

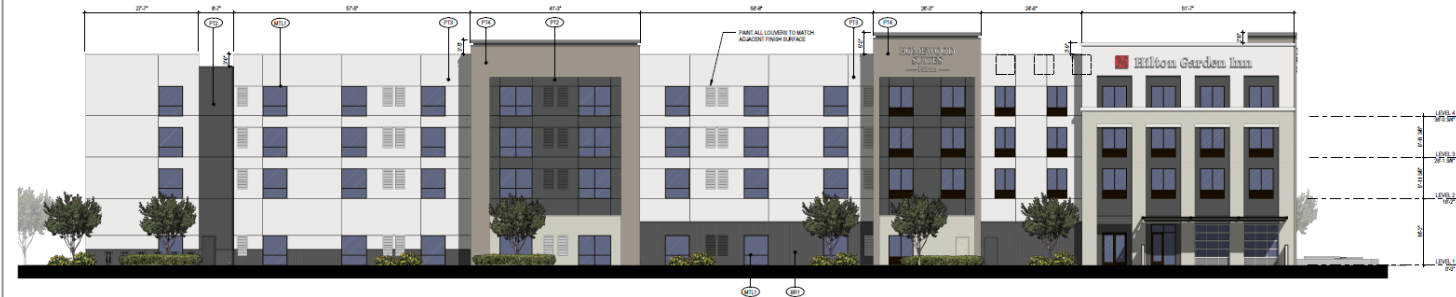


PLANNING AND ZONING BOARD

May 11, 2022



ZON21-01285



Request

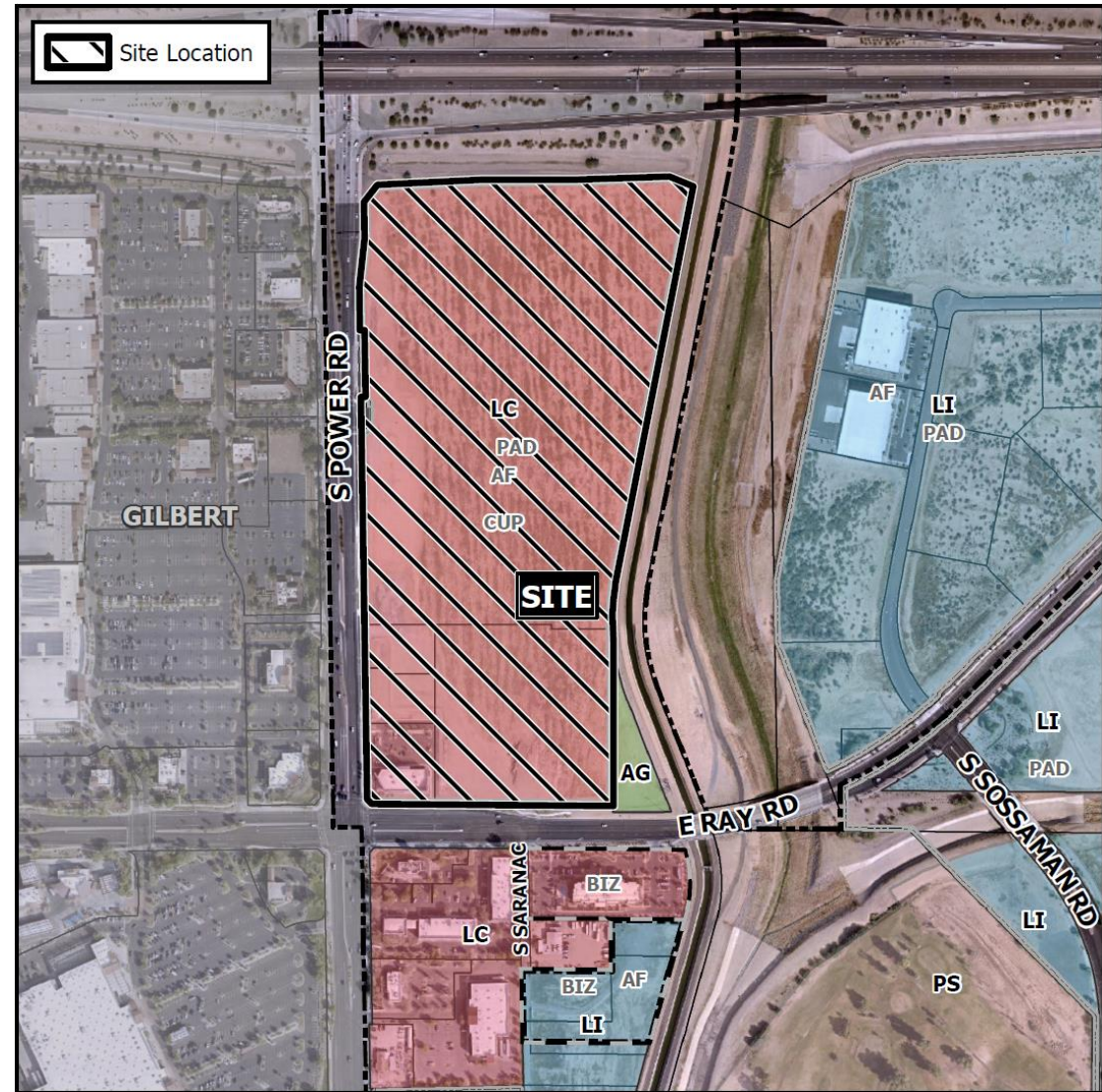
