



Planning & Zoning Board



ZON22-01271

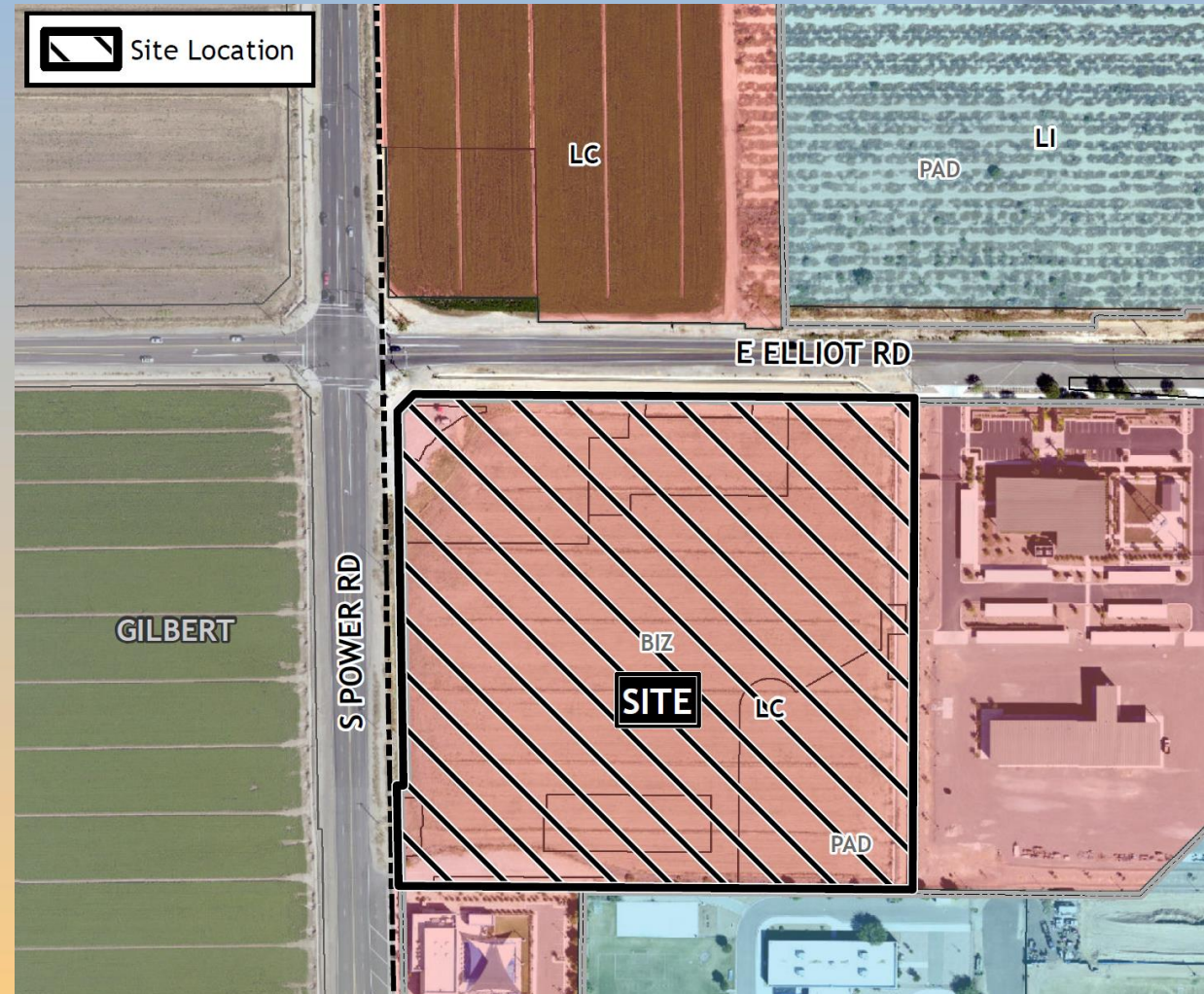


- Rezone from LC-PAD-BIZ to LC, Site Plan Review; Special Use Permit
- To allow for a commercial development



