



PLANNING & ZONING BOARD

October 14, 2020



ZON20-00488



Request

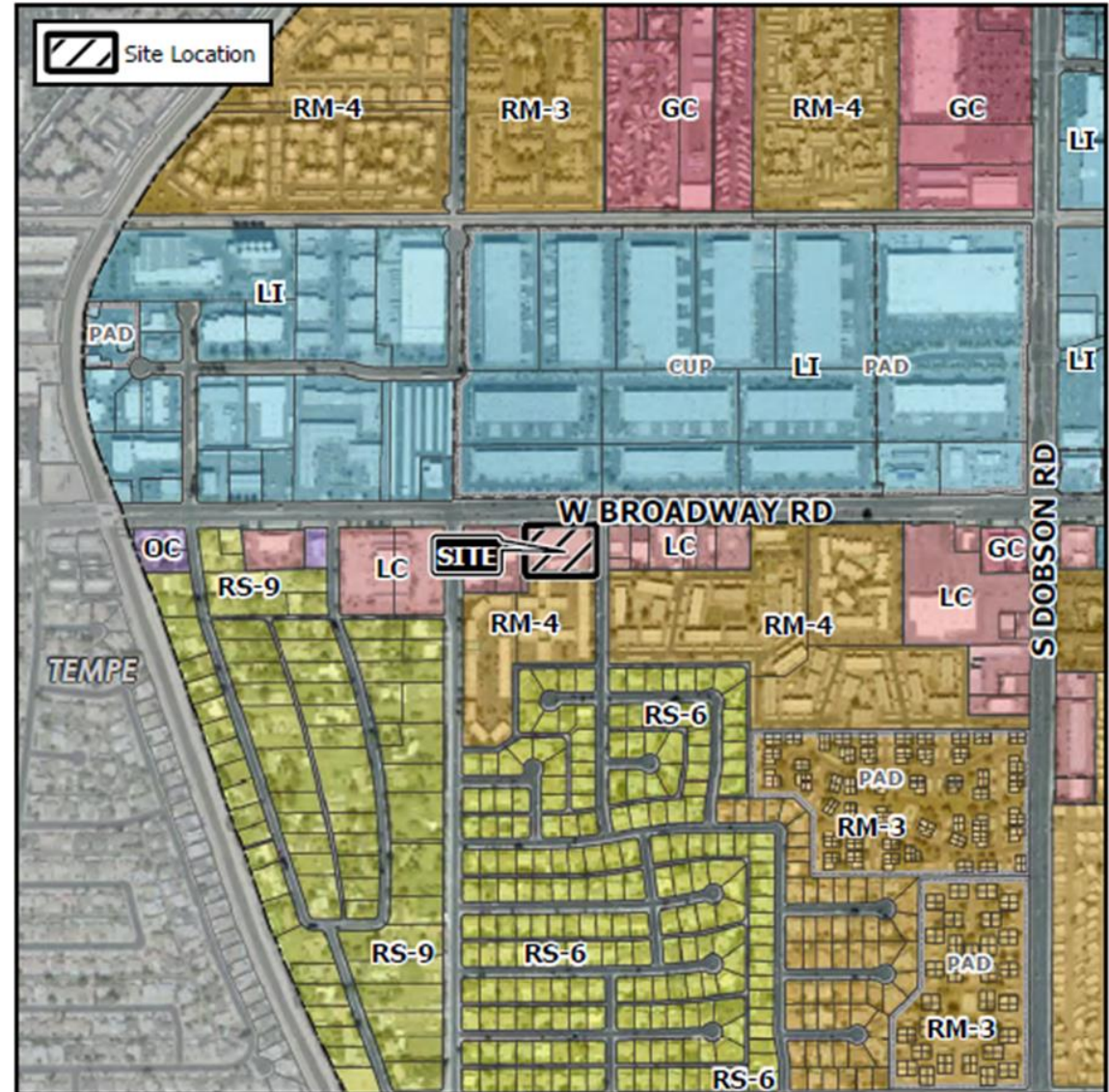
- Site Plan Review

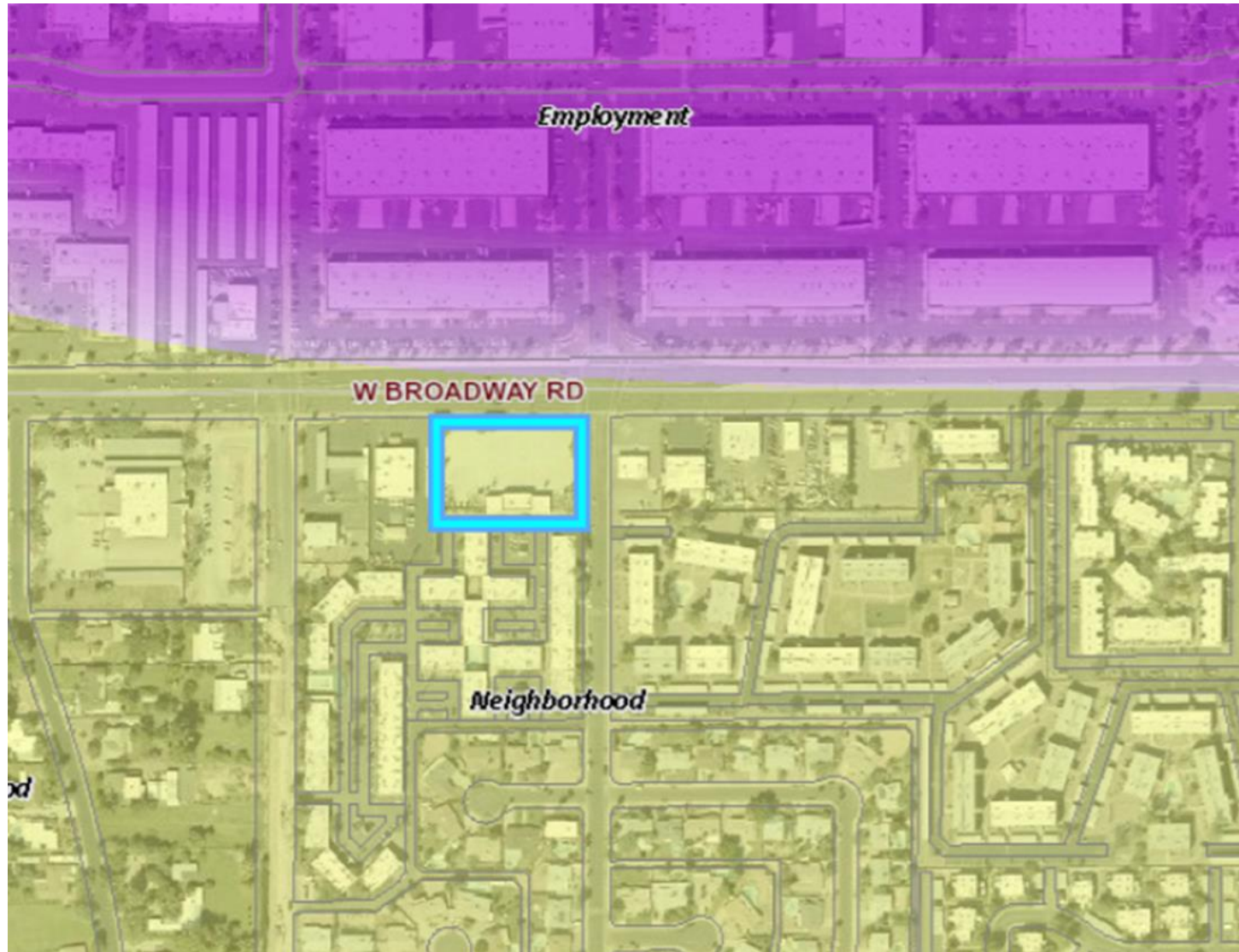
Purpose

- Allow for the development of a medical and dental office building and use.

Location

- West of Dobson on the south side of Broadway.





