



City Council ZON25-00942

Mary Kopaskie-Brown, Planner Director

April 6, 2026
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Request

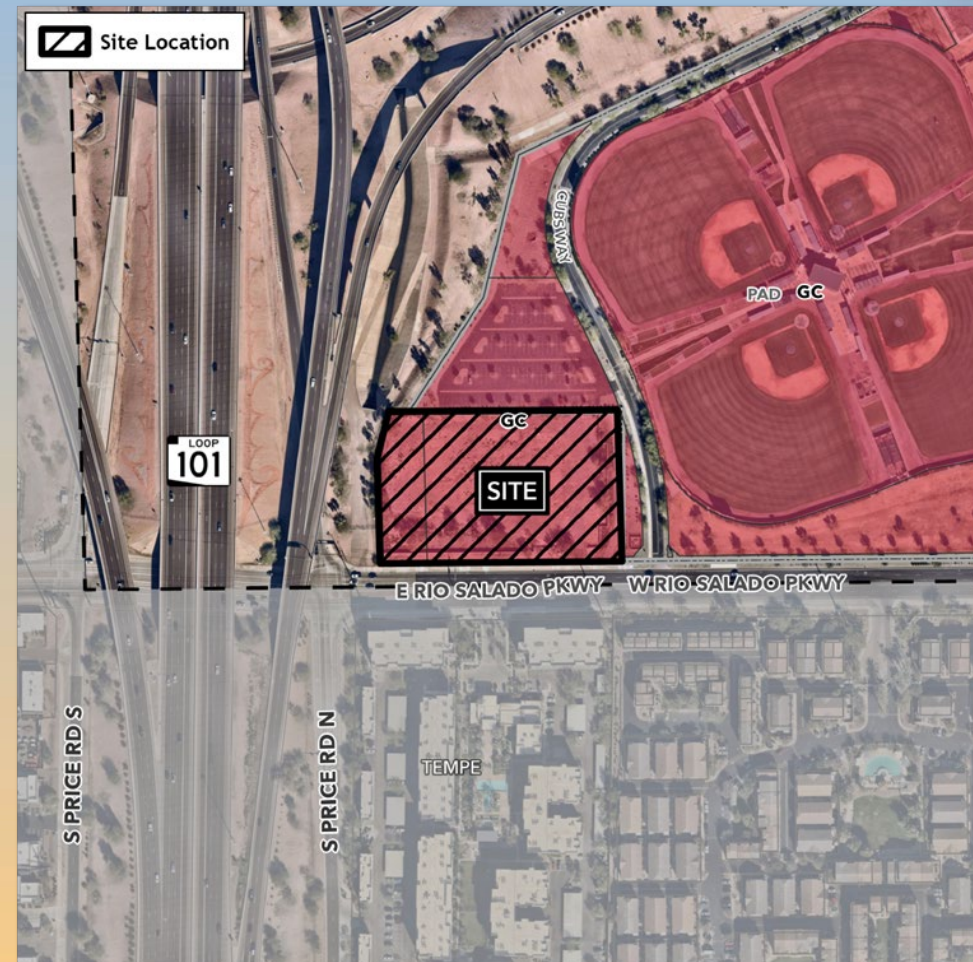
- Council Use Permit (CUP)
- Initial Site Plan
- Rezoning 3.1 acres from GC to GC-BIZ





