



PLANNING & ZONING BOARD

June 9, 2021



ZON21-00177



Request

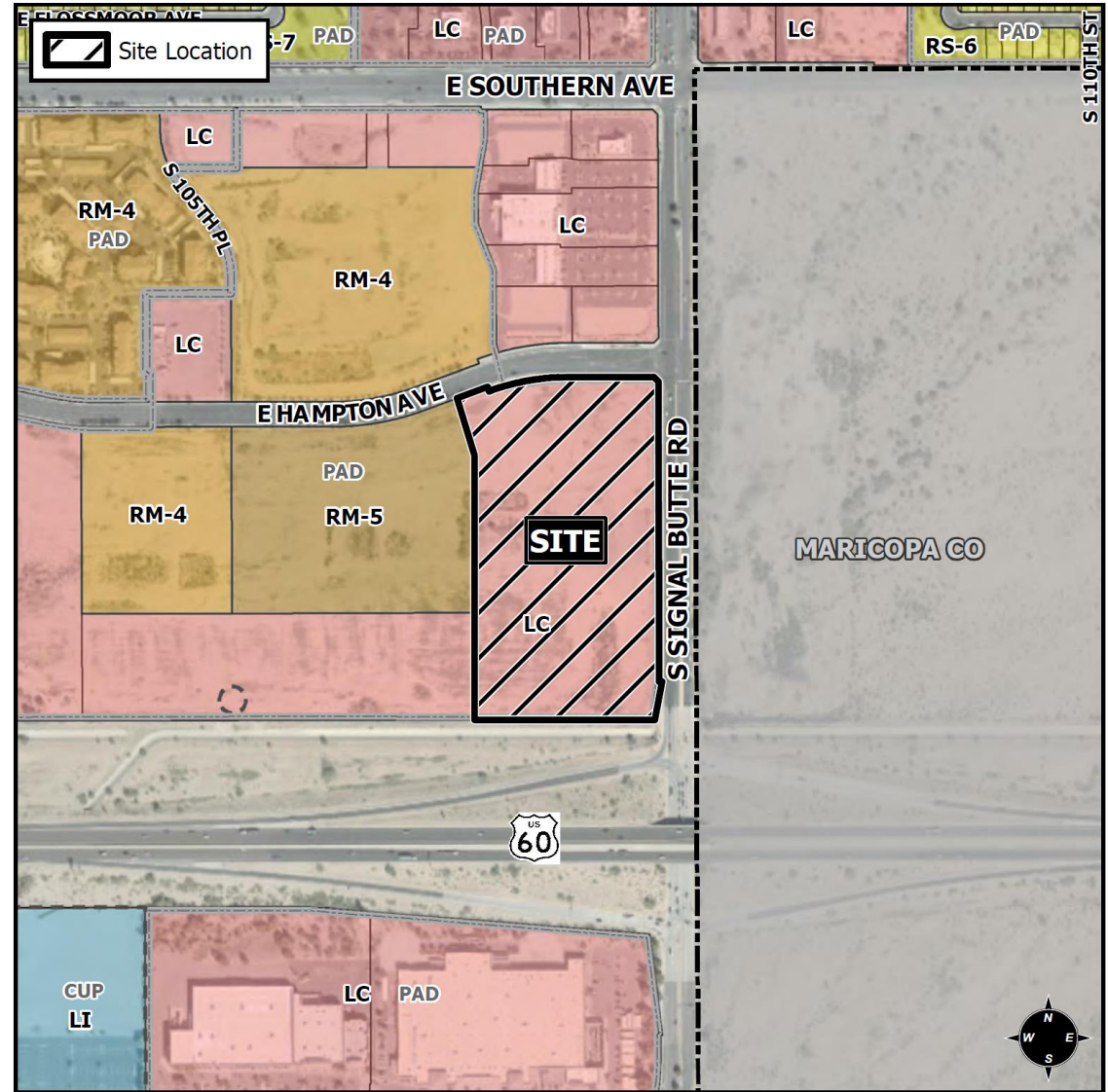
- Site Plan Review

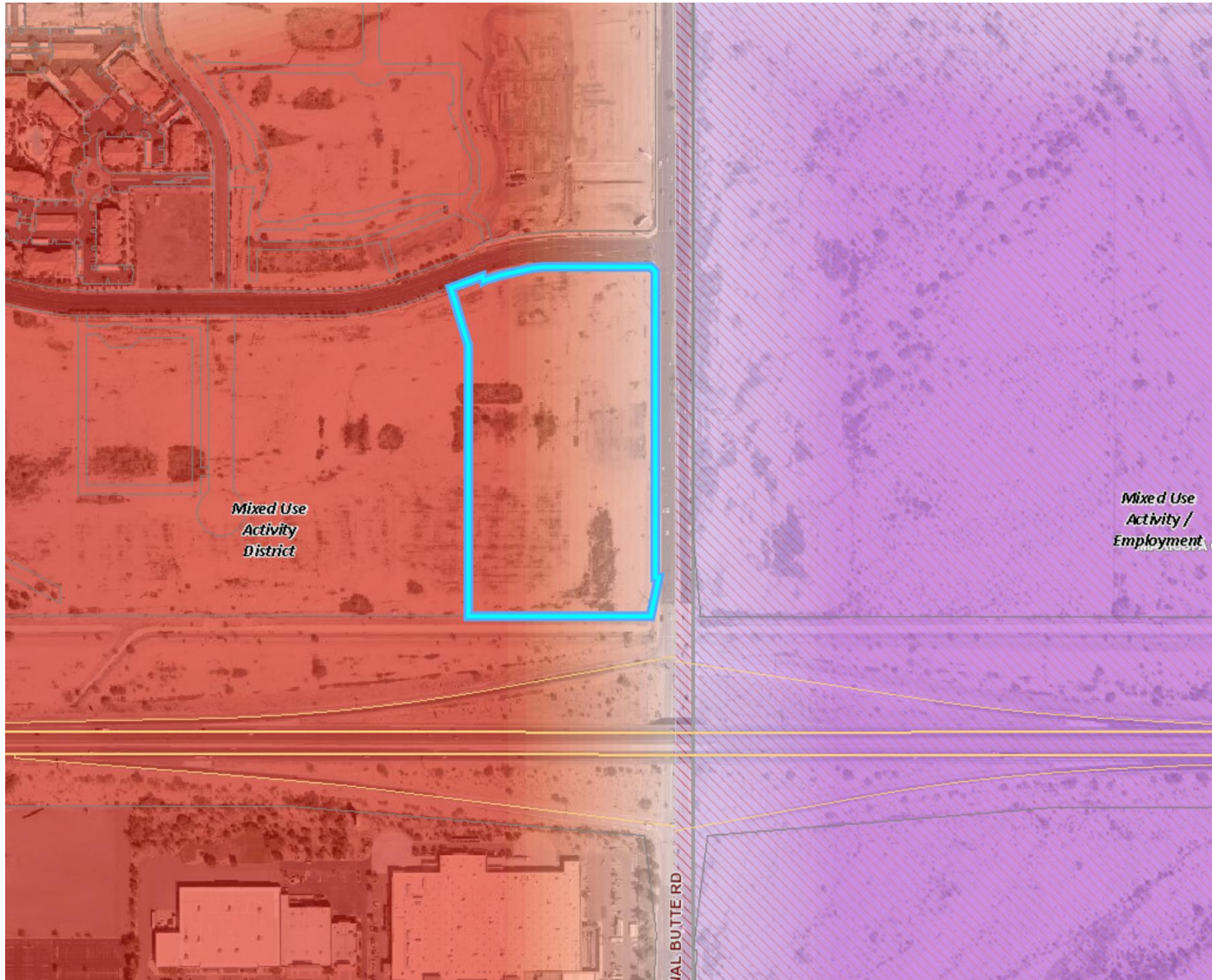
Purpose

- This request will allow for the development of a mixed-use development

Location

- West of Signal Butte Road
- North of US Highway 60





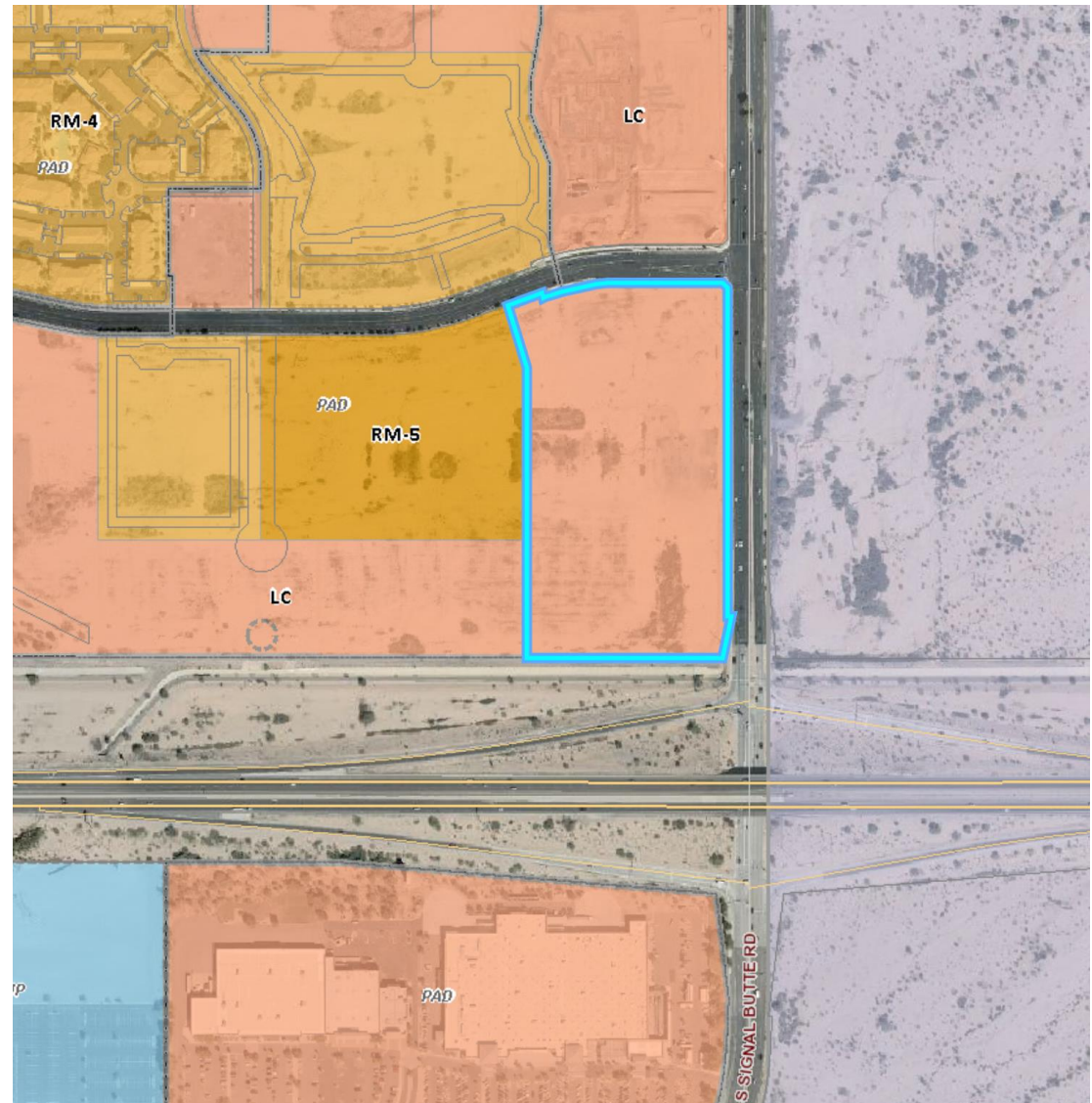
General Plan

Mixed Use Activity

- Large scale (over 25 acres)
- Unique shopping and entertainment experiences
- Mixture of uses

Zoning

- LC-PAD
- Parcel A of Mountain Vista Marketplace
- Provide areas for indoor retail, entertainment and service-oriented businesses.



Street View



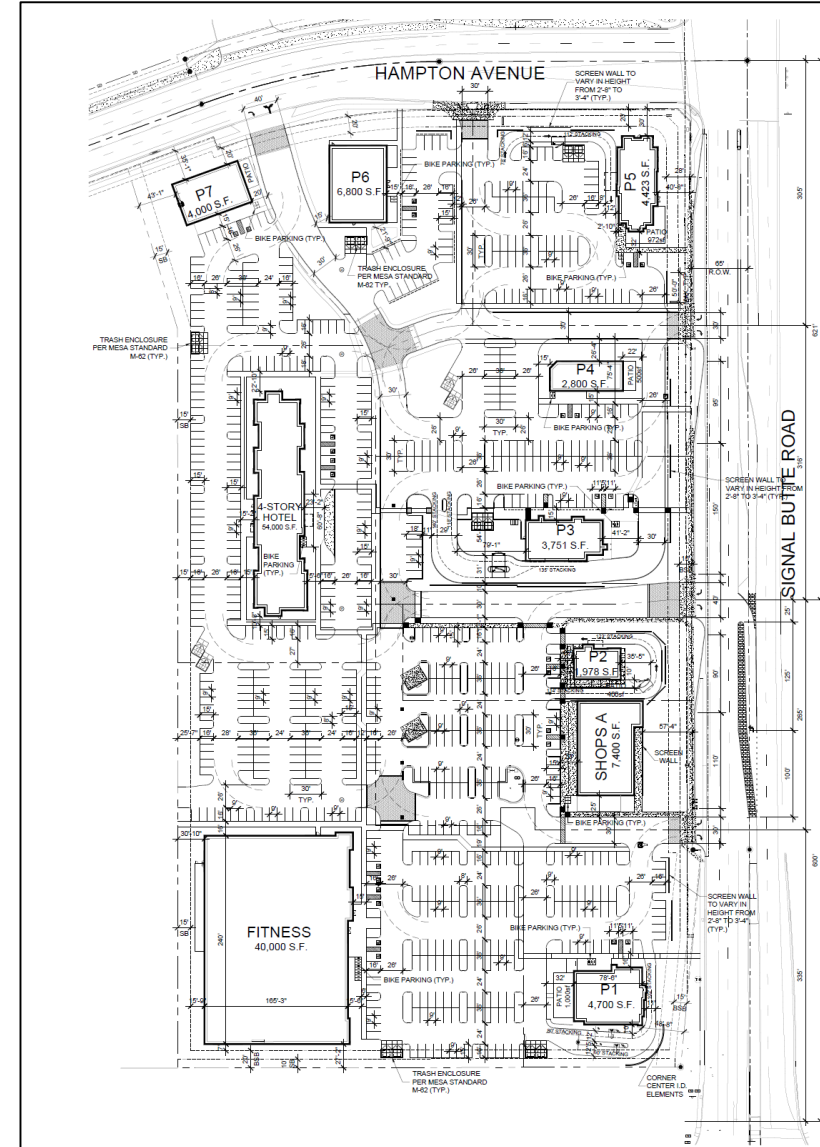
Looking west towards the site

8



Site Plan

- Condition of approval regarding location of drive-thrus
- Relocation of drive-thru from pad P4 to pad P1
- Three accesses on Signal Butte Road and two on Hampton Avenue



- Property owners within 1000 feet, HOA's, & Registered Neighborhoods

- Property owners within 1000 feet, HOA's, & Registered Neighborhoods



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



PLANNING & ZONING BOARD

June 9, 2021