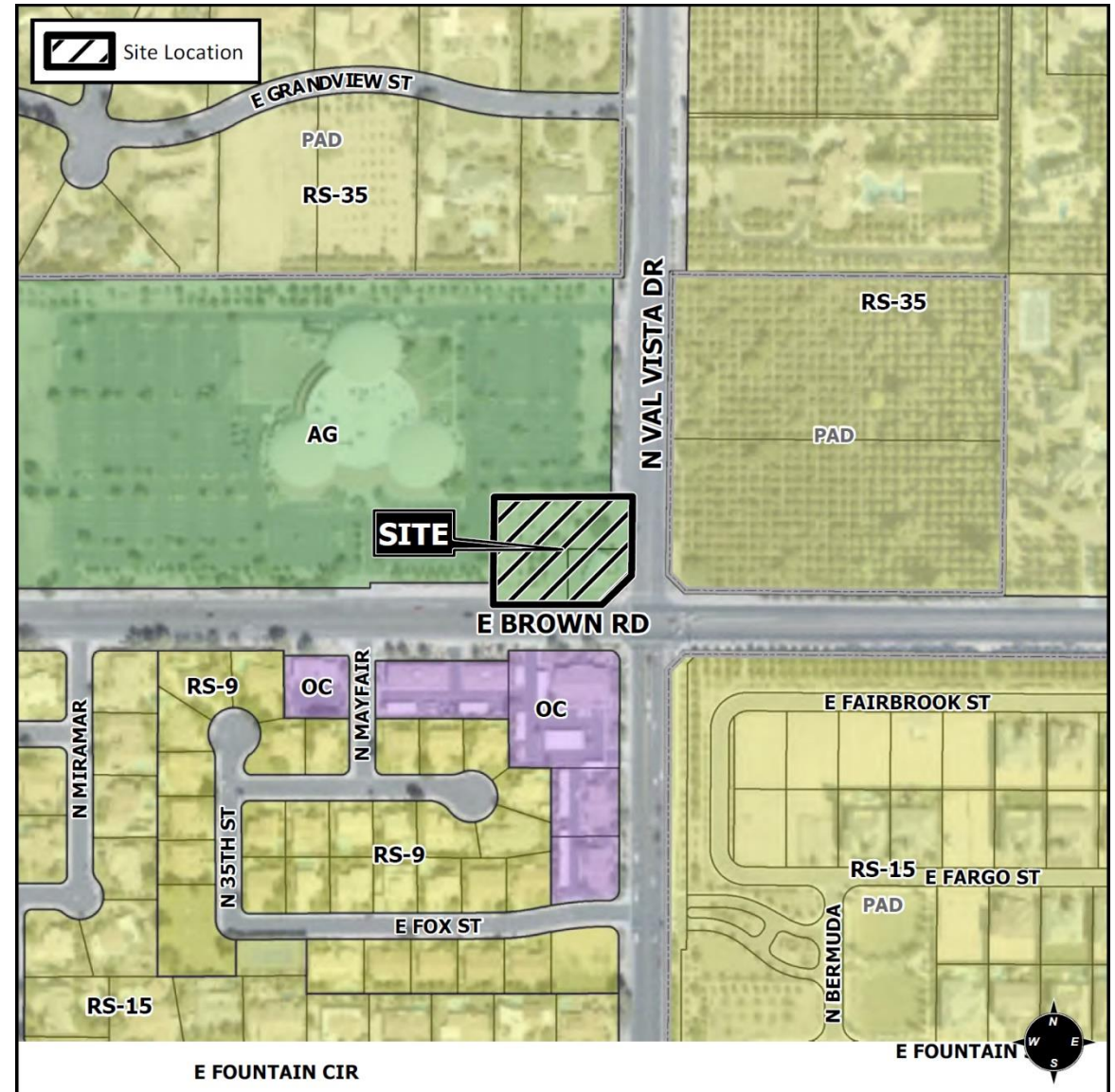


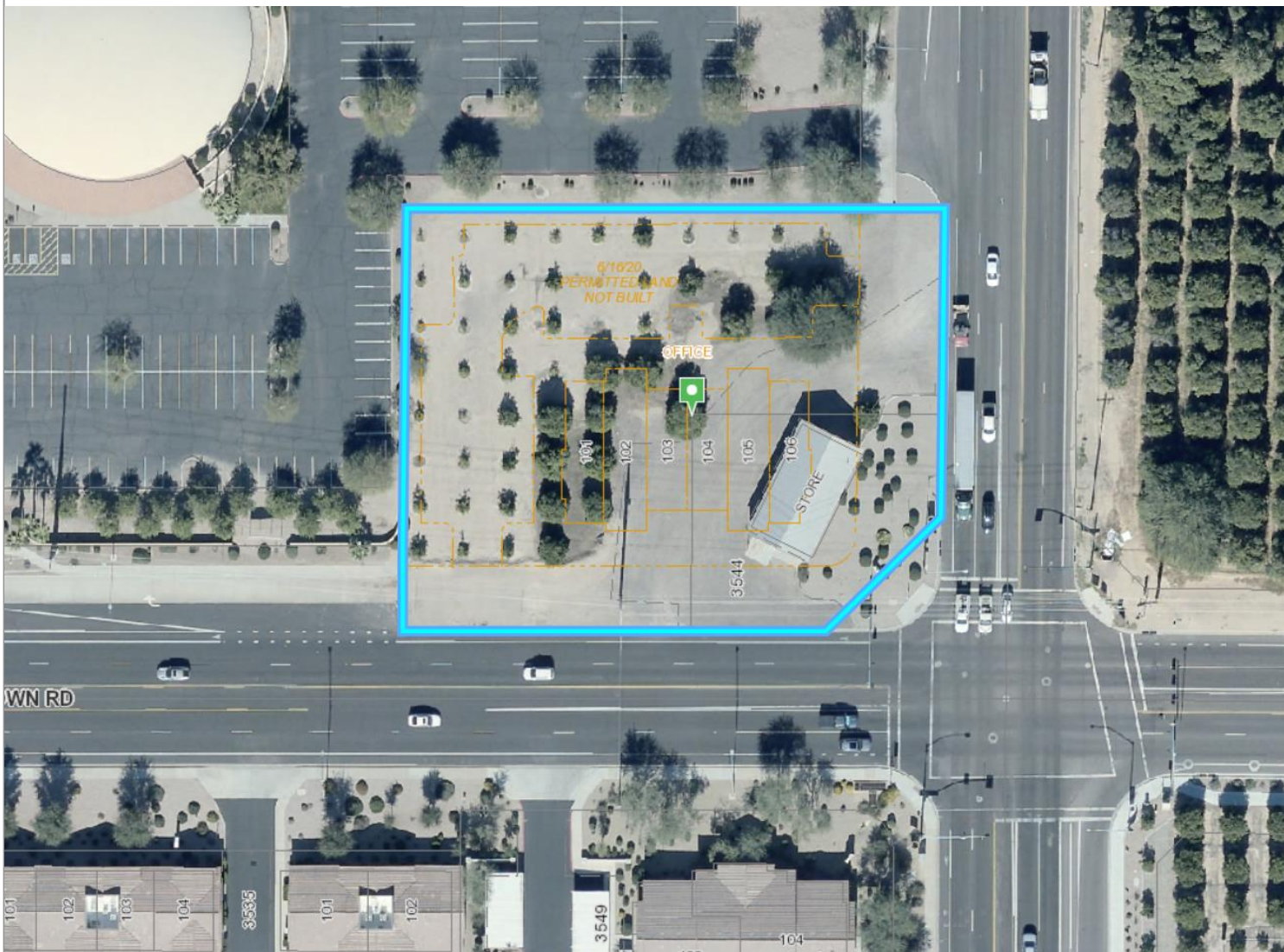


ZON20-00377

Location