Location

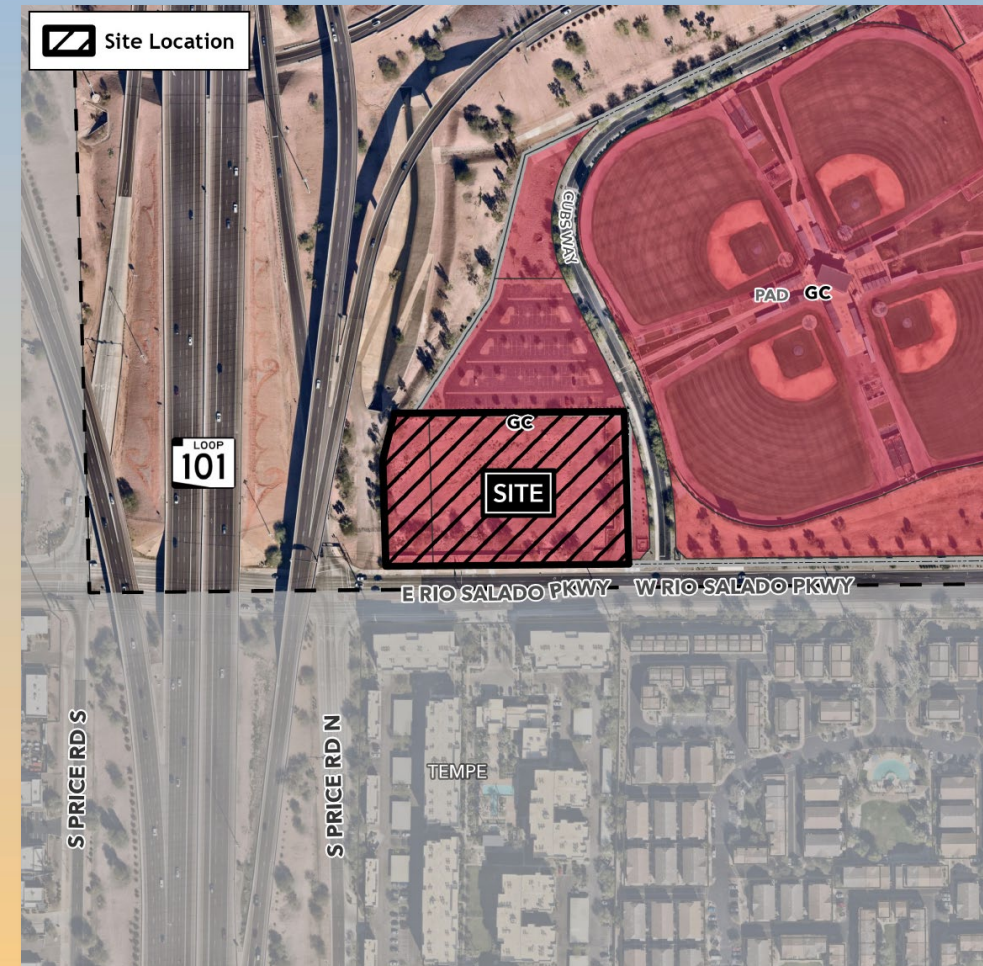
- North side of Rio Salado Parkway
- East side of Price Road





Zoning

- Current: General Commercial (GC)
- Proposed: GC-BIZ with a Council Use Permit





General Plan

Current - Local Employment Center

- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support multiple residence
- Concurrent Minor General Plan amendment application to change the Placetype to Urban Center (GPA26-00147)





Site Photo

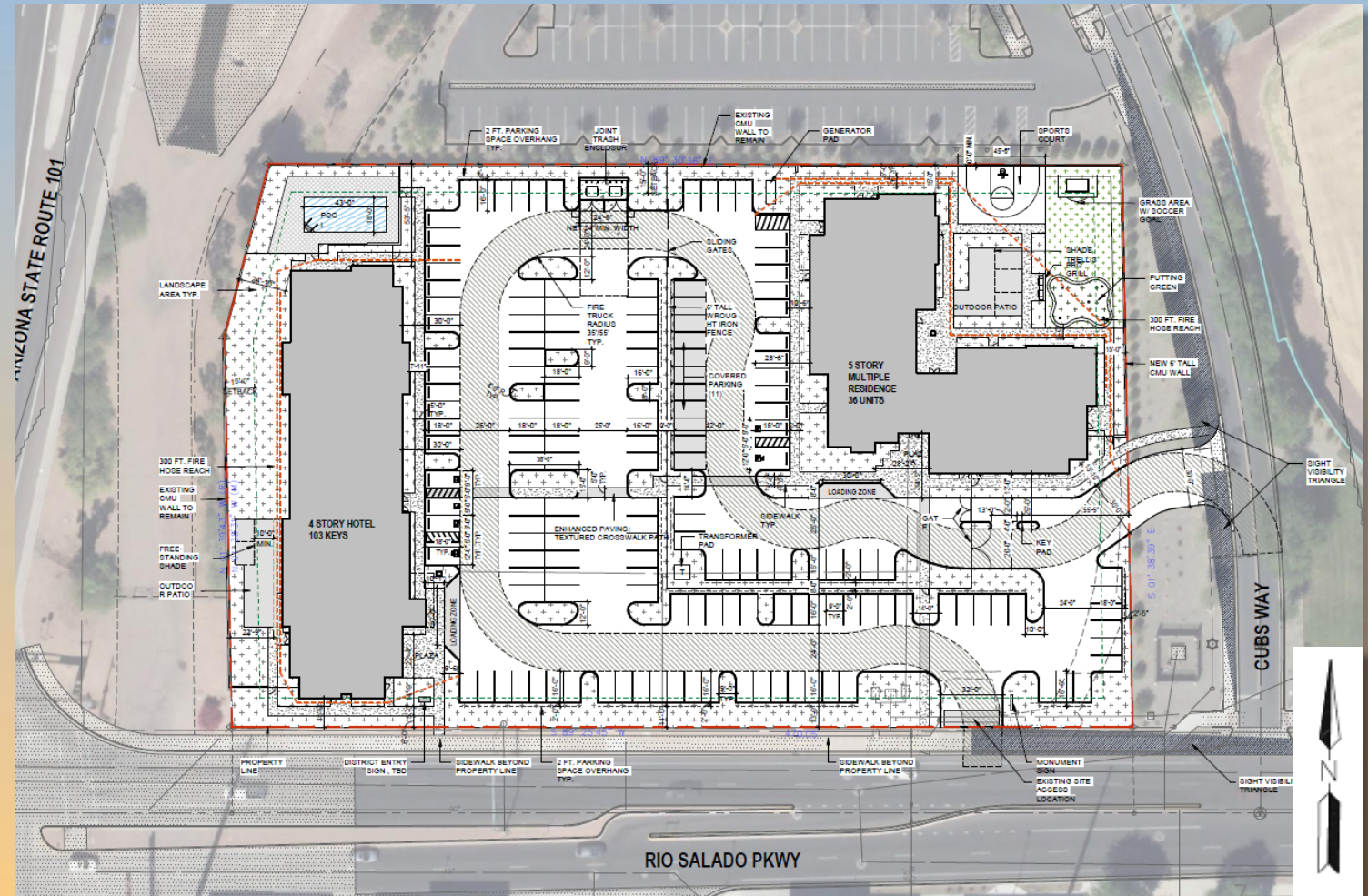


Looking northwest from the intersection of Rio Salado and Cubs Way



Site Plan

- Access from Rio Salado and Cubs Way
- Two proposed buildings
 - Building 1
Hotel
103 Rooms
 - Building 2
Multiple Residence
36 units