- Site Plan Modification

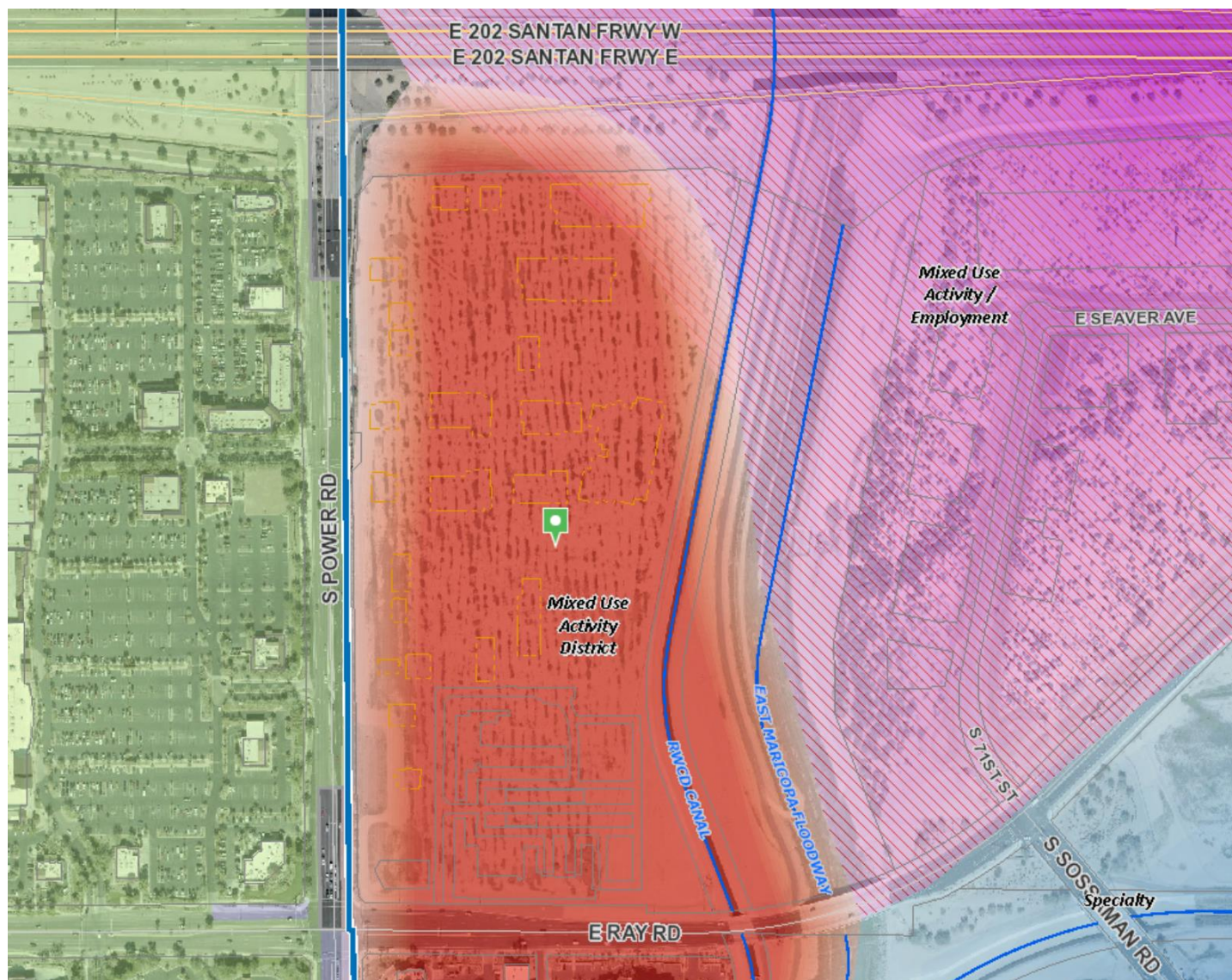
Purpose

- Allow for the development of a hotel

Location

- North of Ray Road
- East side of Power Road
