

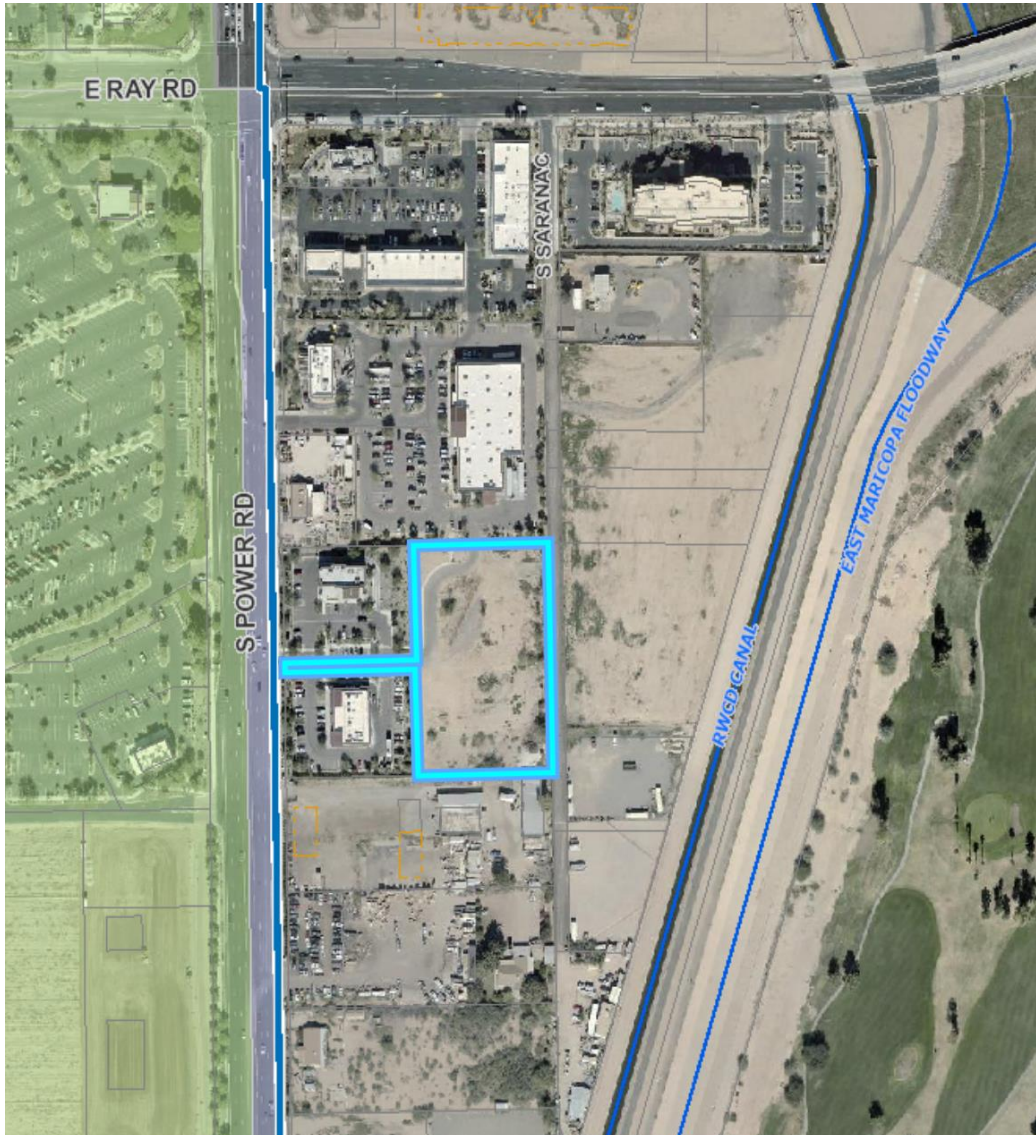


PLANNING & ZONING BOARD

January 27, 2021



ZON20-00562