General Plan

Neighborhood

Safe places to live

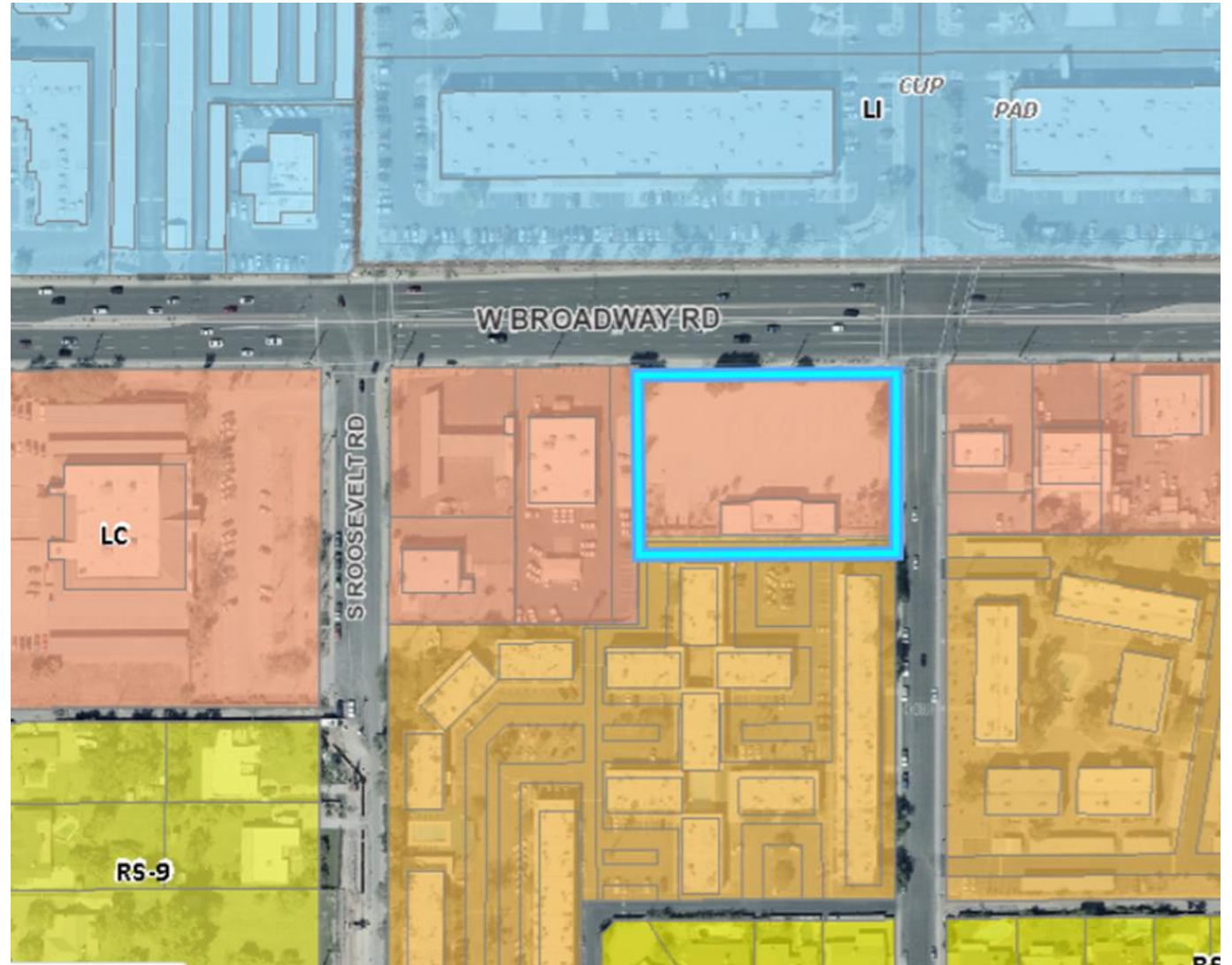
- Commercial areas allowed along the boarder of neighborhoods

Zoning

Limited Commercial (LC)

Provide areas for service-oriented businesses that serve the surrounding residential .