- NWC of Val Vista Drive and Brown Road



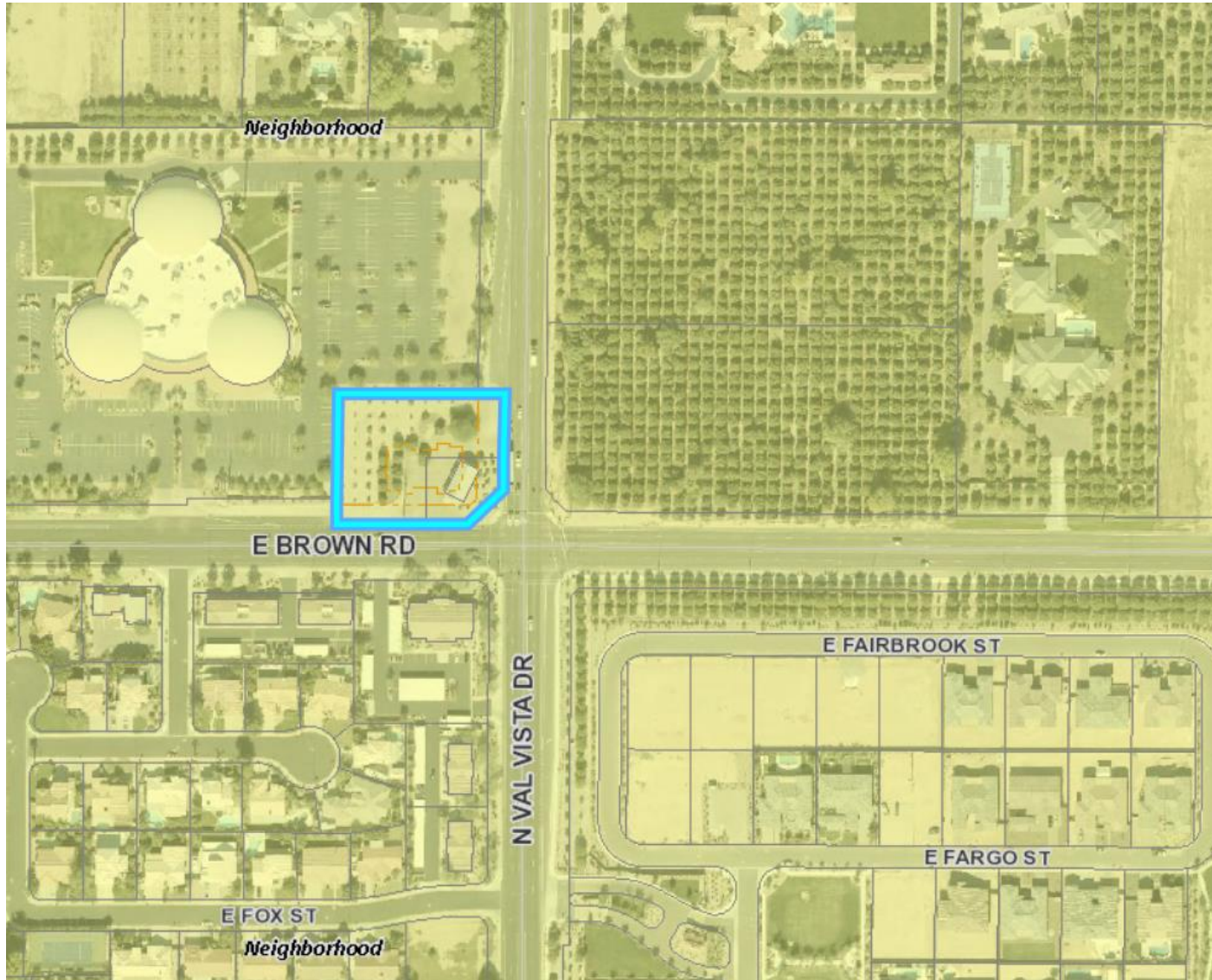


Request

- Rezone to OC-BIZ & Site Plan Review

Purpose