- Within Gallery Park





General Plan

Mixed Use Activity District

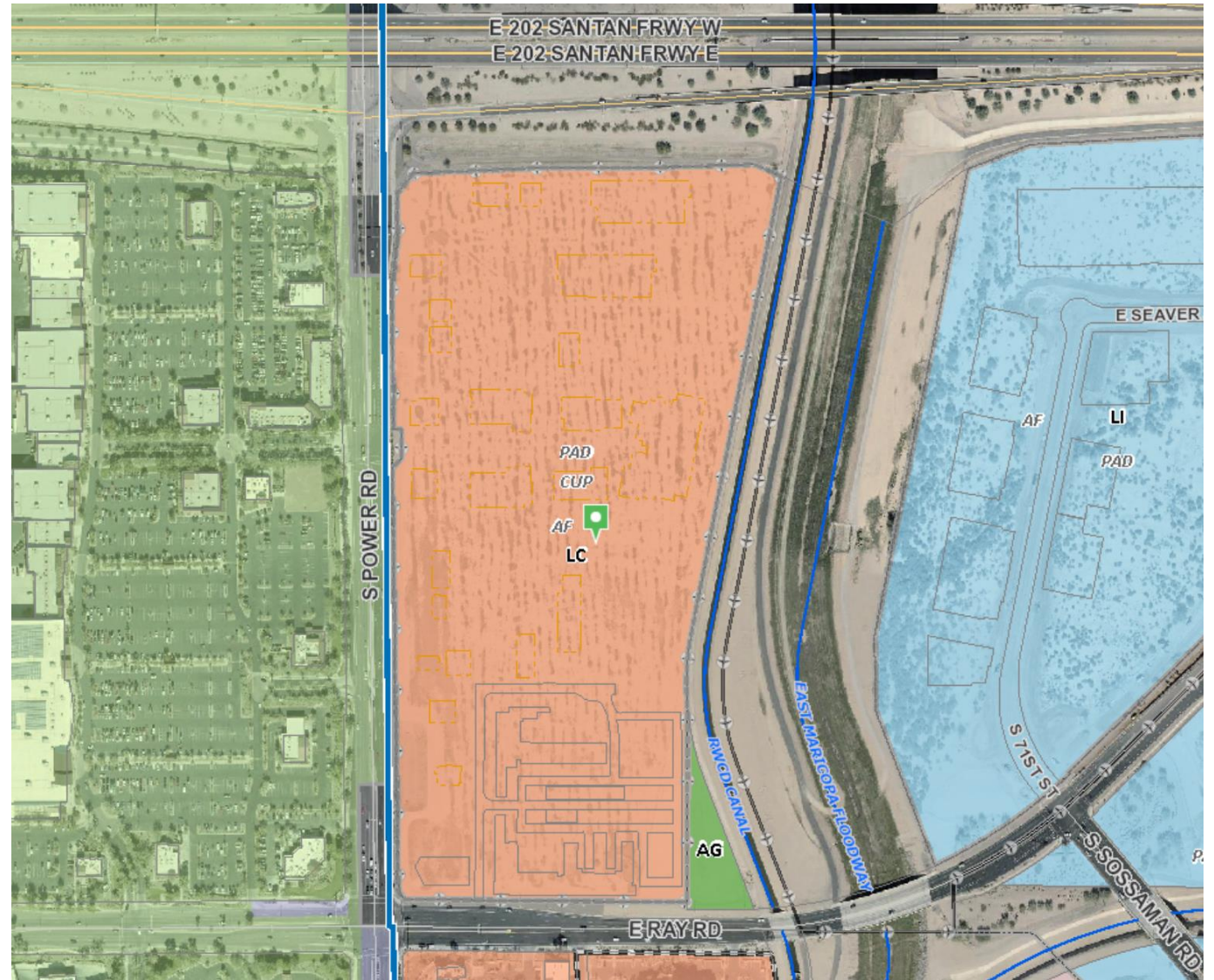
- Large scale community and regional activities areas

