



PLANNING & ZONING BOARD

May 11, 2022



ZON22-00160



Request

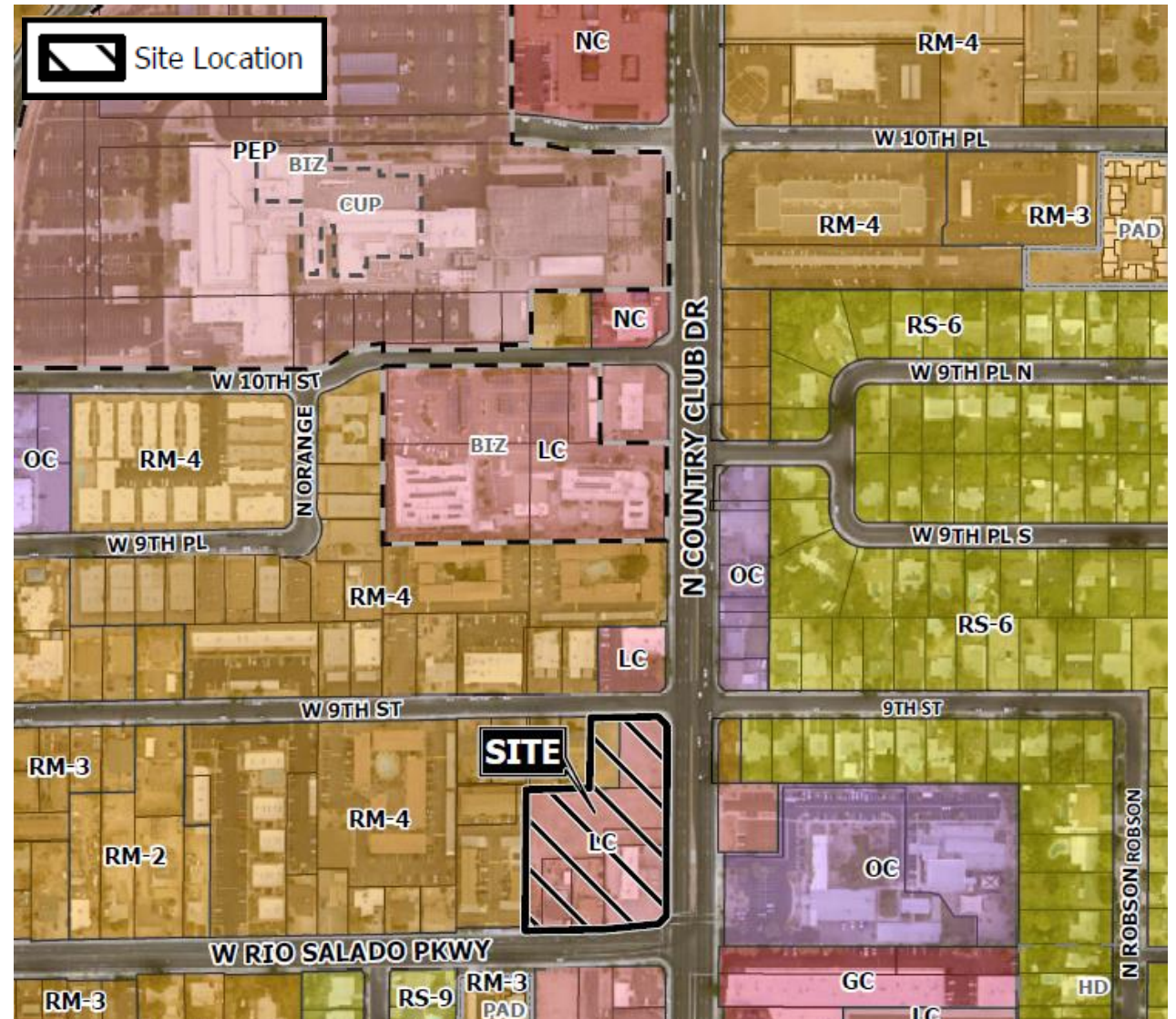
- Rezone from RM-4 & LC to LC-BIZ, Special Use Permit and Site Plan Review