Request

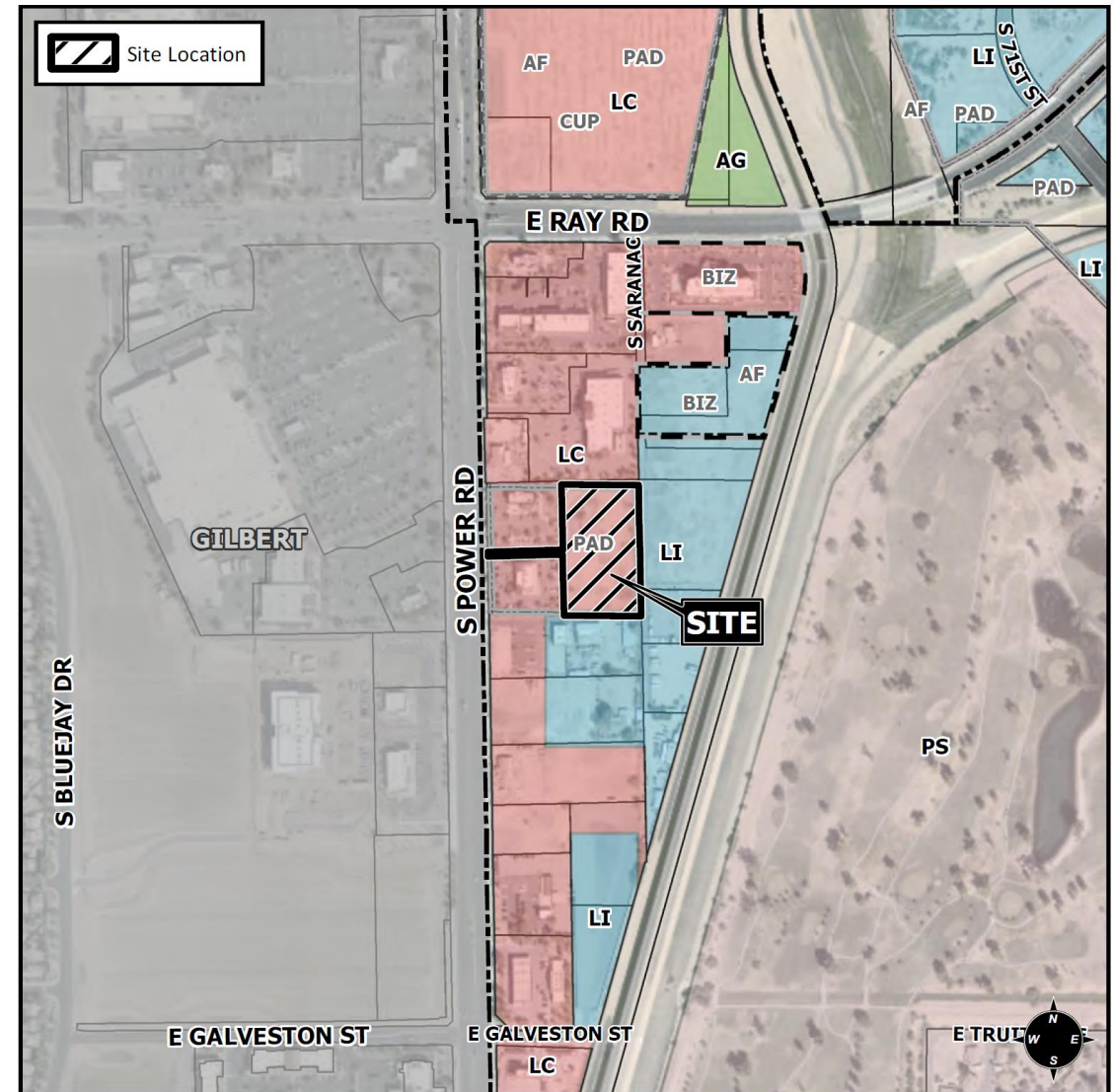
- PAD modification
- Site Plan modification

