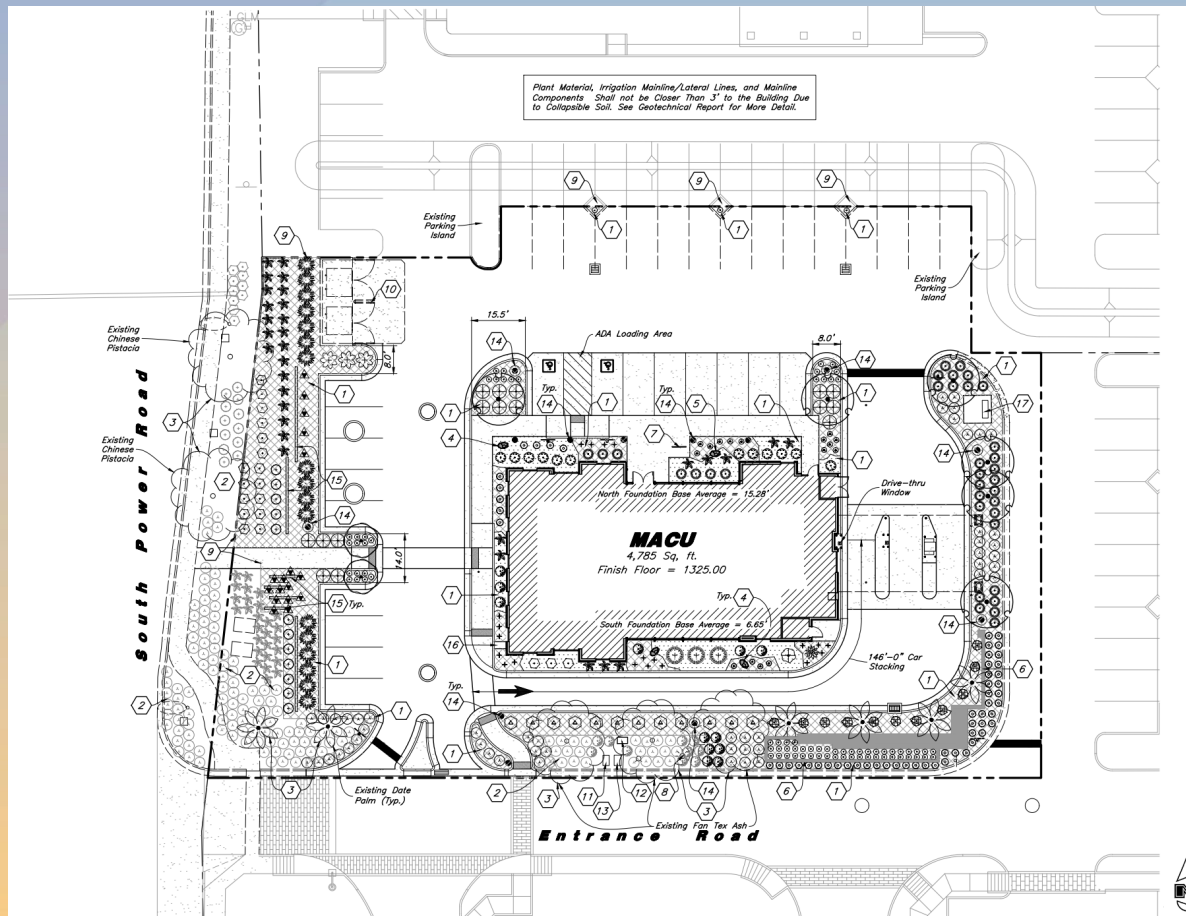
Proposed Site Plan

- 4,754 sq. ft. financial institution with drive-thru (11.9% decrease in floor area)
- 32 parking stalls provided
- Access from Power Rd.





Landscape Plan



PLANT SCHEDULE (All Plant Material has Been Selected From the Gallery Park Mesa Plant Schedule. Plant Schedule Can be Used to Identify Existing Plant Material.)

TREES



QTY	BOTANICAL / COMMON NAME	SIZE
6	<i>Olea europaea</i> 'Wilsonii' / Wilson Olive	24" Box;
4	<i>Phoenix dactylifera</i> / Date Palm	18" Trunk
2	<i>Sophora secundiflora</i> / Texas Mountain Laurel	36" box

SHRUBS



QTY	BOTANICAL / COMMON NAME	SIZE
11	<i>Bougainvillea</i> x 'La Jolla' / La Jolla Bougainvillea	5 gal
12	<i>Buxus sempervirens</i> 'Suffruticosa' / Suffruticosa Common Boxwood	5 gal
12	<i>Eremophila hygrophana</i> 'Blue Bells' / Blue Bells Emu Bush	5 gal
19	<i>Hesperaloe parviflora</i> 'Perpa' / Brakelights Red Yucca	5 gal
12	<i>Leucophyllum langmaniae</i> 'Rio Bravo' / Rio Bravo Langman's Sage	5 gal
35	<i>Myrtus communis</i> 'Compacta' / Dwarf Common Myrtle	5 gal
16	<i>Ruellia peninsularis</i> / Baja Ruellia	5 gal
17	<i>Tecoma stans stans</i> 'Gold Star' / Gold Star Yellow Bells	5 gal
12	<i>Tecoma</i> x Sierra Apricot / Apricot Trumpet Bush	5 gal
3	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommends Approval with Conditions



mesa·az



Rendering