- Allow for an office development



General Plan

Neighborhood

- Citrus Sub Area

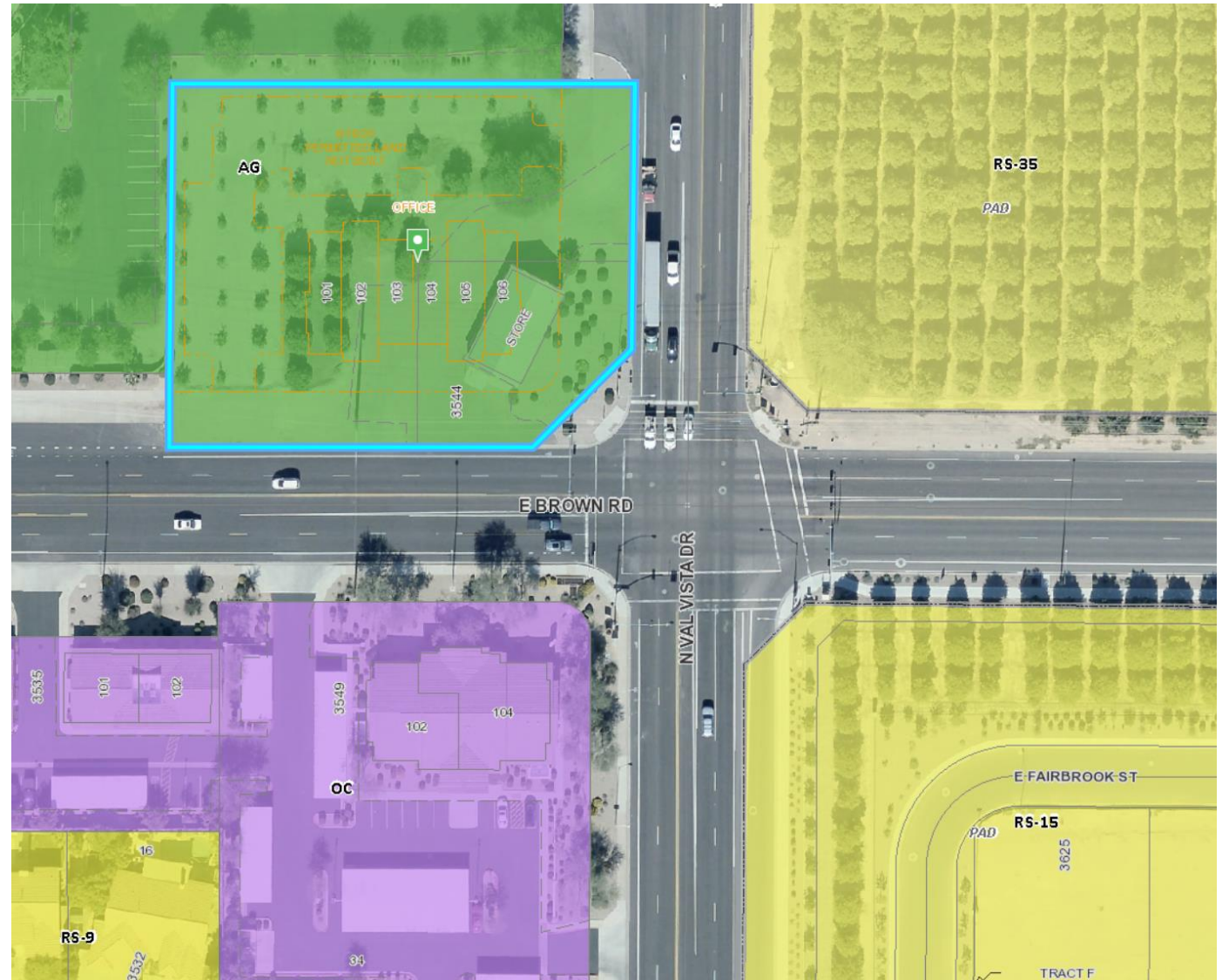
Citrus Sub Area Plan

- Guidelines for Development

Zoning

Existing: Agricultural (AG)

Rezone to: Office
Commercial (OC-BIZ)