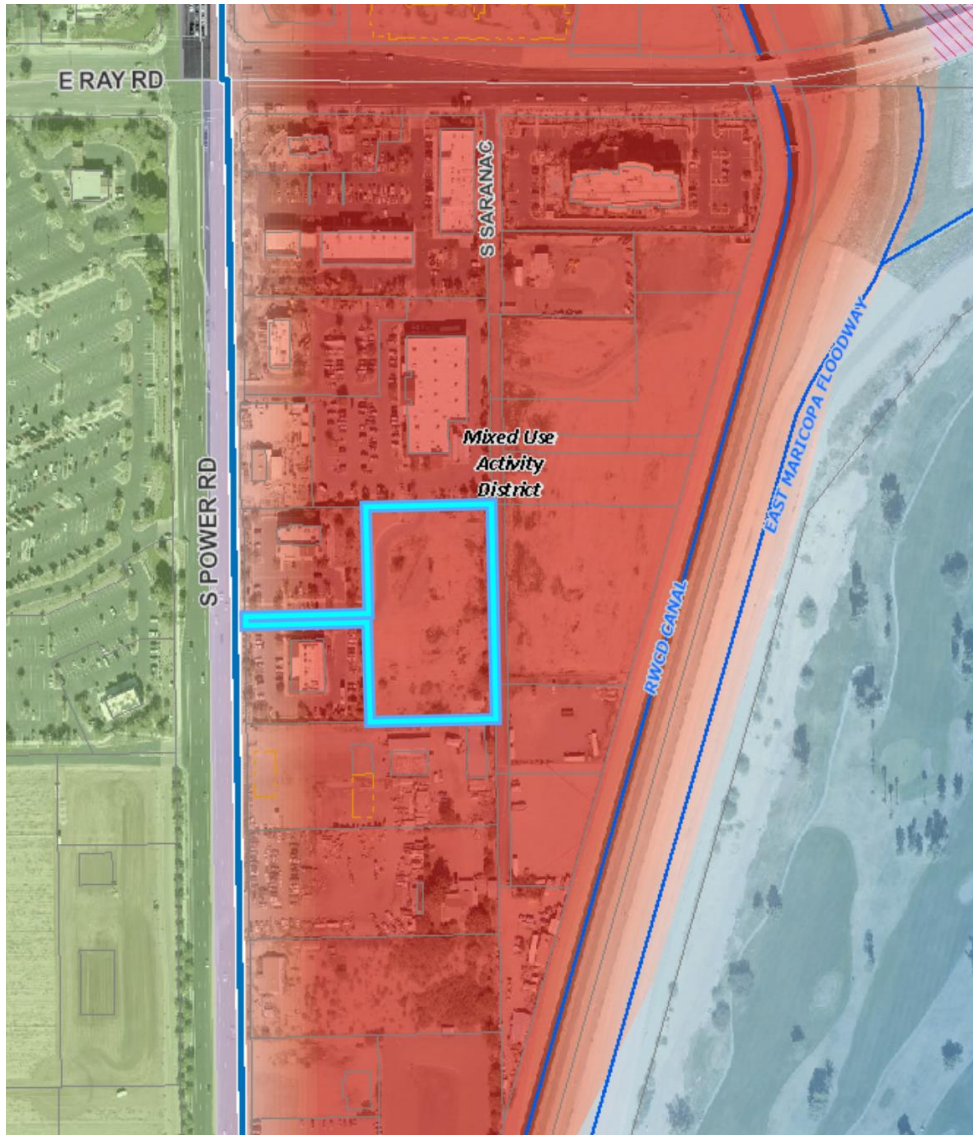
Purpose

- Development of a hotel

Location

- South of Ray Road east of Power Road





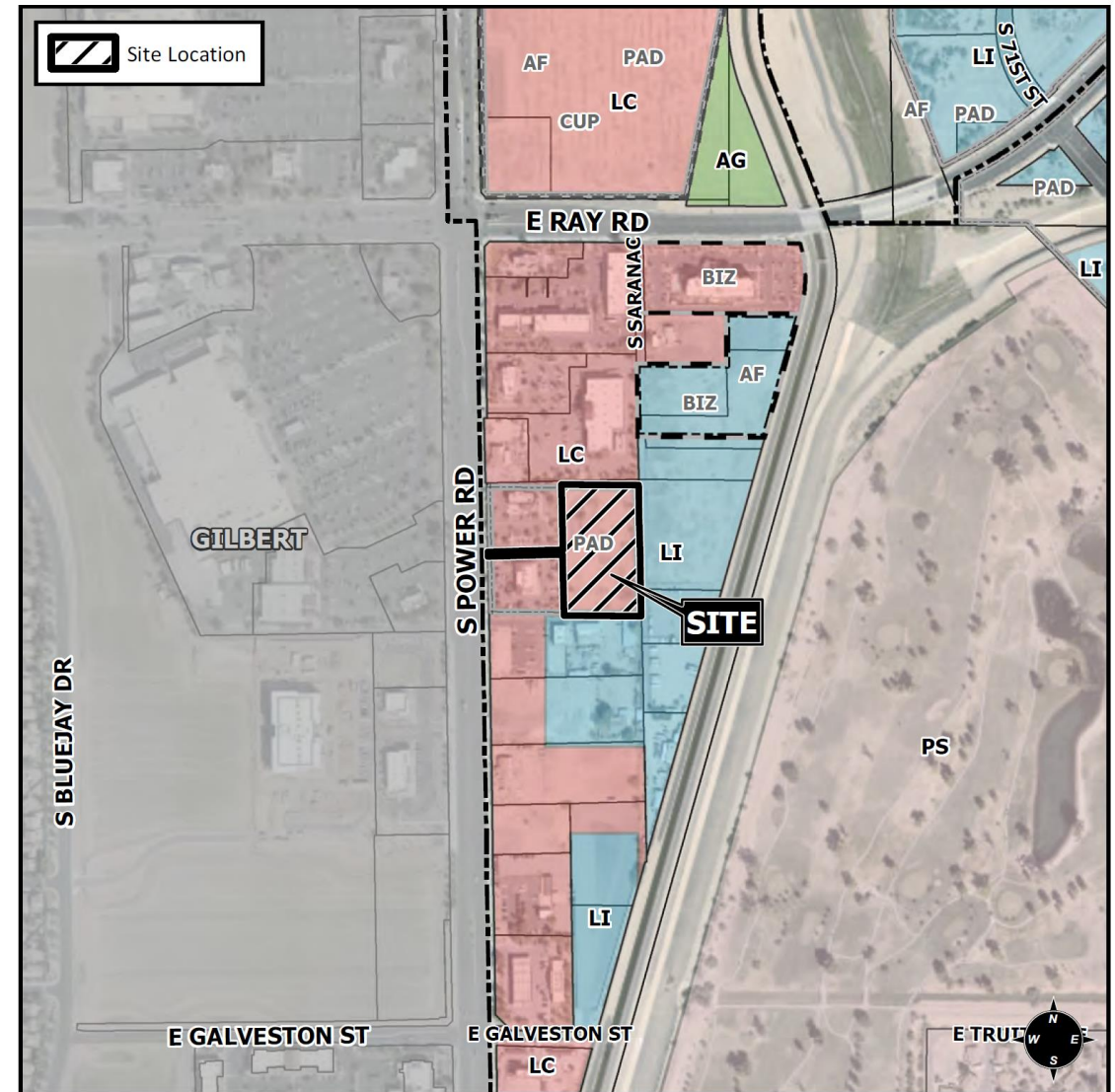
General Plan

Mixed Use Activity

- Large scale
- Strong commercial presence
- Office and residential uses
- Hotel use supports commercial uses and airport

Zoning

- Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- Hotel permitted in LC
- PAD amendment
 - 42' maximum per PAD
 - 50' 6" proposed



Street View



Looking west into the site from the commercial center

- Access through the group commercial center from Power Road
- Secondary access to the north



