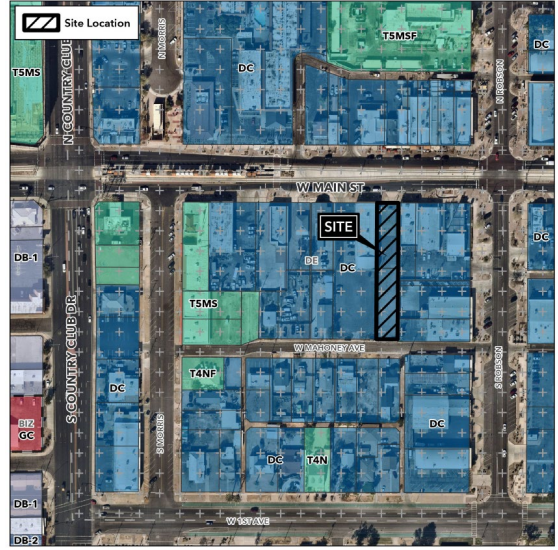




Planning and Zoning Report

Date	August 13, 2025	
Case No.	ZON25-00301	
Project Name	Mesa Padel Club	
Request	<ul style="list-style-type: none"> Site Plan Review for a Small-Scale Commercial Recreation Facility development 	
Project Location	Located approximately 660 feet east of the northeast corner of West Main Street and South Country Club Drive	
Parcel No(s)	138-54-047 138-54-048	
Project Area	0.4± acres	
Council District	District 4	
Existing Zoning	Downtown Commercial with a Downtown Events Overlay	
General Plan Designation	Downtown	
Applicant	Daniela Triado, Vitruvian Design	
Owner	Village Bloom	
Staff Planner	Emily Johnson, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for an Initial Site Plan to develop a small-scale commercial recreation facility on a vacant 0.4± acre site (Proposed Project).

Site Context

General Plan:

- The Placetype for the project site is Downtown and the Growth Strategy is Evolve.
- Entertainment and Recreation uses are principal land uses that contribute to a unique mix of uses in a relatively dense urban form that provides a pedestrian-friendly environment and a place to live, work, shop, dine, recreate, and more.
- The Proposed Project is consistent with the Downtown Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.
 - LU5. Encourage the development of vibrant activity centers in Downtown and throughout the City.

Sub-Area Plan:

- **Central Main Street Area Plan:** The project site is located within the Central Main Street Area Plan. The Proposed Project is consistent with the Central Main Street Area Plan and will contribute to creating a distinct and high-quality built environment that is attractive to existing and new employers, residents, and visitors.

Zoning:

- The project site is zoned Downtown Core with a Downtown Events Overlay (DC-DE).
- A Small-Scale Commercial Recreation Facility is a permitted use within the LC District.

Surrounding Zoning & Use Activity:

The proposed Small-Scale Commercial Recreation Facility is compatible with surrounding land uses, which is made up of a mixture of uses including commercial, full-service restaurants, and single-family residences.

Northwest (Across Main Street) DC-DE Commercial	North (Across Main Street) DC-DE Full-Service Restaurant	Northeast (Across Main Street) DC-DE Full-Service Restaurant
West DC-DE Retail/Parking Area	Project Site DC-DE Vacant	East DC-DE Bar/Club/Lounge/ Banquet and Conference Center
Southwest (Across Mahoney Avenue) DC-DE Commercial/Single Residences	South (Across Mahoney Avenue) DC-DE Single Residences	Southeast (Across Mahoney Avenue) DC-DE Commercial

Site History:

- **July 14, 1883:** City Council annexed 631± acres, including the project site, into the City of Mesa (Ordinance No. 1).
- **September 8, 1987:** City Council approved the creation of new zoning districts, development regulations, a new zoning map and new design guidelines for all properties within Mesa's Town Center, including the project site, which was zoned High Intensity, Mixed Use (equivalent to current Downtown Core [DC]) (Case No. Z87-040, Ordinance No. 2254).
- **November 7, 2011:** City Council approved a rezone of 151± acres, including the project site, to establish a Downtown Events Overlay District (Case No. Z11-017, Ordinance No. 5065).

Project/Request Details

Site Plan:

- **Site Design:** The small-scale commercial recreation facility will consist of four padel ball courts with glass panel enclosures and mesh netting. A seating area for spectators will be provided along Main Street and is connected by a 10-foot-wide turf path to the courts as well as another gathering area. This central space includes a converted shipping container, which will serve as an office and rental facility, as well as a restroom, vending machines, and seating area for players and spectators.
- **Access:** The site is located on Main Street and will have pedestrian access from Main Street and secondary pedestrian access from Mahoney Avenue. There will be no vehicular access to the project site.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 16 parking spaces are required. Per Section 11-8-7 of the MZO required parking in all downtown districts, including DC, may be provided off-site in a privately or municipally owned parking garage, commercial parking lot or other approved facility. The Proposed Project has identified available street parking on Main Street and adjacent blocks as well as within the Orange Lot public parking area which is located approximately 1,000 feet from the site. Per Section 11-8-6 of the MZO, off-site parking accommodations in the DC district are subject to approval by the Planning and Zoning Board through site plan review.
- **Landscaping:** The subject request includes an Alternative Landscape Plan (ALP) per Section 11-33-7 of the MZO due to overhead utility lines and to bring the site into compliance with landscaping for Main Street downtown. Currently, there is a driveway located within the Right-Of-Way in front of the project site that goes out onto Main Street. This driveway will be closed and replaced with a new planting area to be planted by the City of Mesa according to the landscape design plan for Main Street downtown. Additional landscaped areas are located along the Main Street and Mahoney Avenue frontages with additional planting material along the west side of the courts.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on June 30, 2025, with three neighbors in attendance. The attendees raised questions about the following:

- What the sport of padel ball is and how to play
- Hours of operation, especially during summer
- Parking
- Room for potential expansion
- No opposition was expressed

The applicant provided the following response to the attendee's questions:

- An explanation of the sport and its popularity throughout the world as well as its ease of play for people at all levels.
- The courts would likely be open early in the morning, closed during the day, and reopen at night during the hotter months.
- There will be no parking on site but there will be communication to where patrons can park in the public parking areas downtown.
- Another court could potentially fit on neighboring lots if that opportunity became available. For right now, it will be the four courts.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- As of the writing of this report, Staff has not received any feedback from the public about the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. All signage shall be reviewed under a separate permit.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Citizen Participation Plan

Exhibit 7 – Citizen Participation Report

Exhibit 8 – Power Point Presentation