Location

- South of Elliot Road
- East of Power Road

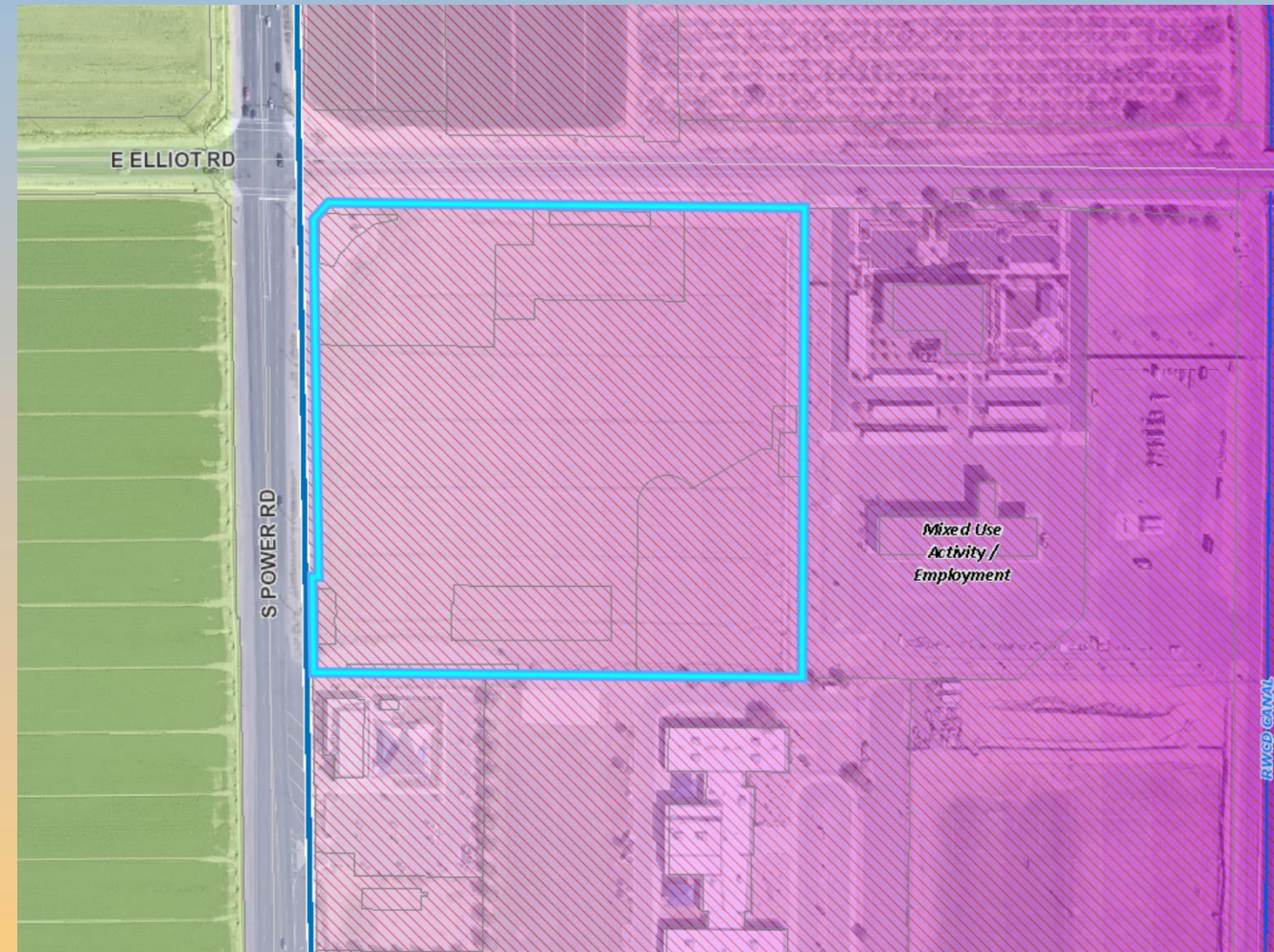




General Plan

Mixed Use Activity District/Employment