Landscape Plan

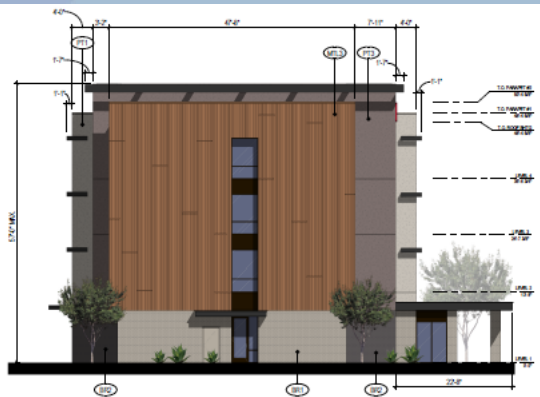
plant legend

	botanical name	emitters	size	qty	comments
trees					
	ACACIA ANEURA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	MULGA	(6 @ 2.0 GPH)	24" BOX	19	7.0H., 3.0W., 1.0CAL. 10.0H., 5.0W., 1.75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPURANA TIPU TIPU TREE	(5 @ 1.0 GPH)	24" BOX 36" BOX	25 3	5.0H., 3.0W., 1.0CAL. 9.0H., 5.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	DODONAEA VISCOSA HOPESEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
medium shrubs					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5' O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	80	PLANT AT 3.5' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5' O.C.
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
small shrubs					
	ALOE BARBADENSIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DASYLIDON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS 'PINK MURLY' RESAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	RUPELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	RUSSELLIA EQUIGETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
groundcover					
	EREMOPHILA GLABRA 'WINGENHEW GOLD' OUTBACK SUNRIZE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3' O.C.
	LANZANIA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	SEDUM PALUDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT	3/4" SCREENED	29,335 S.F.	2"	MINIMUM IN ALL PLANTERS
	STEEL HEADER RUSTED FINISH		149 L.F.		
	ARTIFICIAL TURF-PUTTING SURFACE STYNETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN		601 S.F.		
	ARTIFICIAL TURF-FRINGE MATERIAL STYNETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FEISQUE - OLIVE GREEN		162 S.F.		
	ARTIFICIAL TURF EZ-TURF NUT MEO BLEND		2,003 S.F.		





Hotel Elevations



EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



Multiple Residence Elevations



SOUTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



Multiple Residence Elevations



NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"



Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Maximum Building Height –</u> <i>MZO Table 11-6-3.A</i></p>	<p>30 feet</p>	<p>65 feet</p>
<p><u>Minimum Setbacks to Building and Parking Areas–</u> <i>MZO Table 11-6-3.A</i></p> <p>Front and Street Facing Side (adjacent to Rio Salado Parkway)</p> <p>Side and Rear adjacent to non-residential district, per story</p>	<p>15 feet</p> <p>60 feet (15 feet per story)</p>	<p>11 feet</p> <p>7 feet (north side)</p> <p>2.5 feet (east side)</p> <p>2.5 feet (west side)</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)(ii)</i></p> <p>Non-Single Residence Adjacent to other Non-Single Residence Districts</p>	<p>15 Feet</p>	<p>0 Feet</p>
<p><u>Perimeter Landscaping –</u> <i>MZO Table 11-33-3.A.4</i></p> <p><i>Arterial Streets</i></p> <p><i>Local Streets</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage</p> <p>1 Tree and 4 Shrubs per 25 feet of Street Frontage</p>	<p>0 Trees and Shrubs required within the proposed landscape yards</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Multiple Residence</p>	<p>2.1 spaces per unit (76 spaces)</p>	<p>1.29 spaces per unit (56 spaces)</p>
<p><u>Required Parking Spaces by Use –</u> <i>MZO Section 11-33-3(D)</i> - Covered Parking</p>	<p>1 covered parking space per unit</p>	<p>11 covered parking spaces on site</p>