Purpose

- New Child Crisis Arizona headquarters campus

Location

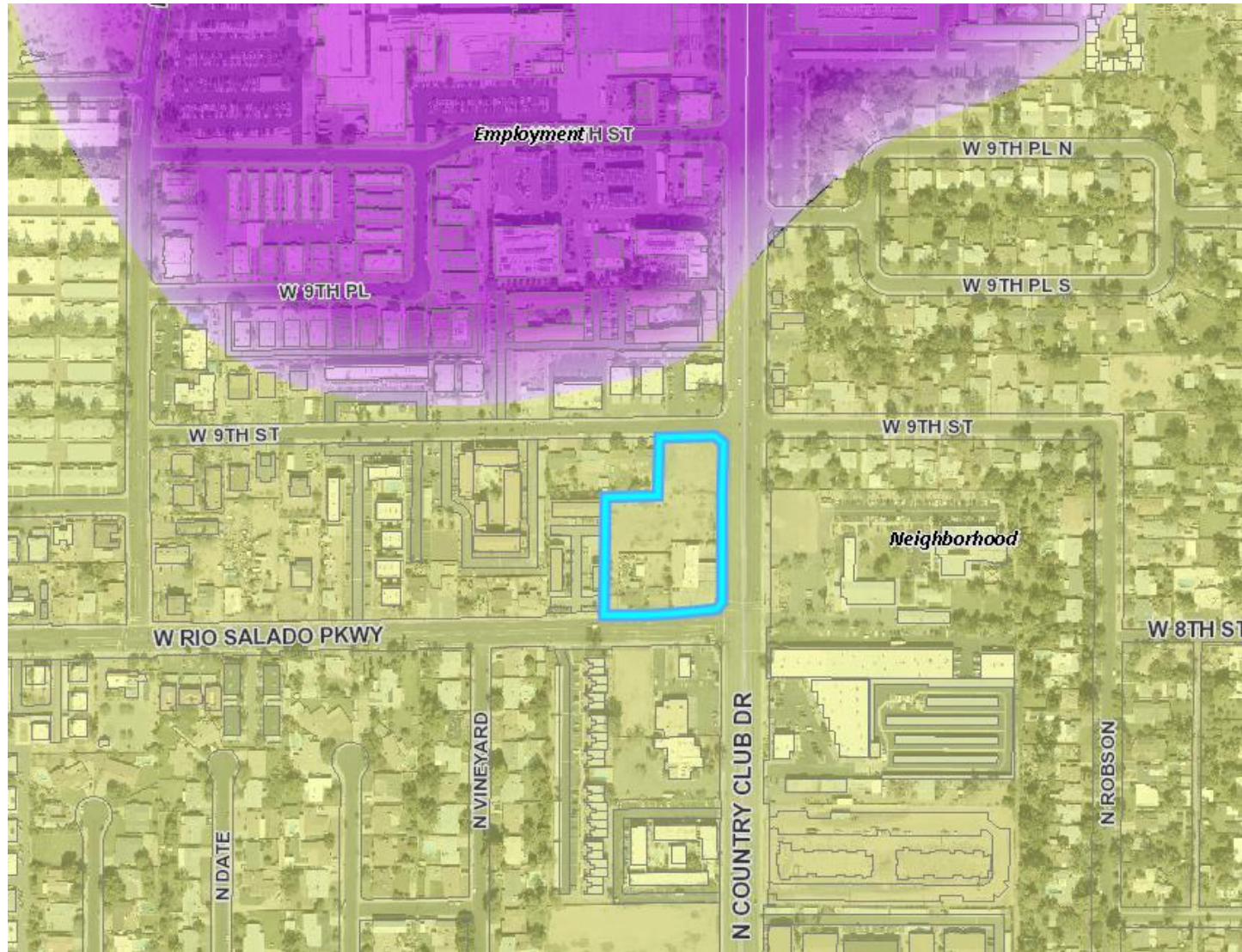
- South of Brown Road
- West side of Country Club Drive
- North side of Rio Salado Parkway