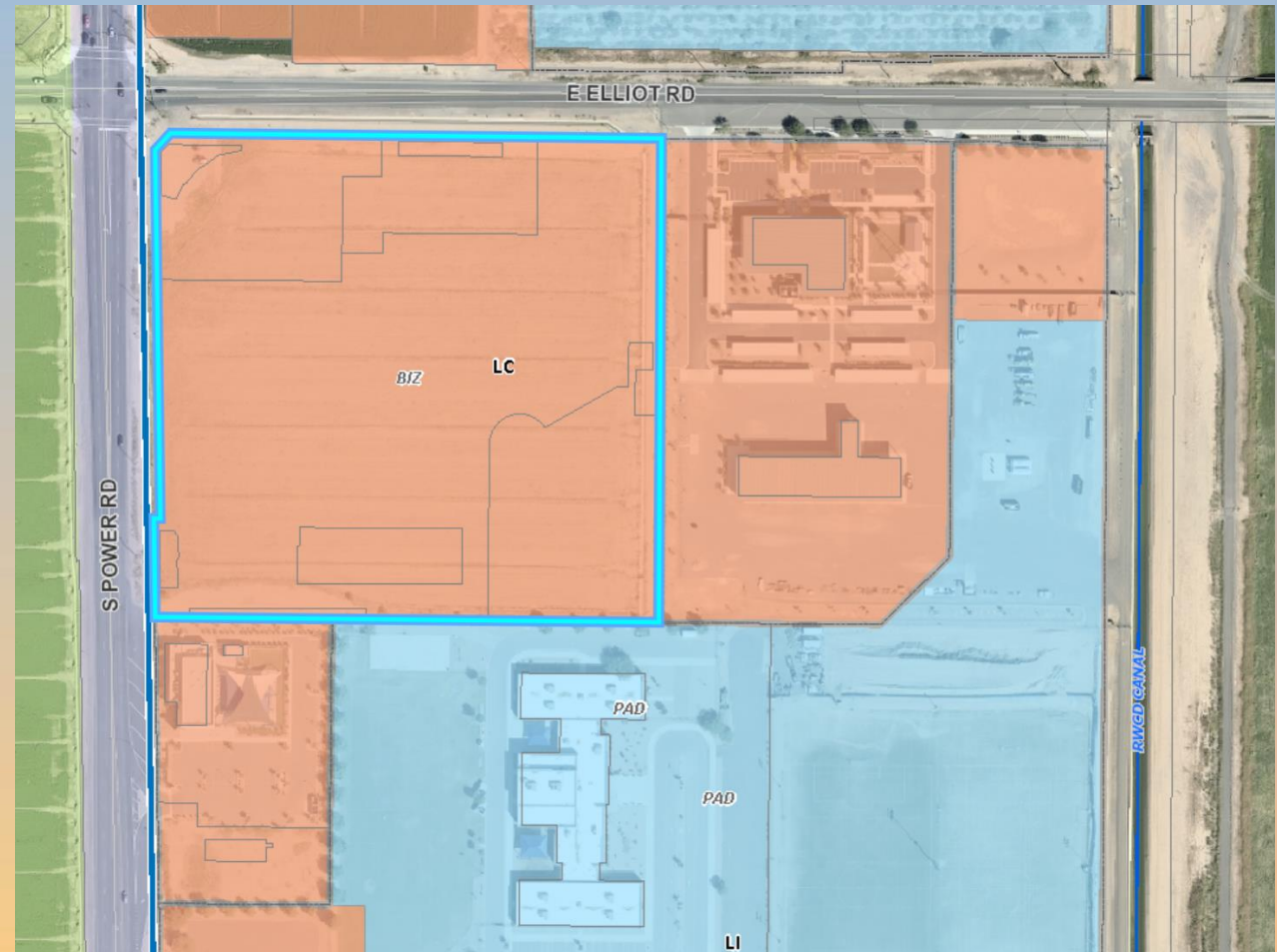
- Regional activity areas
- Wide range of employment
- Supportive commercial