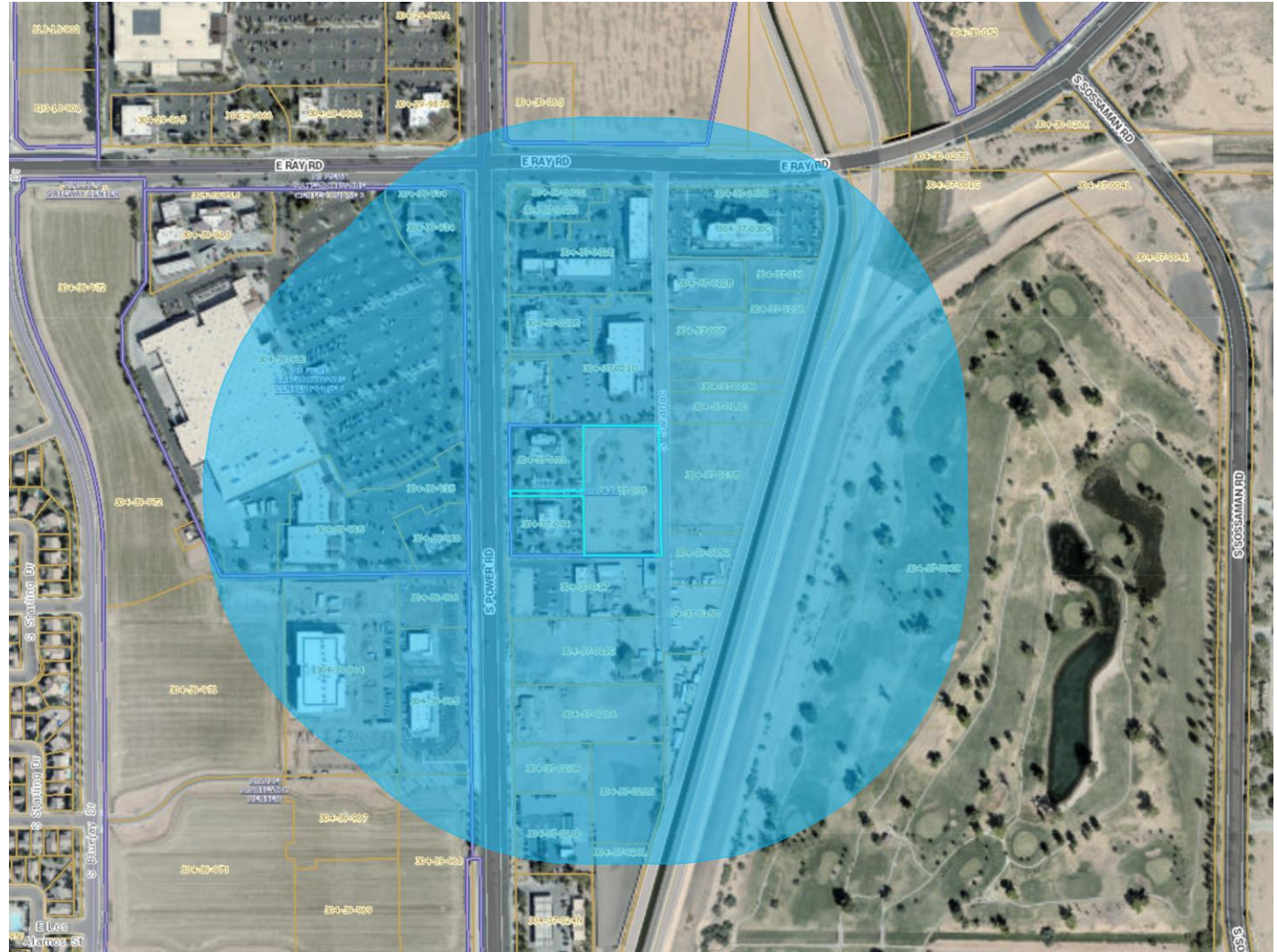


Design Review

- January 12, 2021
- Minor comments on elevations

Citizen Participation

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



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Purpose of a PAD in Section 11-22-5 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



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