Street View



Looking northeast from Brown Road



Looking west from Val
Vista Drive

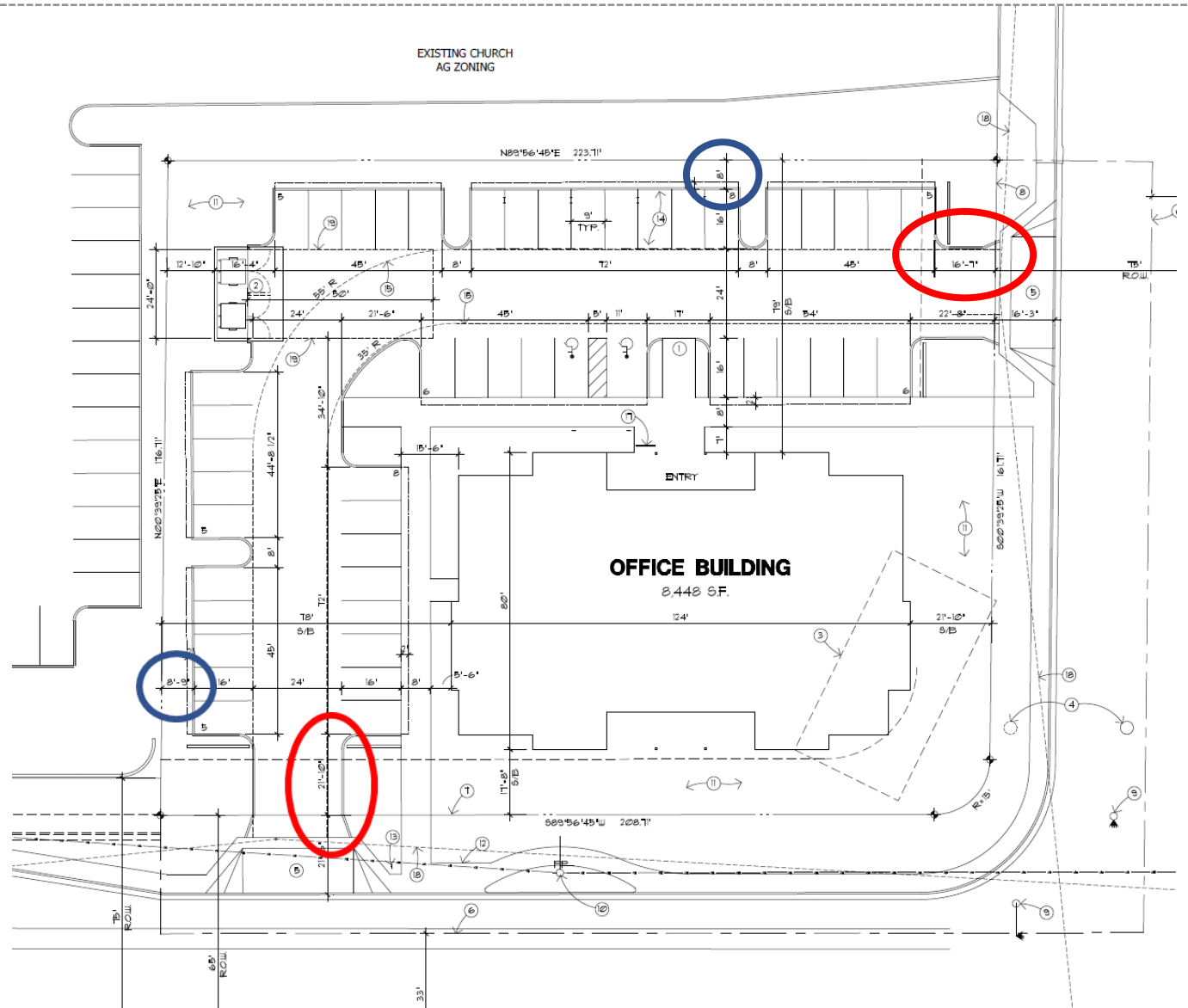
- Remove existing fruit stand
- Parking behind building
- Patient Drop off Area



Bonus Intensity Zone (BIZ) Overlay

MZO Development Standards	Required	Proposed
<u>Parking Setback of Cross-drive-aisles - Section 11-32-4(A)</u> <i>To Brown Road</i> <i>To Val Vista Drive</i>	<i>50-foot parking setback</i> <i>50-foot parking setback</i>	21.5-feet 22.5-feet
<u>Required Landscape Yard for Non-Single Residence Uses Adjacent to Other Non- Single Residence - Section 11-33-3(B)(2)</u> <i>Landscape yard width along north property line</i> <i>Landscape yard width along west property line</i>	15-feet 15-feet	6-feet to the north 6.75-feet to the west