Zoning

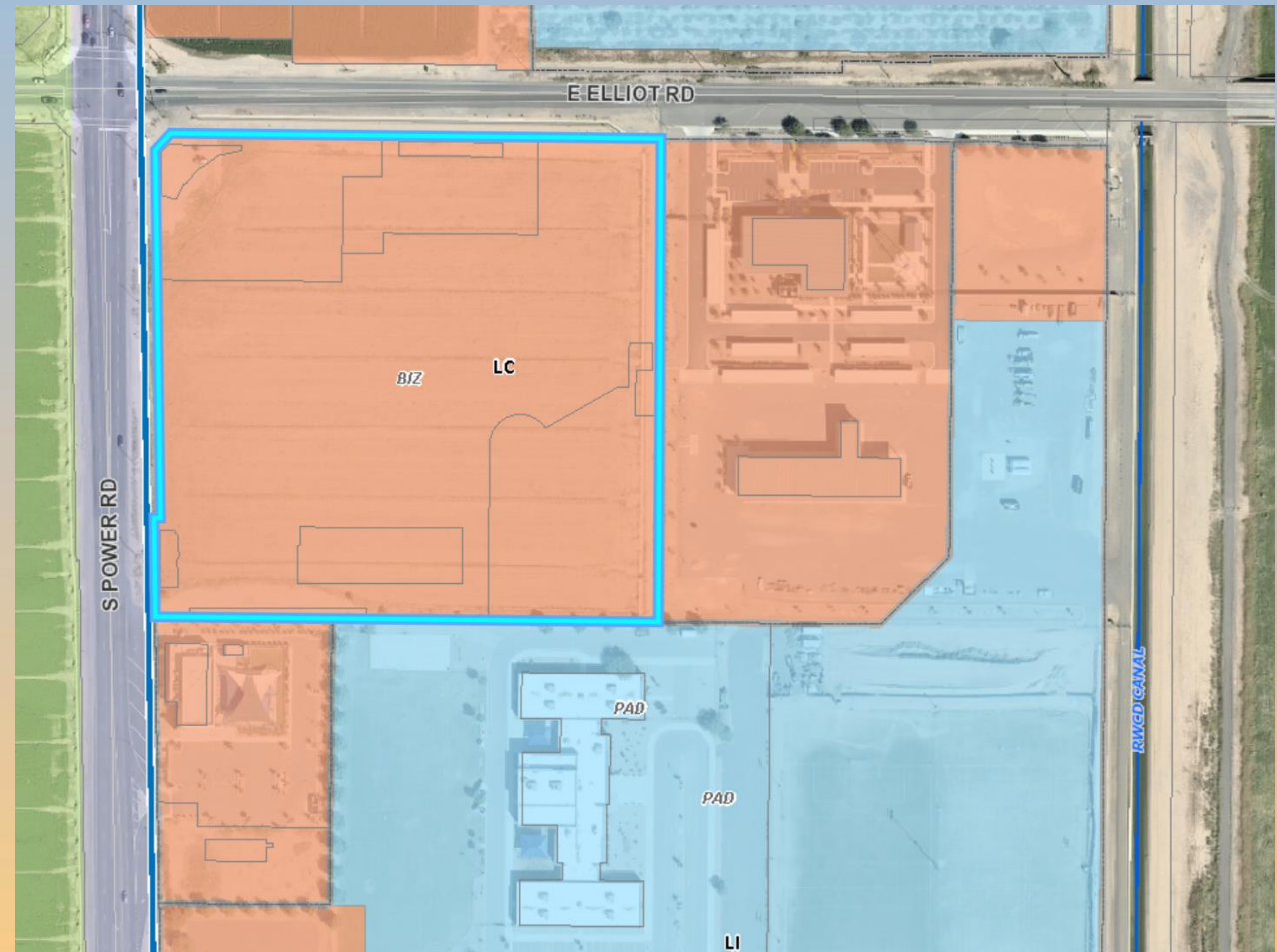
- Existing: Limited Commercial with a PAD & BIZ overlay (LC-PAD-BIZ)
- Proposed: Limited Commercial (LC)