Site Photos



View of site from Rio Salado Parkway



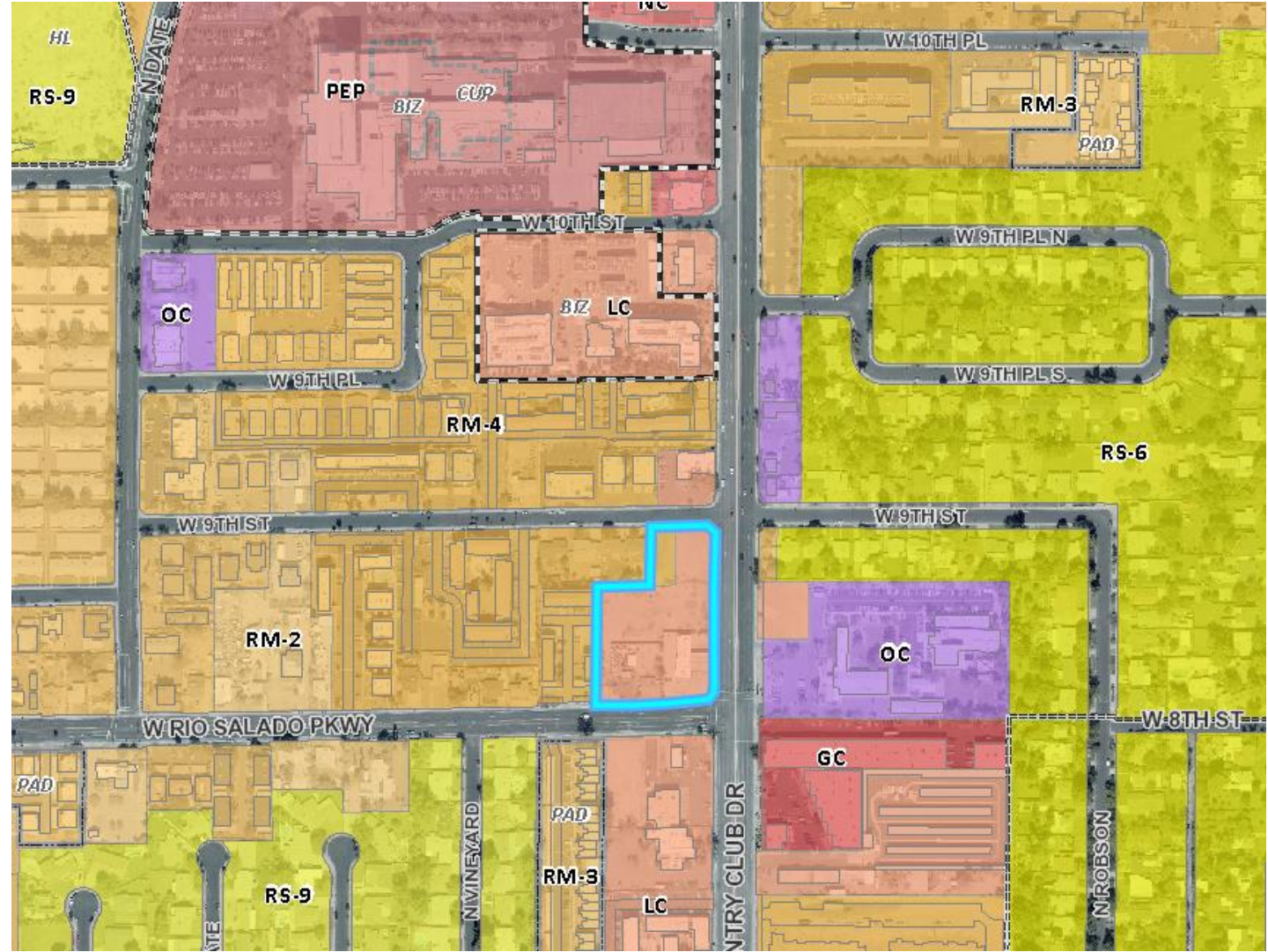
General Plan

Neighborhood

- Safe places for people to live
- Non-residential areas designed to not disrupt the fabric and functioning of the neighborhood
- Sense of place, connection with larger community

Zoning

- Currently zoned LC and RM-4
- Proposed rezoning to LC-BIZ
- Office uses permitted in LC zoning district