- Medical/dental office are a permitted use in the LC district



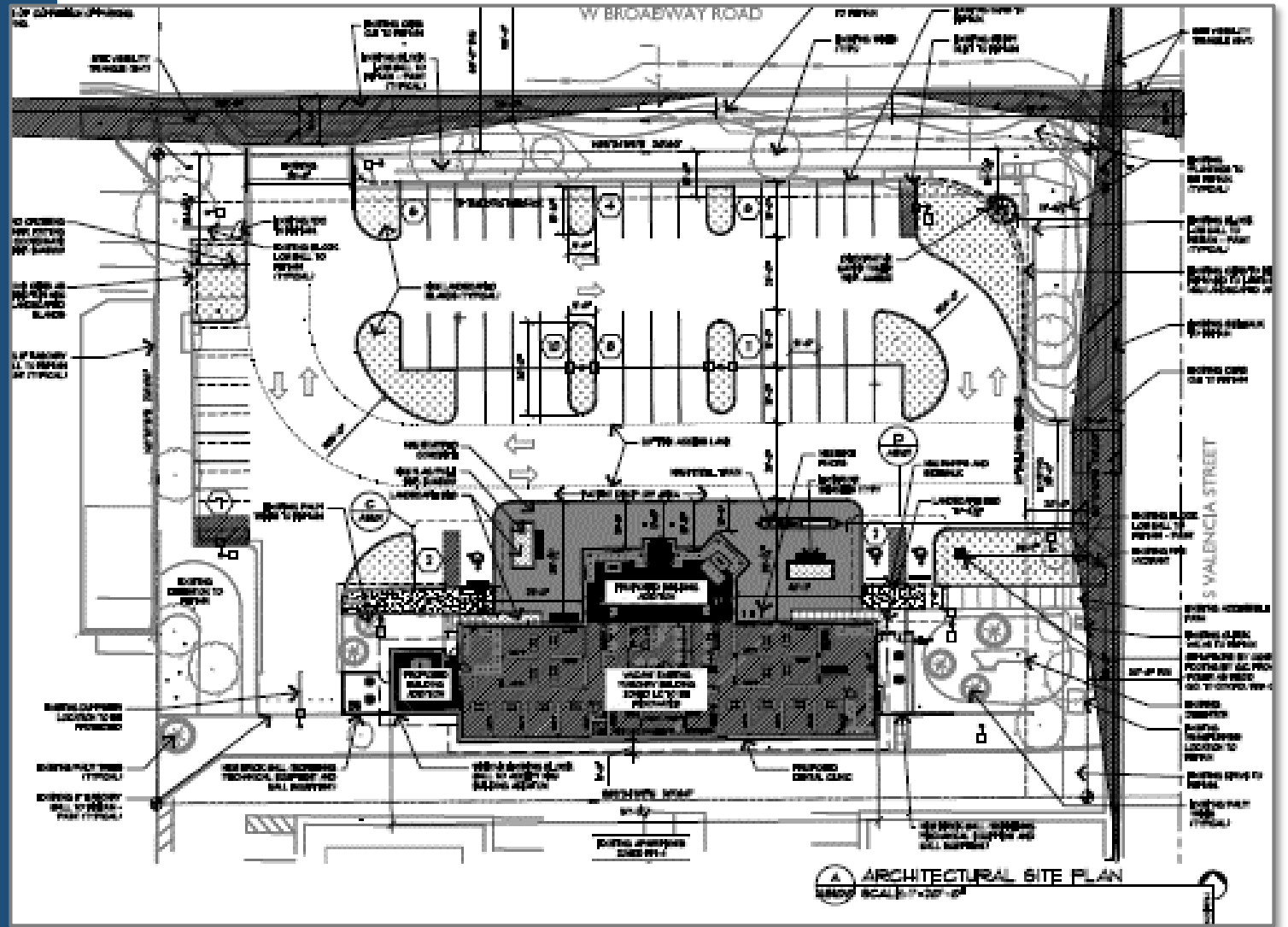
Street View



Looking south along Broadway Road

Site Plan

- 2 new additions to the building
- New foundation base area
- AUP for excess parking
- SCIP for reduced Landscape setback



Design Review

• October 13, 2020



D EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



E EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT LEGEND:	
ALL COLORS NOTED ARE SHOWN UNLESS PAINT	
COLORS	
SL2845 "MIDNIGHT BRASS"	
SL2822 "MIDNIGHT COPPER RED"	
SL2846 "MIDNIGHT PINKISH GREY"	
SL4330 "BISC PEAR"	
GENERAL NOTES:	
1. PAINT ALL SOFFITS BISC PEAR	
2. GO TO GASK AND PAINT ALL JOINTS	
3. GO TO NOTIFY ARCHITECT FOR APPROVAL OF COLOR/REPLANT SOME BEFORE PAINTING	
4. GC SHALL PAINT ALL ROOF TOP VENTS TO MATCH ROOF	