Zoning

- Special Use Permit (SUP) for Service Stations
- SUP for parking reduction





Site Photo

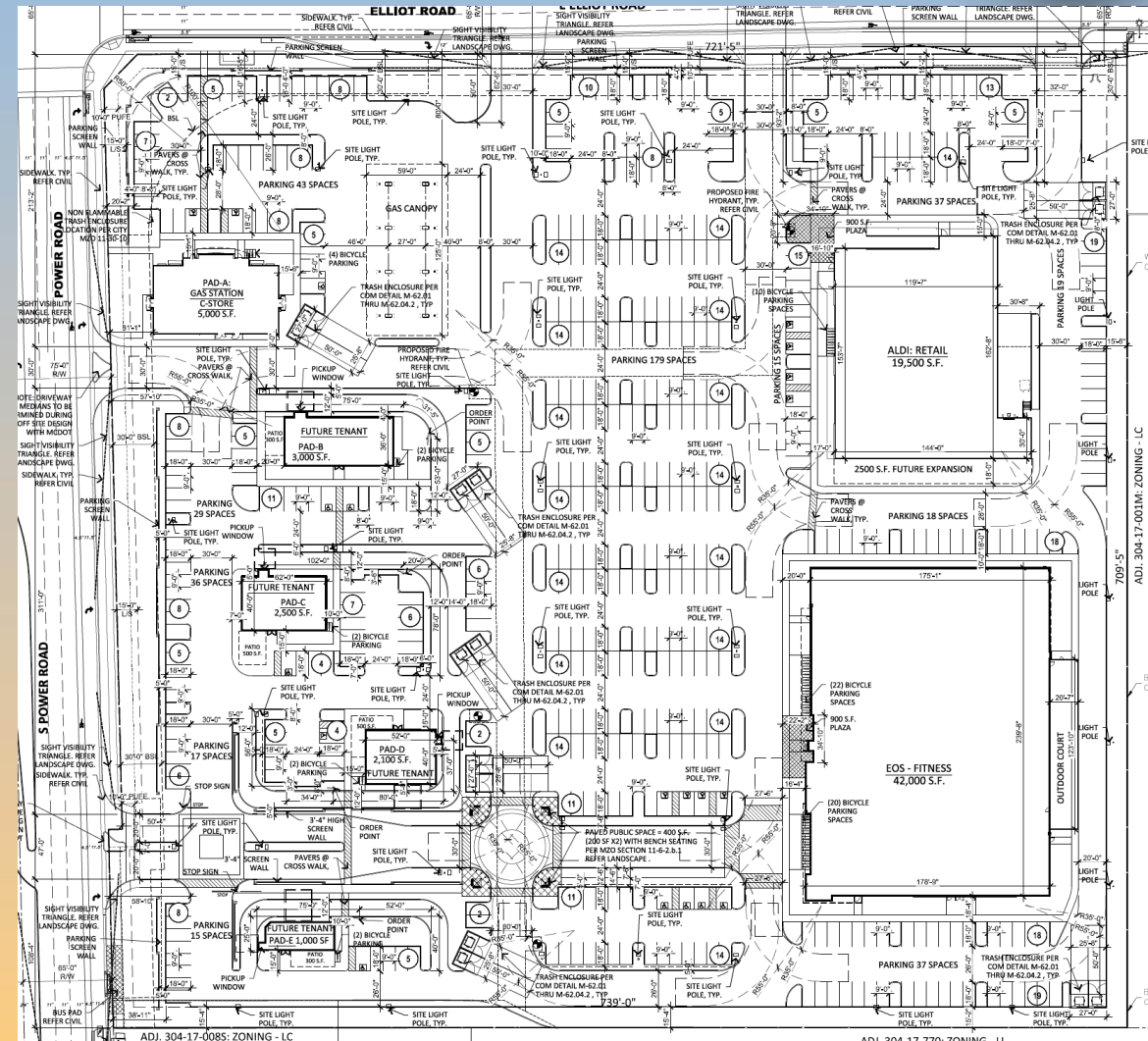


Looking south from Elliot Road



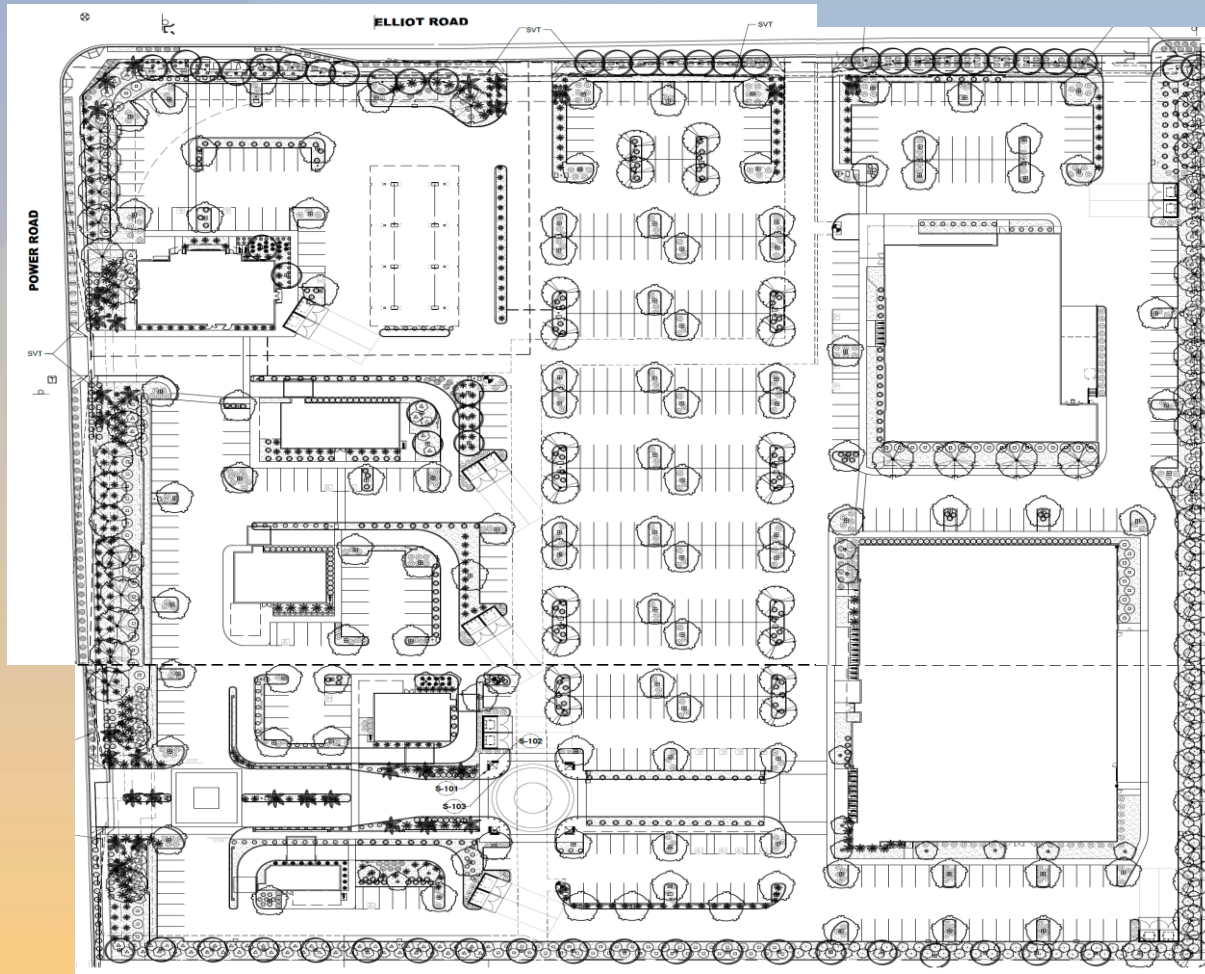
Site Plan

- 7 commercial buildings, ~75K SF
- Service station
- 4 restaurants with drive-thrus
- Retail building
- Recreation building
- Access from Elliot Road & Power Road












Landscape Plan