Mesa Gateway Strategic Development Plan

- Inner Loop District
 - ✦ Provide high-quality, mixed-use development

Zoning

- Limited Commercial with a Planned Area Development (LC-PAD) Overlay
- Proposed use requires a CUP in the AOA 1 or 2 area
 - CUP approved through case ZON18-00775



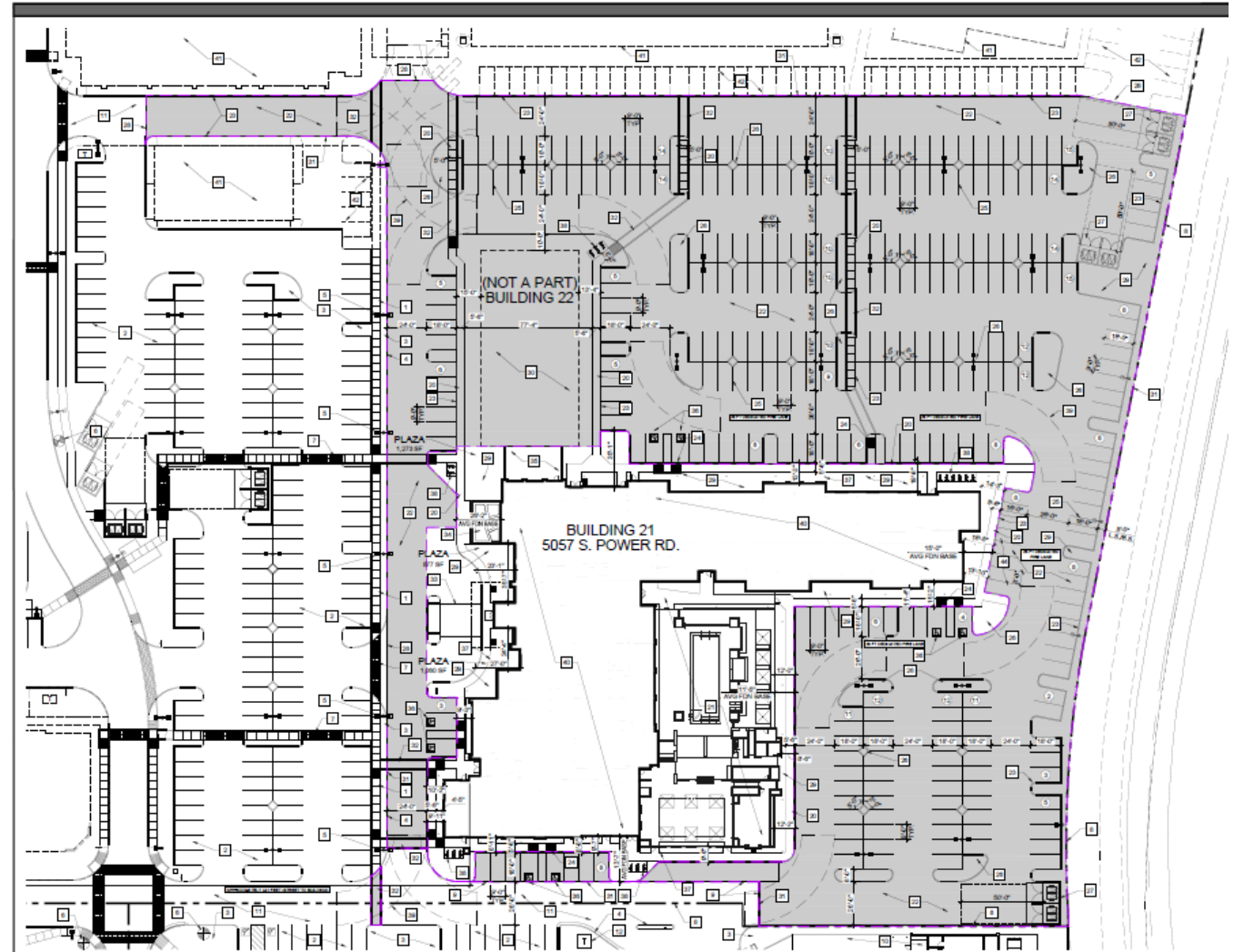
Site Photo



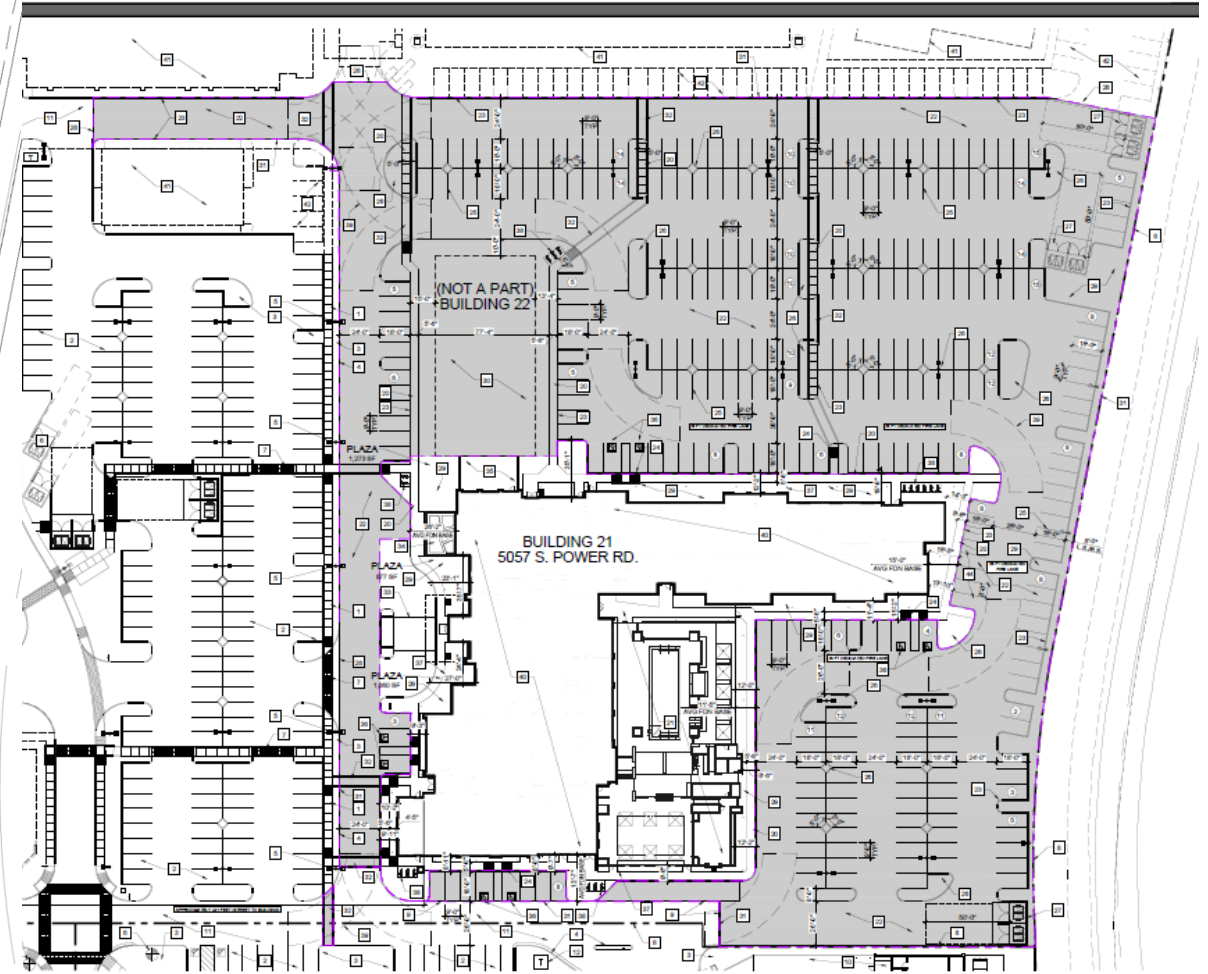
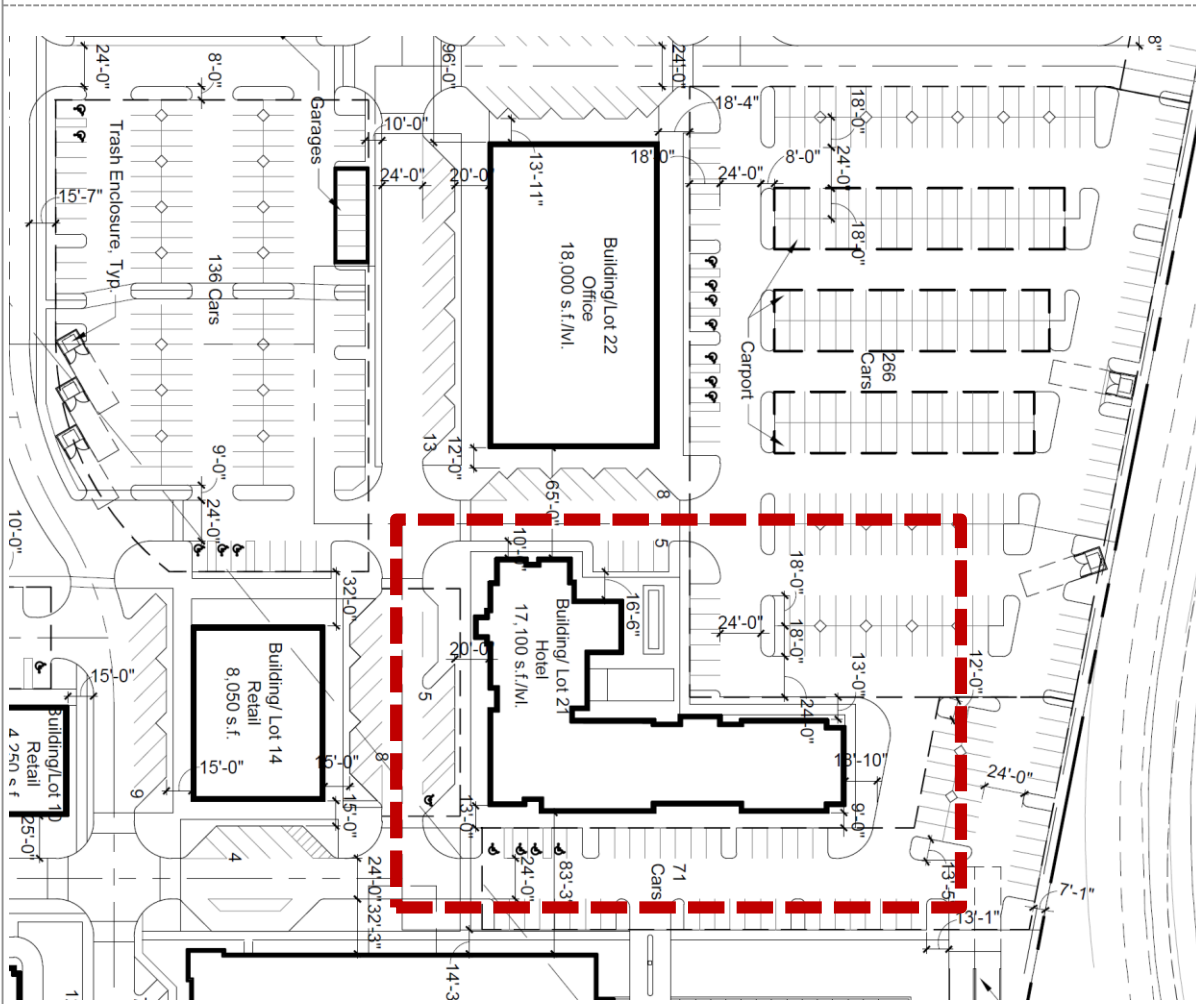
Looking east from Power Road

Site Plan

- Increasing hotel footprint from 17,000 square feet to 33,172 square feet.
- Modifying the hotel orientation.
- New hotel plaza and hotel amenities.



