



Planning and Zoning Board



ZON22-00916



Request

- Rezone from RS-43 to OC-BIZ
- Site Plan Review
- To allow for the development of an office





Zoning

- Currently zoning Single Residence-43 (RS-43)
- Rezone proposed to Office Commercial with a Business Intensity Zone Overlay (OC-BIZ)

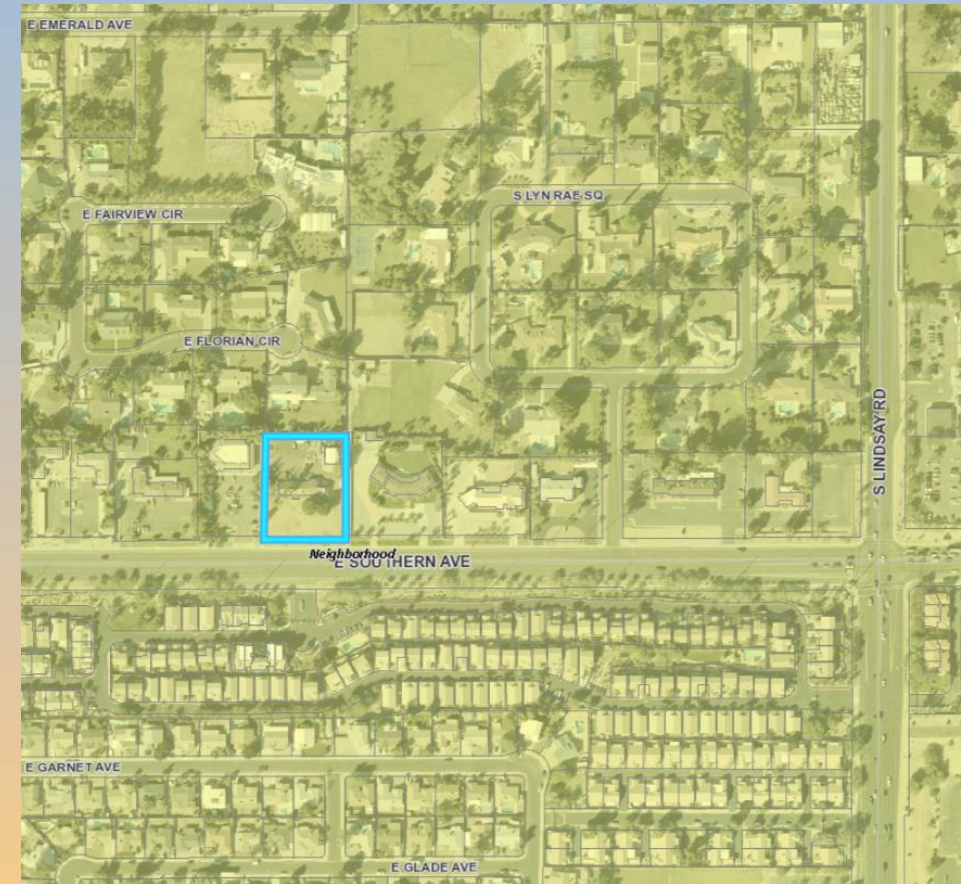




General Plan

Neighborhood

- Provide safe place for people to live and enjoy their surrounding community





Site Photos

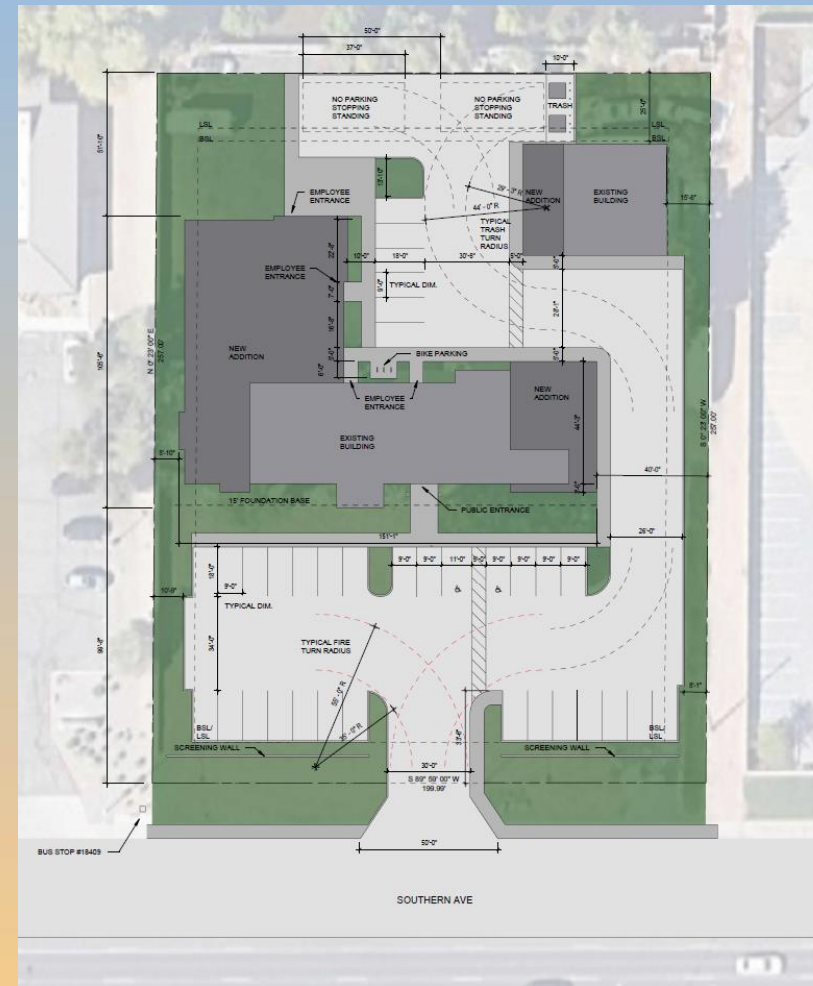


Looking north from Southern Ave



Site Plan














- 11,012 sq. ft. of building space
 - 5,463 sq. ft. existing
 - 5,549 sq. ft. new
- Primary entrance facing south towards Southern Ave.
- Parking stalls to the north and south of the proposed building

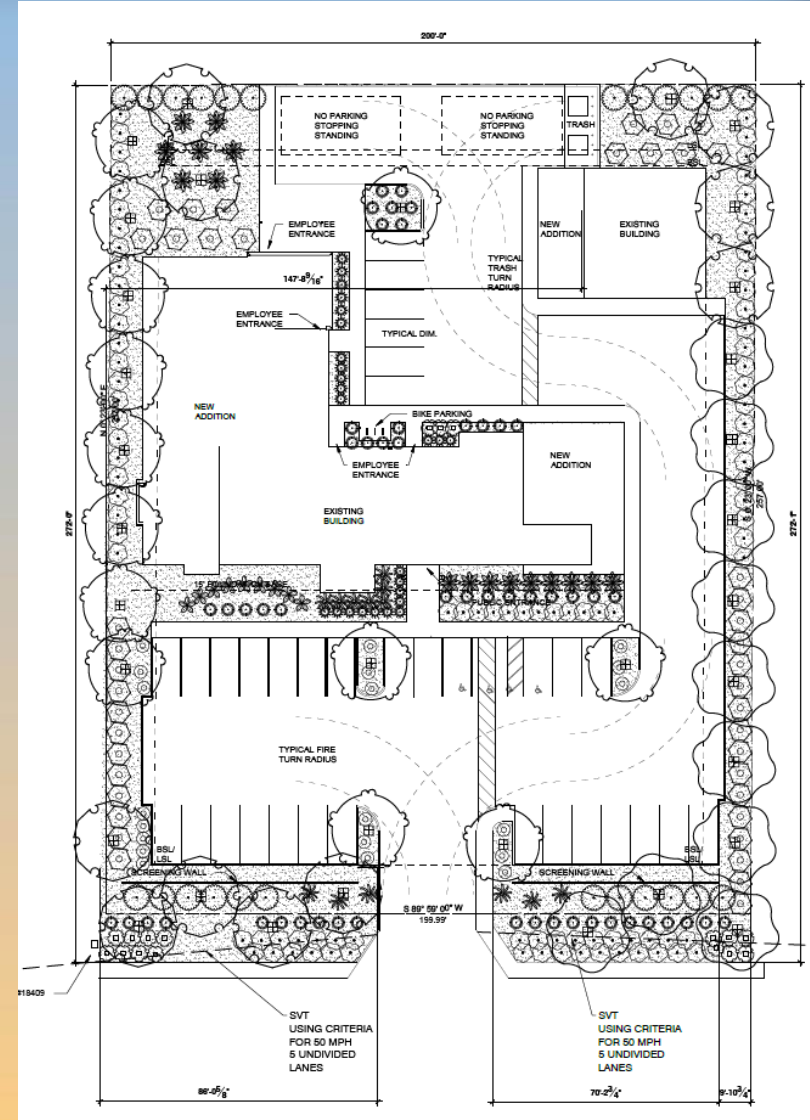




Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Pistacia chinensis</i> 'Red Push' Red Push Chinese Pistache	36"	10
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24"	11
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24"	13
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Bougainvillea</i> x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	24
	<i>Carissa macrocarpa</i> 'Green Carpet' Green Carpet Natal Plum	1 gal.	17
	<i>Cycas revoluta</i> Sago Palm	5 gal.	9
	<i>Dasyliroton longissimum</i> Toothless Desert Spoon	5 gal.	13
	<i>Hesperaloe funifera</i> New Mexico False Yucca	5 gal.	16
	<i>Hesperaloe parviflora</i> 'Brakelights' TM Brakelights Red Yucca	5 gal.	25
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Deer Grass	5 gal.	53
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal.	20
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	42
	<i>Wedelia trilobata</i> Wedelia	5 gal.	93





Renderings





Renderings





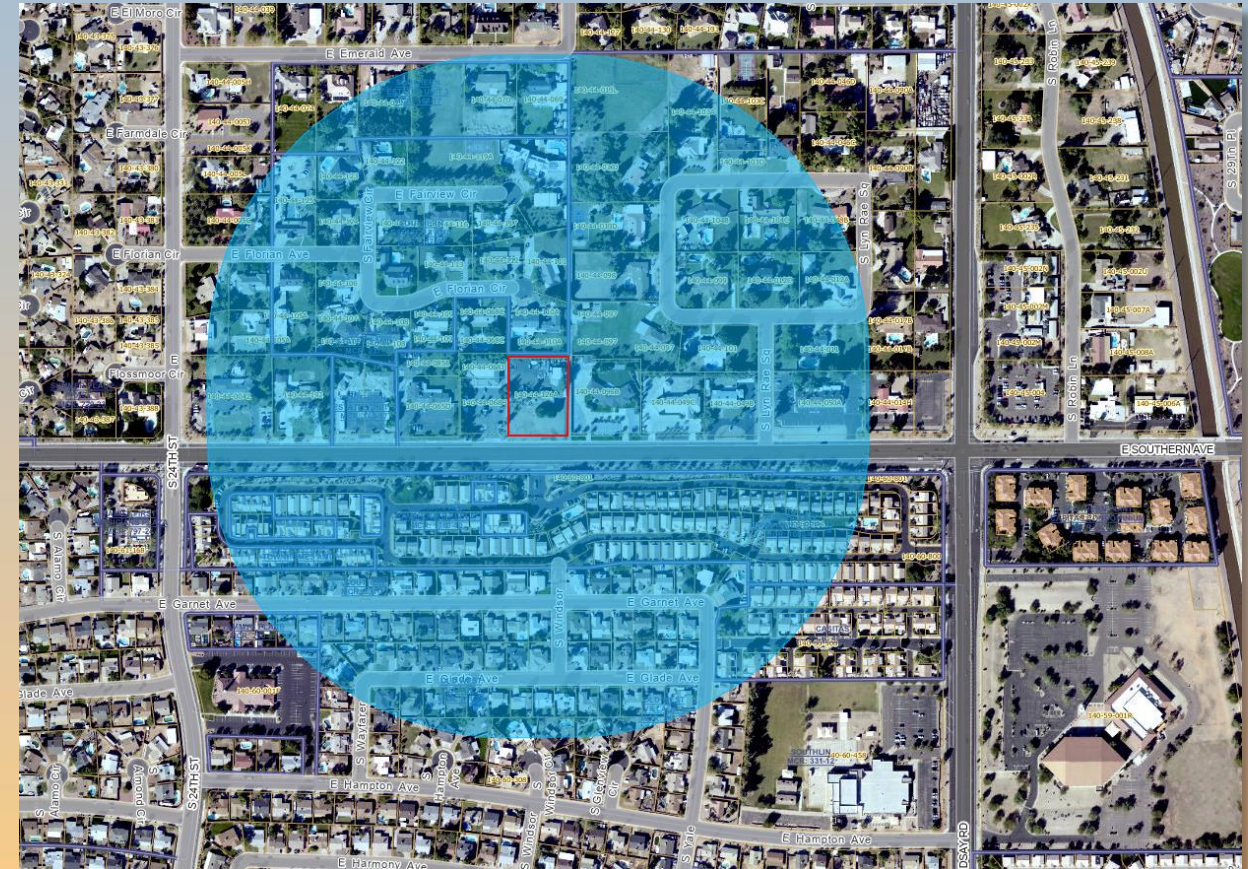
Business Intensity Zone Overlay

MZO Development Standards	MZO Required	BIZ Proposed	Staff's Recommendation
<u>Minimum required setback for cross drive aisles</u> - Section 11-32-4(A)	50 feet	33 feet, 6-inches	As Proposed
<u>Minimum Required Landscape Yard</u> - Section 11-33-3(B) -Non-Single Residence Uses Adjacent to Single Residence (North property line)	20 feet	0 feet	As Proposed
-Non-Single Residence Uses Adjacent to Other Non-Single Residence (East property line) (West property line)	15 feet 15 feet	8 feet 8 feet, 6-inches	As Proposed
<u>Minimum Required Building Setback</u> - Section 11-6-3(A) -Interior side and rear adjacent to Non-Residence Districts (West property line)	15 feet	8 feet, 6-inches	As Proposed



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Calls only asking about what is being developed with no further concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review
- ✓ Complies with review criteria in Chapter 21 of the MZO for a BIZ overlay

Staff recommends Approval with Conditions



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