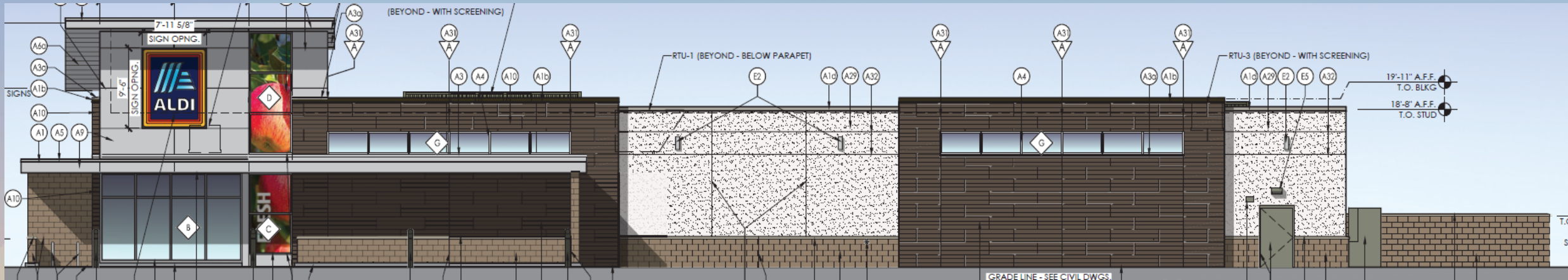


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Ebenopsis ebano Texas Ebony	24" Box	3
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	45
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	34
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	26
	Phoenix dactylifera Date Palm	15' Ht.	38
	Pistacia x 'Red Push' Pistache	24"box	24
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	100