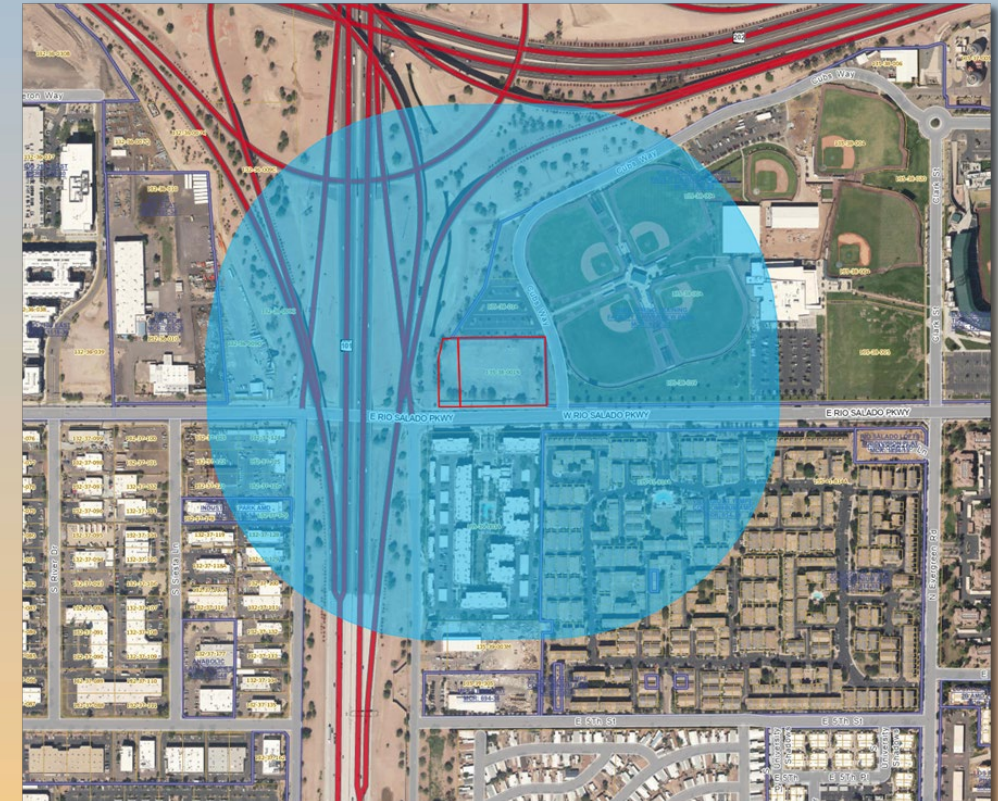
Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Private Open Space –</u> <i>MZO Section 11-5-5(A)(3)(a) – Sizing -</i> Two and Three Bedroom Units</p>	<p>100 square feet of private open space per two bedroom unit and 120 square feet of private open space for three bedroom units</p>	<p>60 square feet of private open space per unit</p>
<p><u>Minimum Private Open Space Above Ground Level –</u> <i>MZO Section 11-5-5(A)(3)(e)(i)(2) –</i> Minimum Width</p>	<p>8 feet wide</p>	<p>5 feet wide</p>



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods

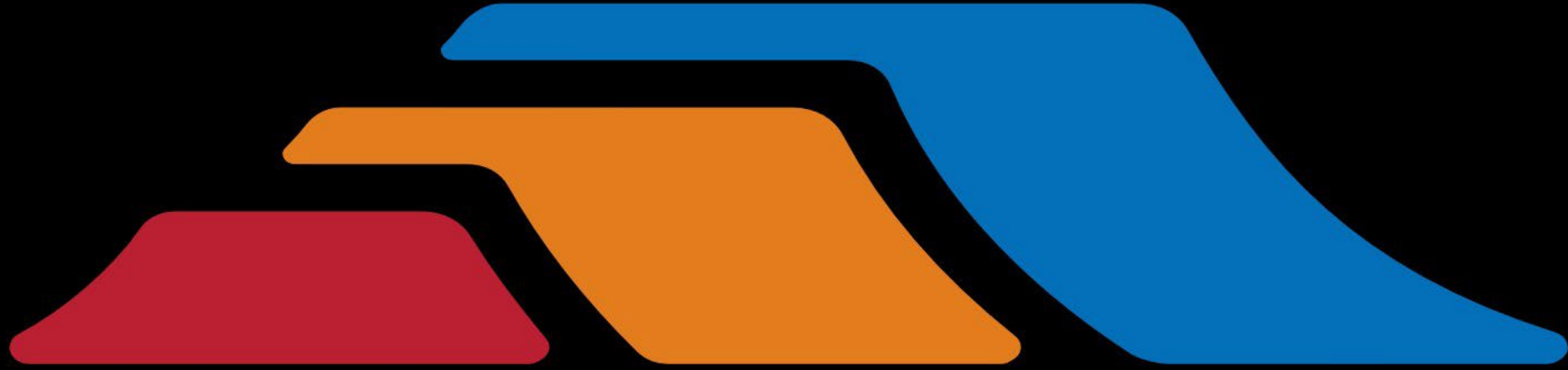




Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP
- ✓ Complies with Chapter 21 of the MZO for a Bonus Intensity Zone
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az



Renderings





Renderings





Renderings





Renderings