Approved Site Plan Vs. Proposed



Design Review

- Design Guidelines approved with PAD through case ZON18-00775
- Administrative Design Review process



1 NORTH ELEVATION
300'-1" = 1" = 0'



2 EAST ELEVATION
300'-1" = 1" = 0'



2 WEST ELEVATION
300'-1" = 1" = 0'



1 SOUTH ELEVATION
300'-1" = 1" = 0'

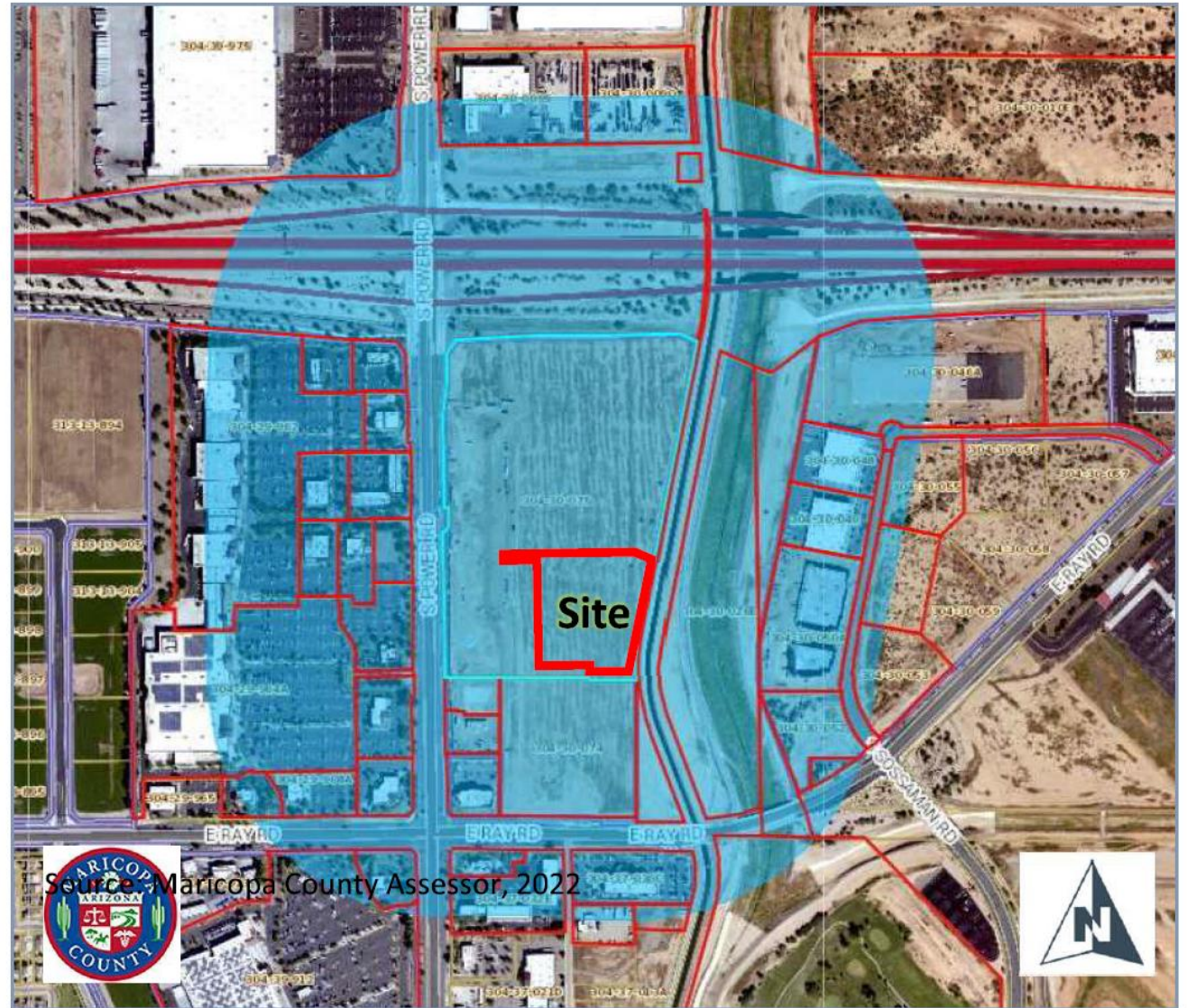
Landscape Plan

- Administrative Design Review process



Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- No comments from interested parties



Summary

Findings

- ✓ Request complies with the 2040 Mesa General Plan
- ✓ Consistent with the Gallery Park PAD
- ✓ 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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