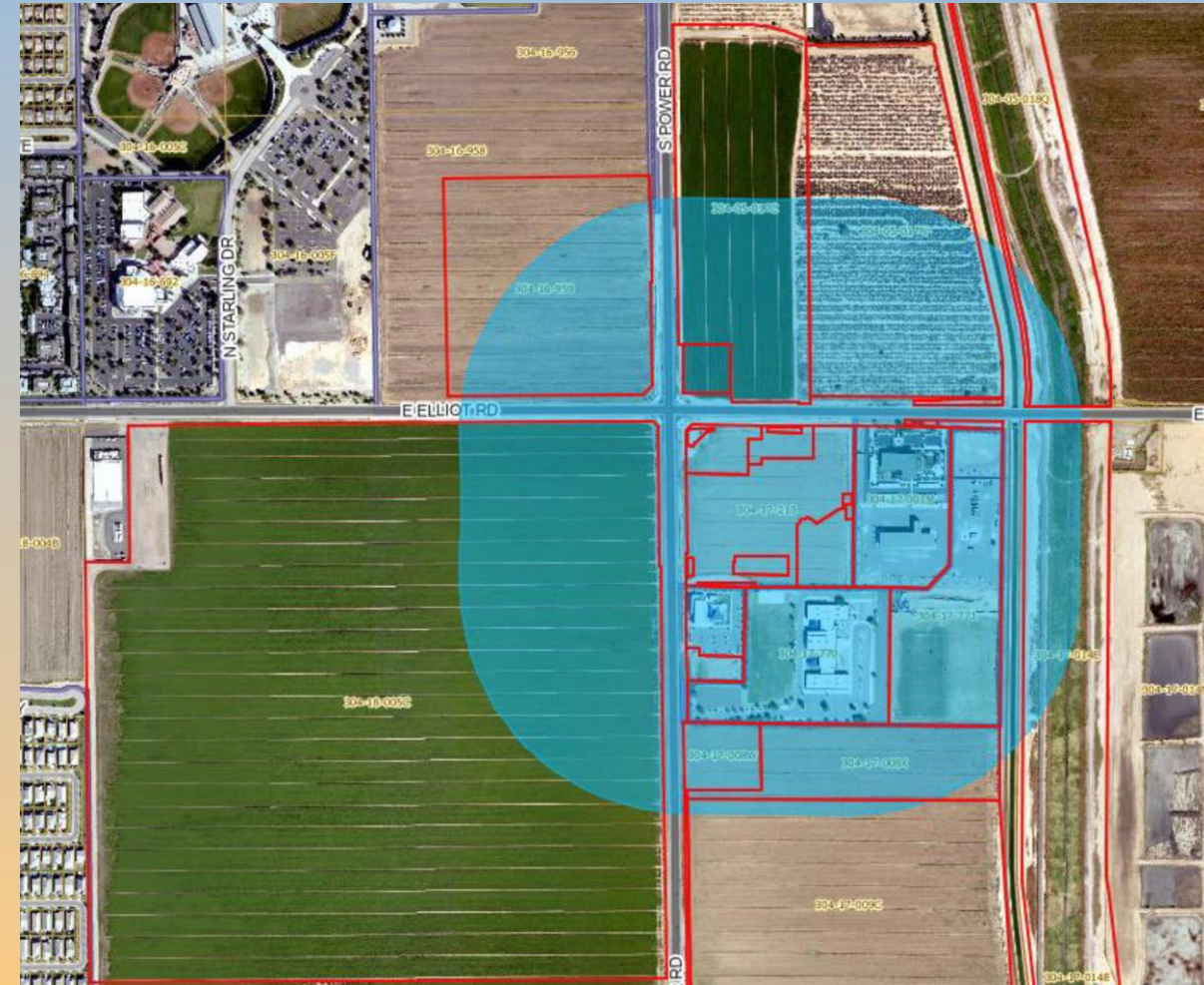
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in MZO Section 11-70-5 for Special Use Permit

Staff recommend Approval with Conditions



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