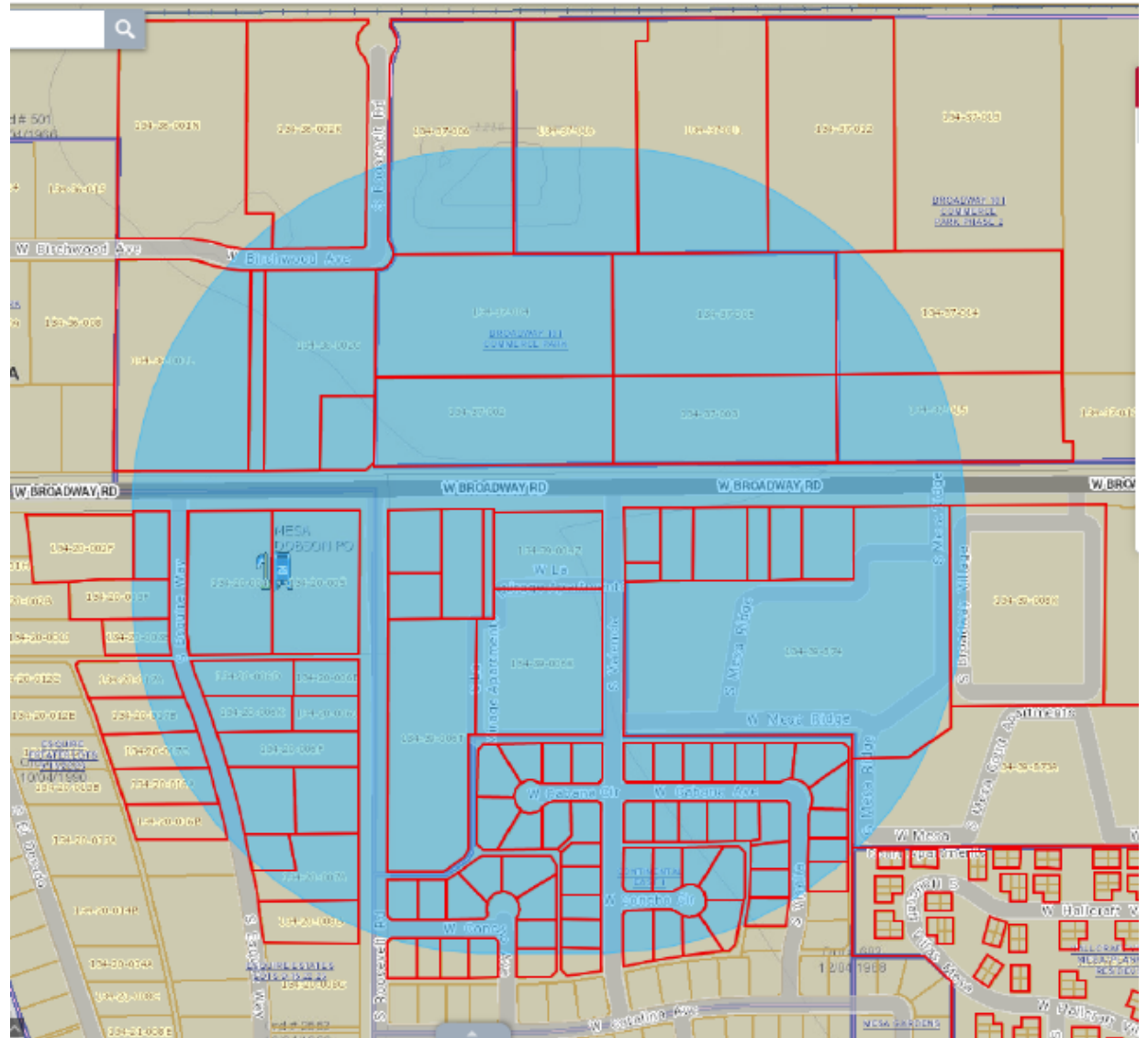
ALL SIGNAGE BY SEPARATE PERMIT AND WILL NOT BE REVIEWED THROUGH THE DESIGN REVIEW OR SITE PLAN REVIEW PROCESS. SIGNAGE MUST FOLLOW SIGN CODE (150D ARTICLE 5)



A EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- 1 Neighborhood meeting
- No major concerns



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ 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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