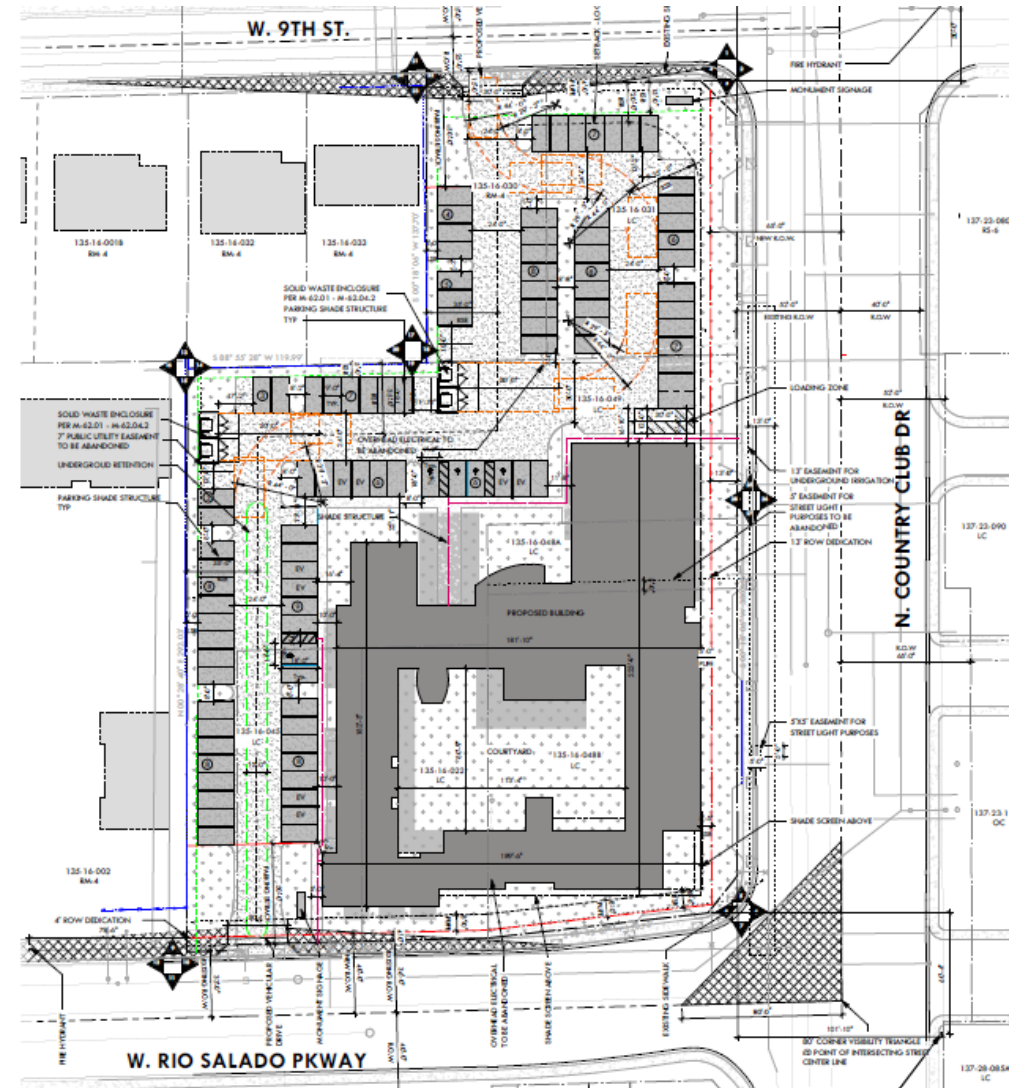
BIZ Request

Development Standard	Required	Proposed
Required Building Setbacks from arterials	15 feet	5 feet from Country Club Dr 8 feet from Rio Salado Pkwy
Setback at Intersections	50-foot radius	Minimum 0-foot radius
Required Landscape Yards	15 feet	5 feet
Parking Lot Landscape Islands - size	Minimum 8-feet wide and 15-feet long for single-row parking	6-feet wide and 15-feet long adjacent to solar canopies
Parking Lot Landscape Islands - plant materials	1 shade tree and 3 shrubs per 15-foot-long landscape island	Trees not required adjacent to solar canopies

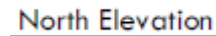
Justification: Superior quality design, solar panels

Site Plan

- New 37,958 square-foot 2-story office building with interior courtyard
- Vehicle/pedestrian access from Rio Salado Pkwy, Country Club Dr and 9th St
- Building entrance on north side
- Solar parking canopies



- May 10, 2022
‘Work Session’



- May 10, 2022
‘Work Session’