Modifications



BIZ Criteria

MZO 11-21-3



Provide distinctive, superior quality designs



Redevelop and rehabilitate economically distressed properties



Utilize areas with existing utility and transportation infrastructure

Superior Quality Criteria

MZO 11-31-32



Holistic Approach to Project Design



Responsive Approach to Site and Sub-Area Context



Sustainable Design



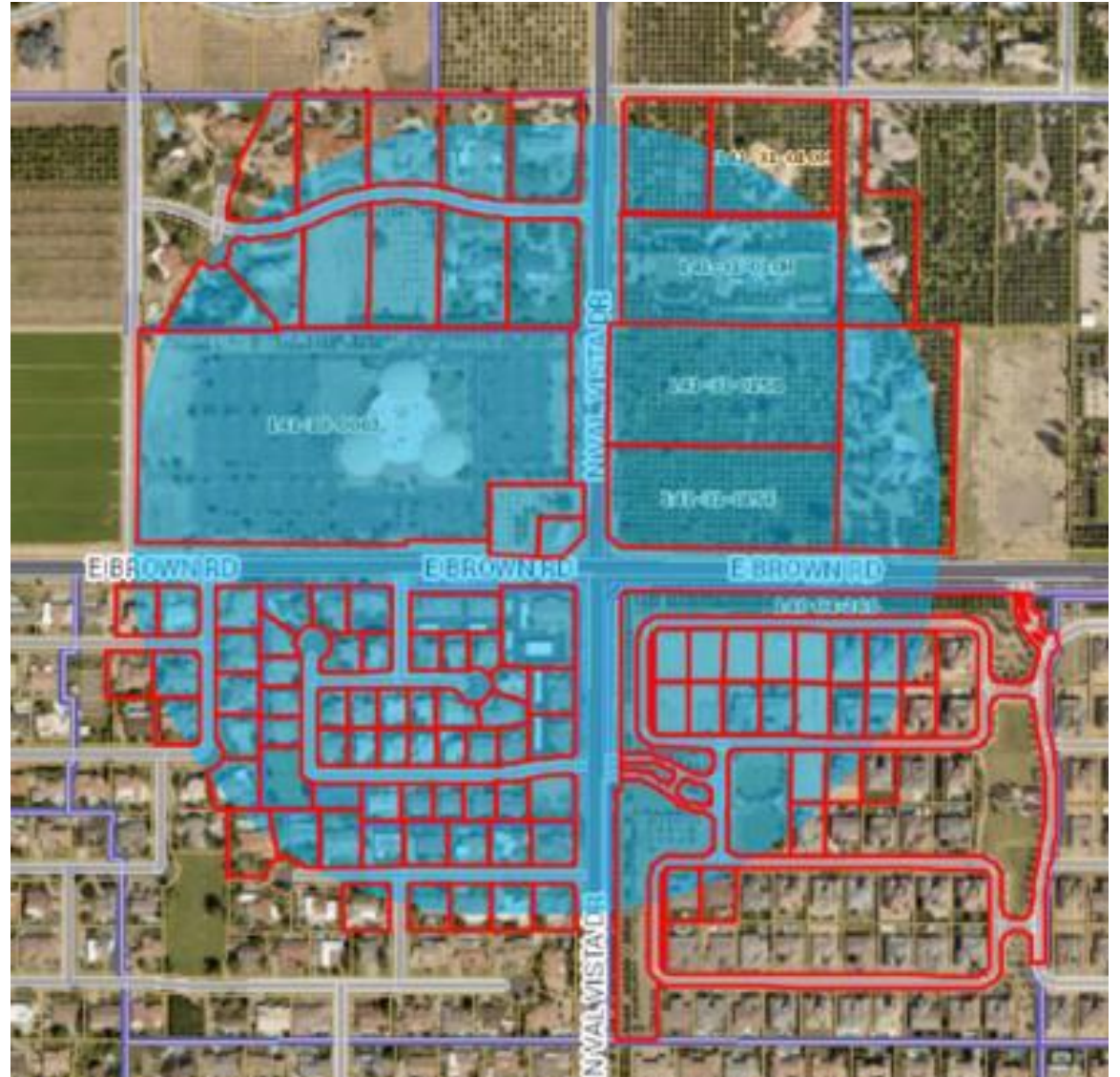
Exceeds Standards



Great Public Spaces

Citizen Participation

- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within .5 and 1 mile of the site
- Staff has not received any neighborhood feedback.



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Bonus Intensity Zone overlays outlined in Section 11-21-3 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions