



# PLANNING & ZONING BOARD

January 27, 2021



**ZON20-00815**



## Request

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- Rezone from GC to GC-BIZ
- Site Plan Review

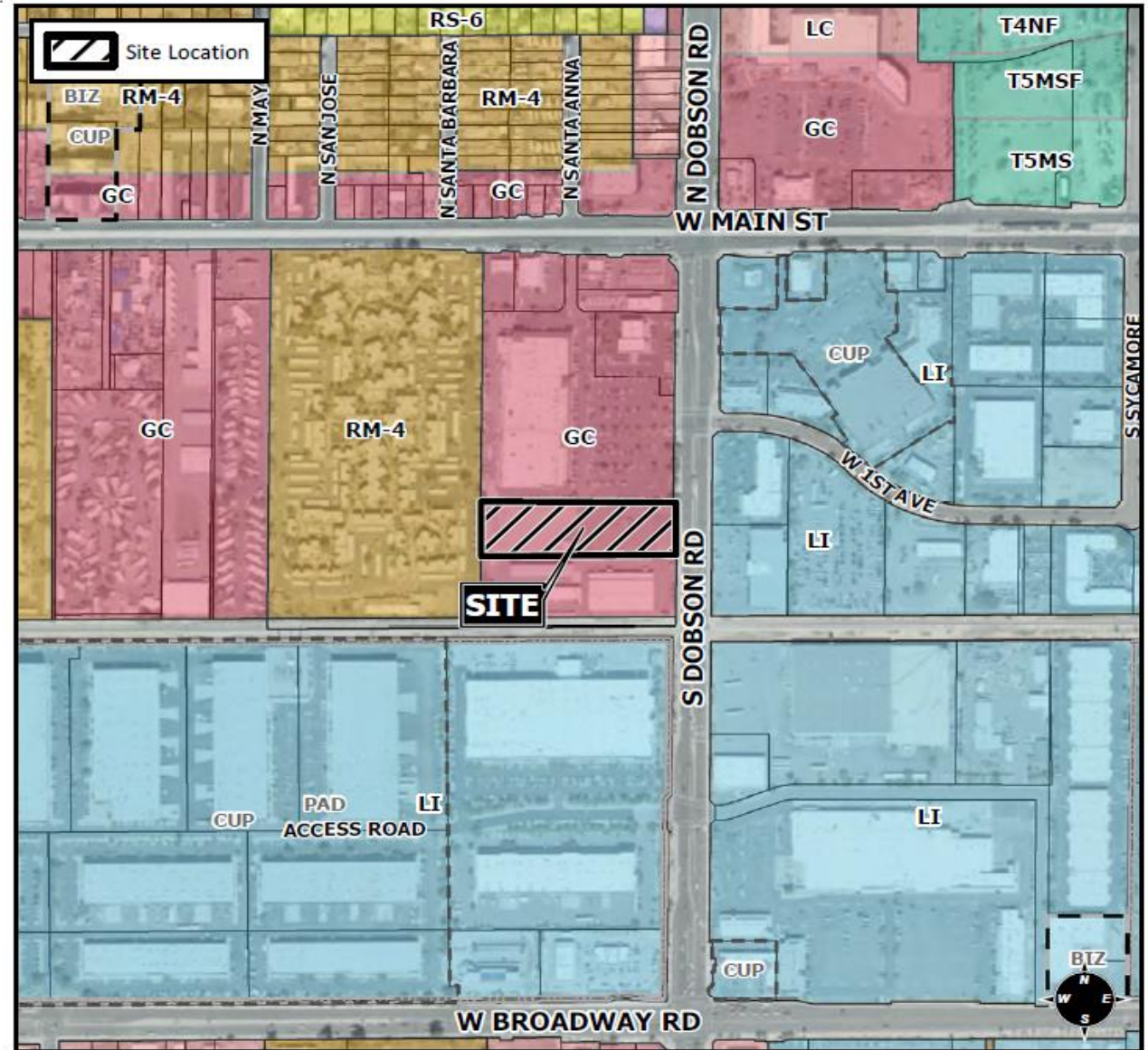
## Purpose

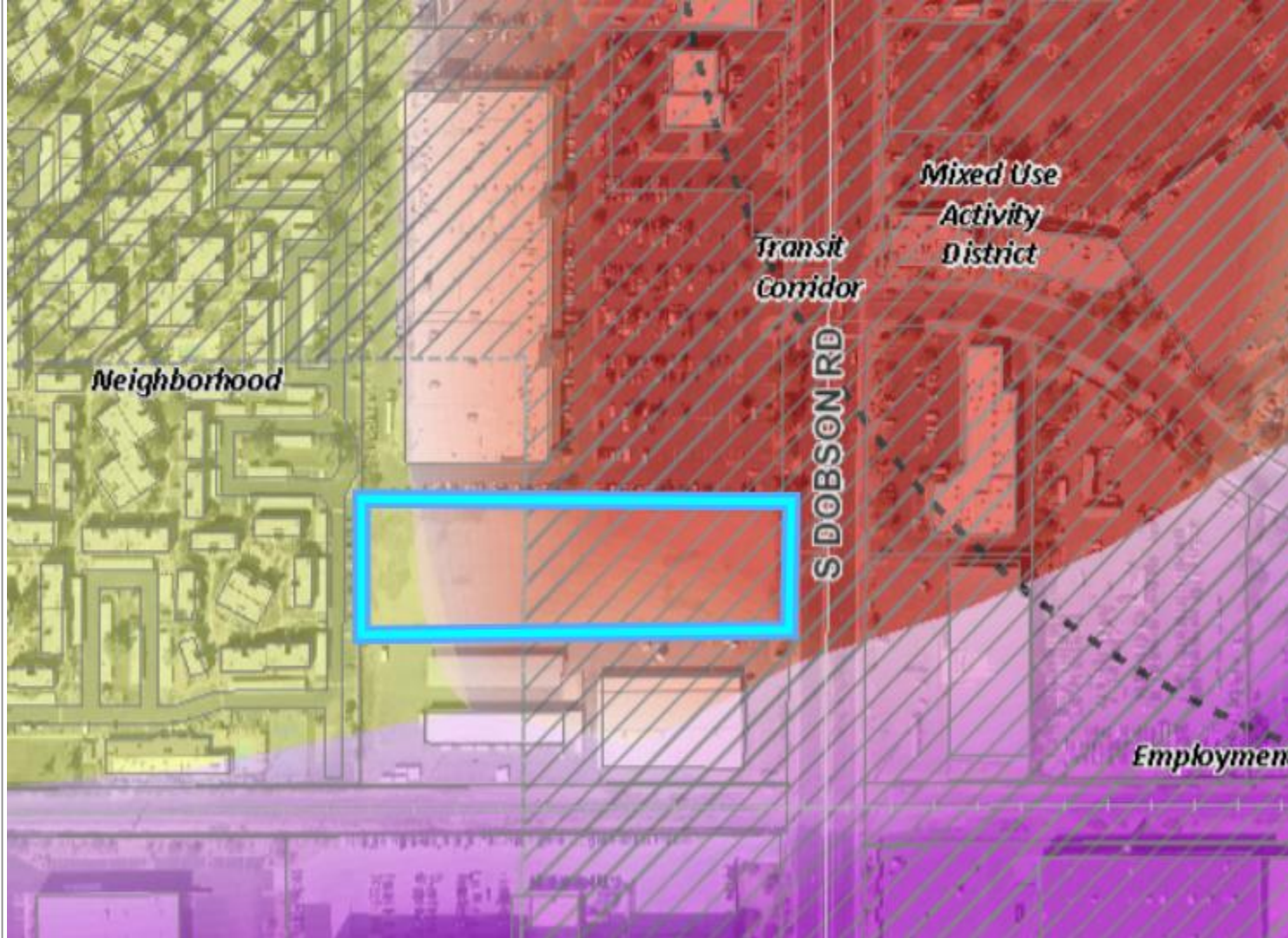
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- Allow for a commercial development

# Location

- South of Main Street
- West of Dobson Road
- South of existing Mekong Plaza





# General Plan

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## Mixed Use Activity District

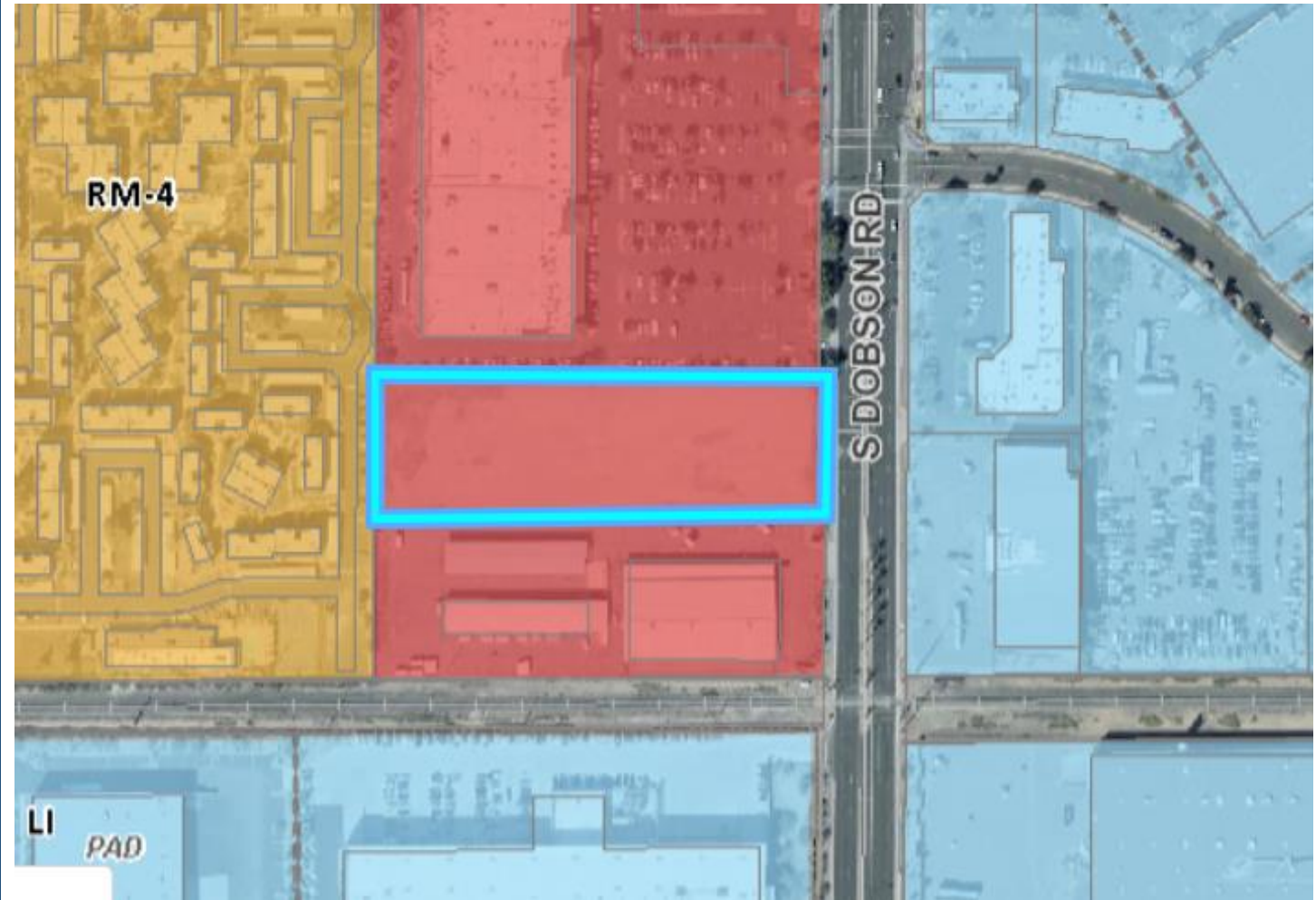
- Community-Scale
- Service-oriented businesses
- Transit Corridor

## Mesa Asian District

# Zoning

## General Commercial

- Provide areas for retail and service-oriented uses
- Includes a BLZ overlay



# Site Photos



Looking west towards the site from Dobson Road

# Site Photos



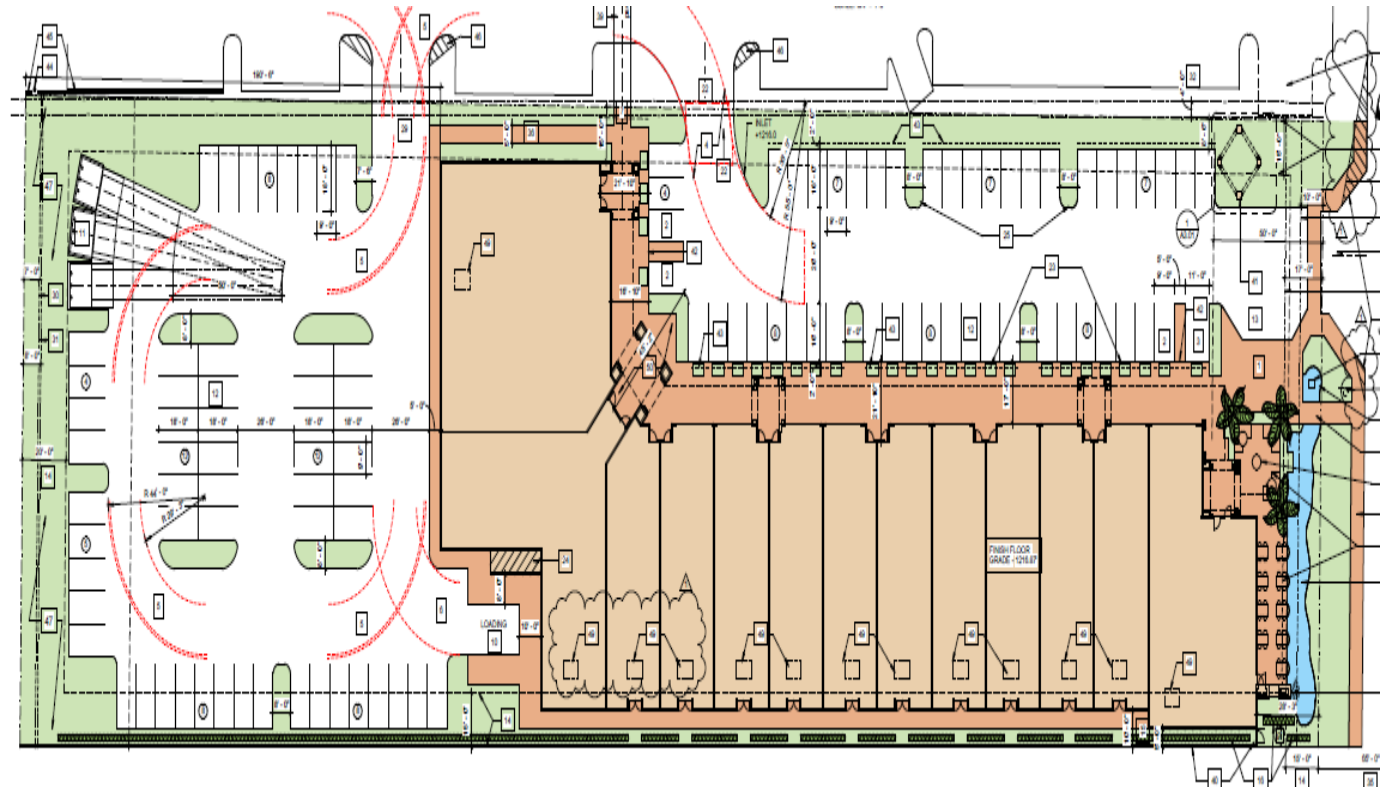
Looking south towards the site from Mekong Plaza



Existing Mekong Plaza center to north

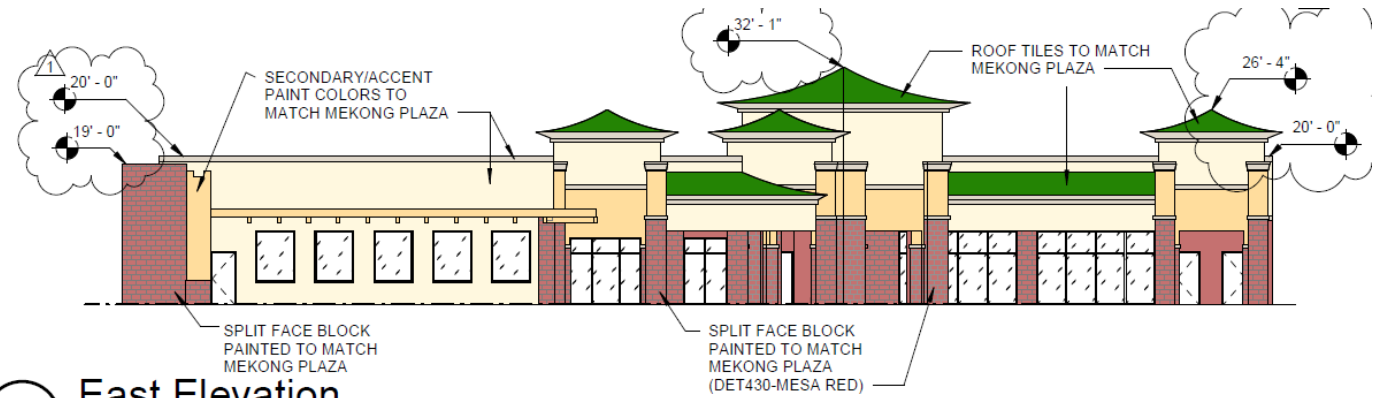
# Site Plan

- L-shaped building
- Parking located to the north & west
- Outdoor seating & enhanced landscaping along Dobson Road

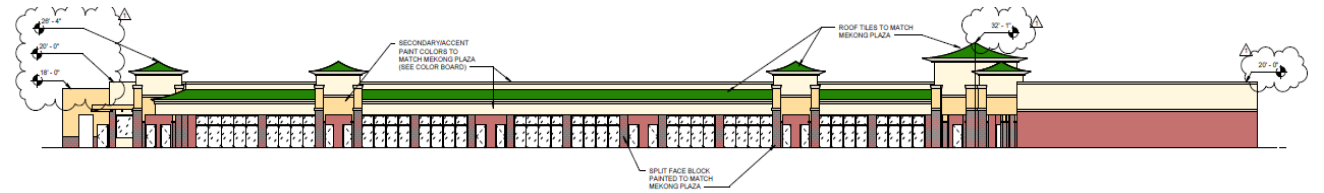


# Design Review

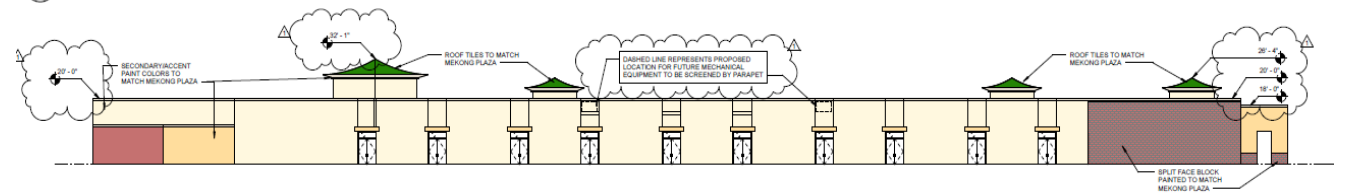
- January 12, 2021
- Recommended minor revisions
- Requesting alternative compliance