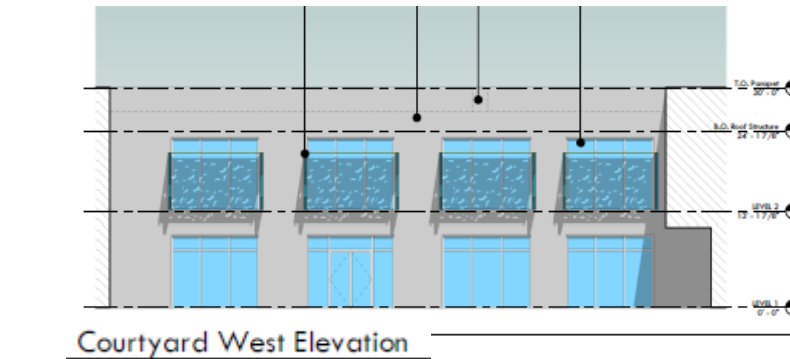


West Elevation - South Portion

South Elevation

Design Review

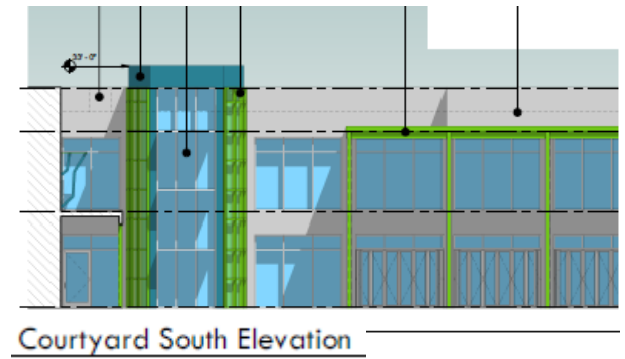
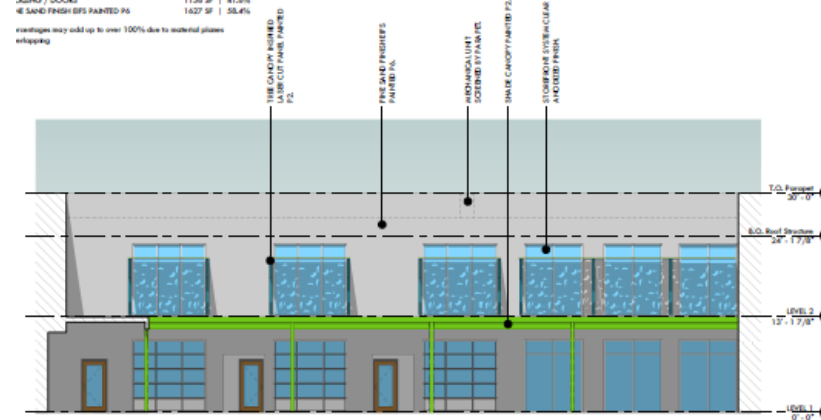
- May 10, 2022
'Work Session'



EXTERNAL PERCENTAGES

OVERALL ELEVATION	2783 SF
GLAZING / DOORS	1156 SF 41.6%
FINE SAND FINISH EPS PAINTED P6	1627 SF 58.4%

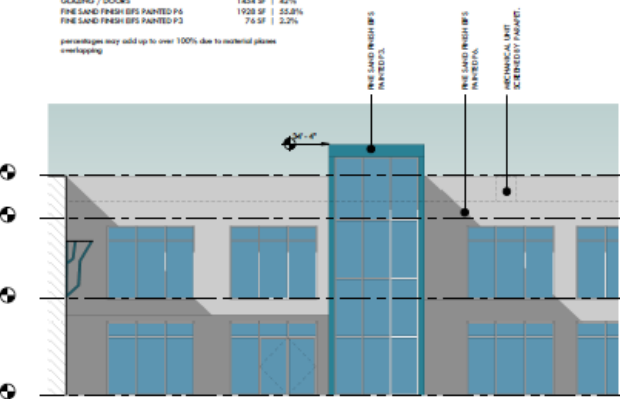
percentages may add up to over 100% due to material planes overlapping