4 East Elevation  
SCALE: 1/16" = 1'-0"



2 North Elevation  
SCALE: 1/16" = 1'-0"



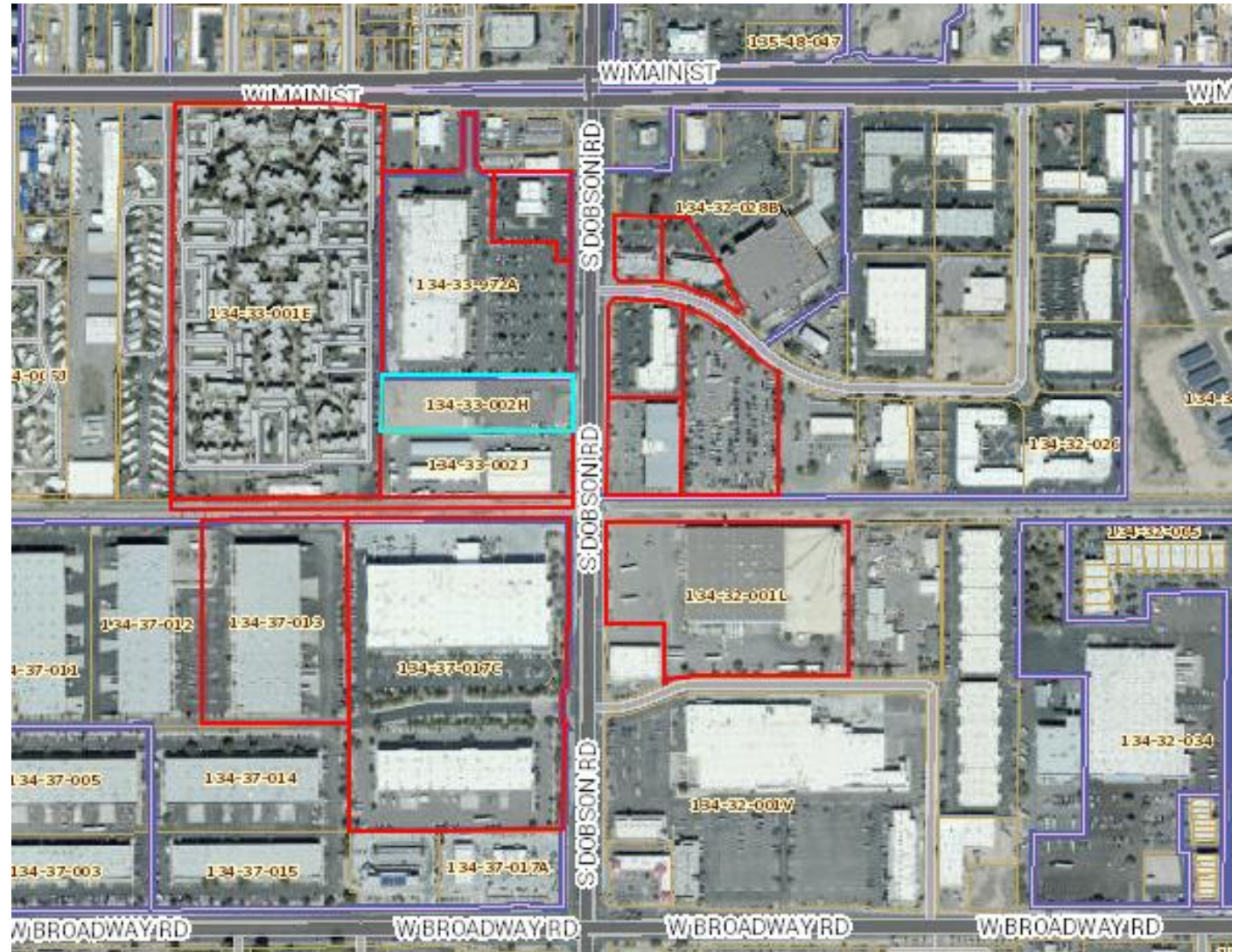
1 South Elevation  
SCALE: 1/16" = 1'-0"

# PAD Request

Development Standard	Required LI	Proposed LI-PAD	Staff Recommendation
Minimum Interior Side Setback	<i>(building/landscape)</i> 15'/15'	<i>(building/landscape)</i> 5'/5'	As proposed

# Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- Neighborhood meeting November 24, 2020
- 2 attendees



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Asian District
- ✓ Criteria in Chapter 21 for BIZ overlay

## Staff Recommendation

Approval with Conditions



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