EXTERNAL PERCENTAGES

OVERALL ELEVATION	3458 SF
GLAZING / DOORS	1454 SF 42%
FINE SAND FINISH EPS PAINTED P6	1928 SF 55.8%
FINE SAND FINISH EPS PAINTED P2	76 SF 2.2%

percentages may add up to over 100% due to material planes overlapping



Citizen Participation

- Mailed letters to property owners within 1,000 feet of the site and HOAs and Registered Neighborhoods
- Two virtual meetings
- 500-ft public notice for public hearing
- No inquiries from neighbors



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Purpose of the BIZ outlined in 11-21-1 of the MZO
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

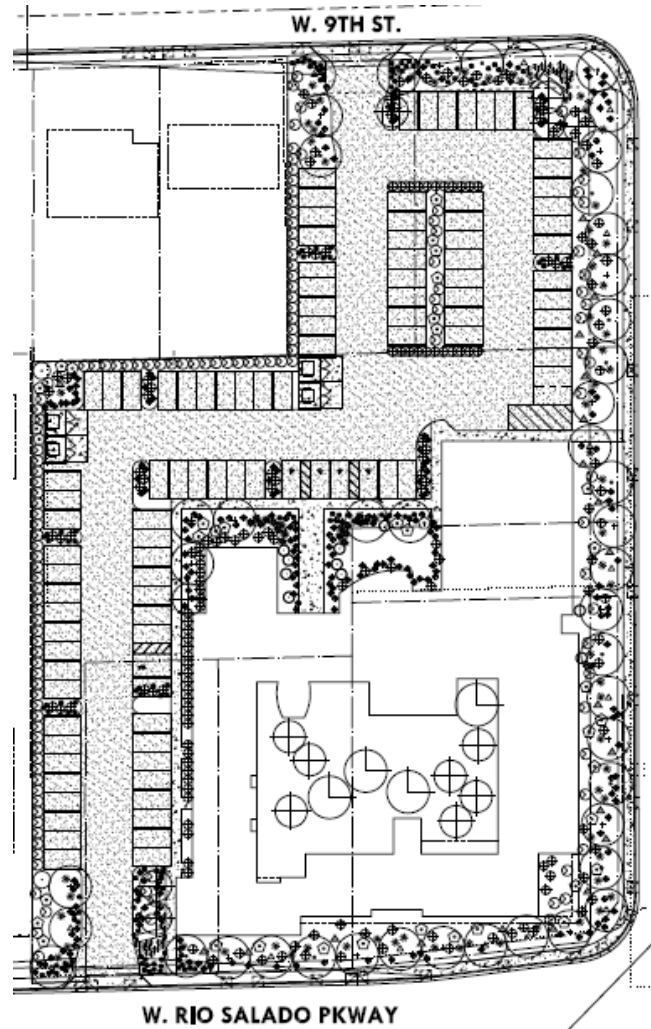
Approval with Conditions



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Landscape Plan



LANDSCAPE LEGEND

Street Trees / shade trees

Celtis reticulata
netleaf hackberry
Fraxinus uhdei
shamel ash
Parkinsonia spp.
palo verde
Quercus sp.
live oak
Olneya tesota
ironwood

Size
48" box/
36" box

Patio/courtyard scaled trees

Caesalpinia mexicana
mexican bird of paradise

Size
36" box/
24" box

Existing tree to remain in place

Large Shrubs

Dodonea viscosa
hop seed
Simmondsia chinensis
jojoba
Anisacanthus quadrifidus v. wrightii
mexican fire

Size
5 gallon

Medium shrubs

Vigulera parishi (deltoidea)
goldeneye

5 gallon

Small shrubs/ ground covers

Justicia sp.
honey suckle
Wedelia texana
devil's river
Sphaeralcea ambigua
mixed globe mallow

5 gallon

Vines

Parthenocissus 'Hacienda Creeper'
hacienda creeper
Bignonia capreolata
tangerine cross vine

Size
15 gallon/
5 gallon

Cacti / Succulents

Hesperaloe sp.
red yucca
Asclepias sp.
milkweed
Euphorbia antisyphilitica
candelilla
Opuntia sp.
mixed prickly pear/ barrel cacti
Yucca rupicola/ pallida
twisted/ pale leaf yucca mix

Size
5 gallon

Specimen Plants

1. Lophocereus schottii
native totem pole
2. Aloe sp.
tree aloe
3. Yucca elata
soaptree yucca
4. Yucca rostrata
beaked yucca

24" box