



# PLANNING & ZONING BOARD

June 9, 2021



**ZON21-00177**



## Request

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- Site Plan Review

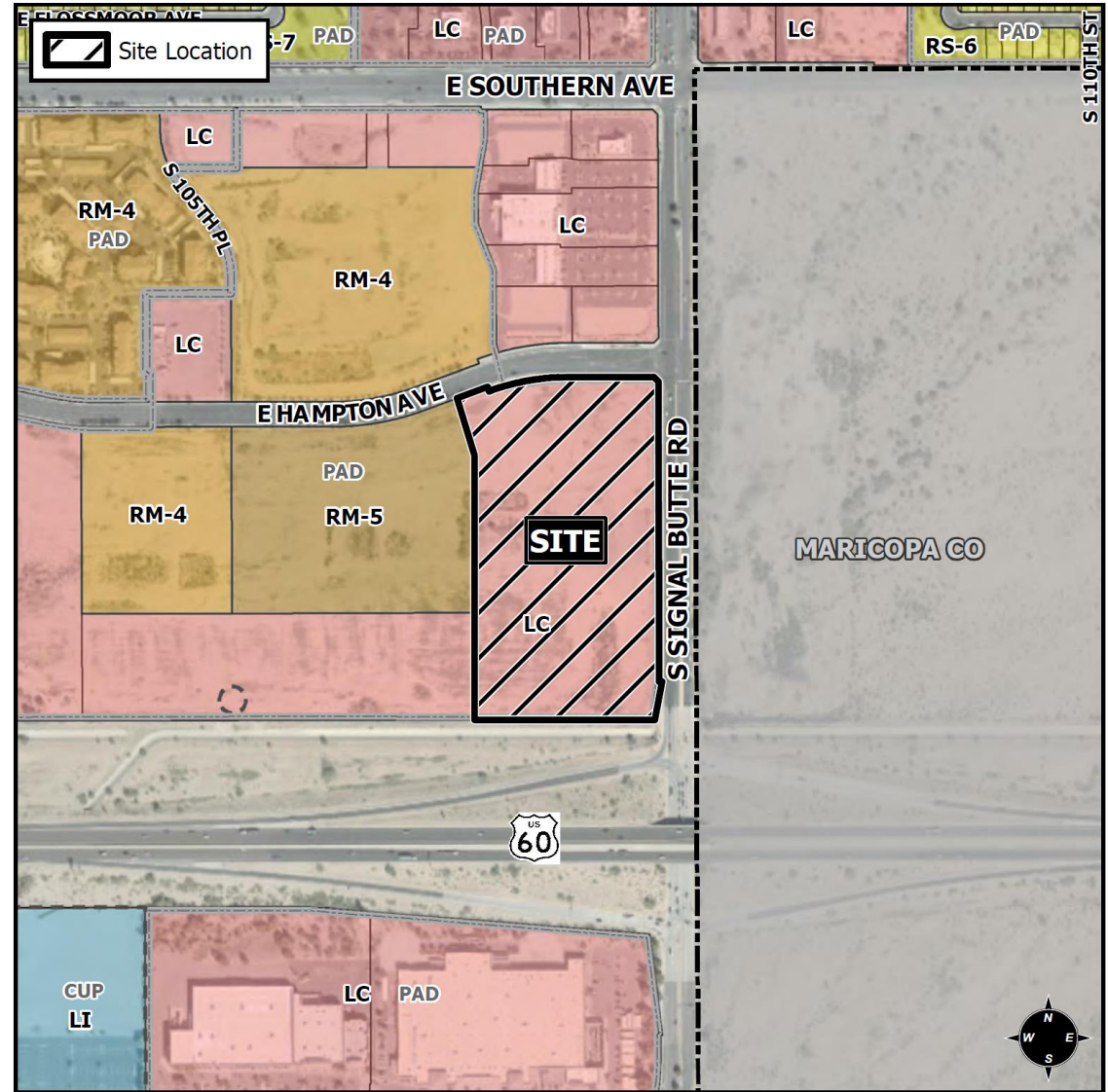
## Purpose

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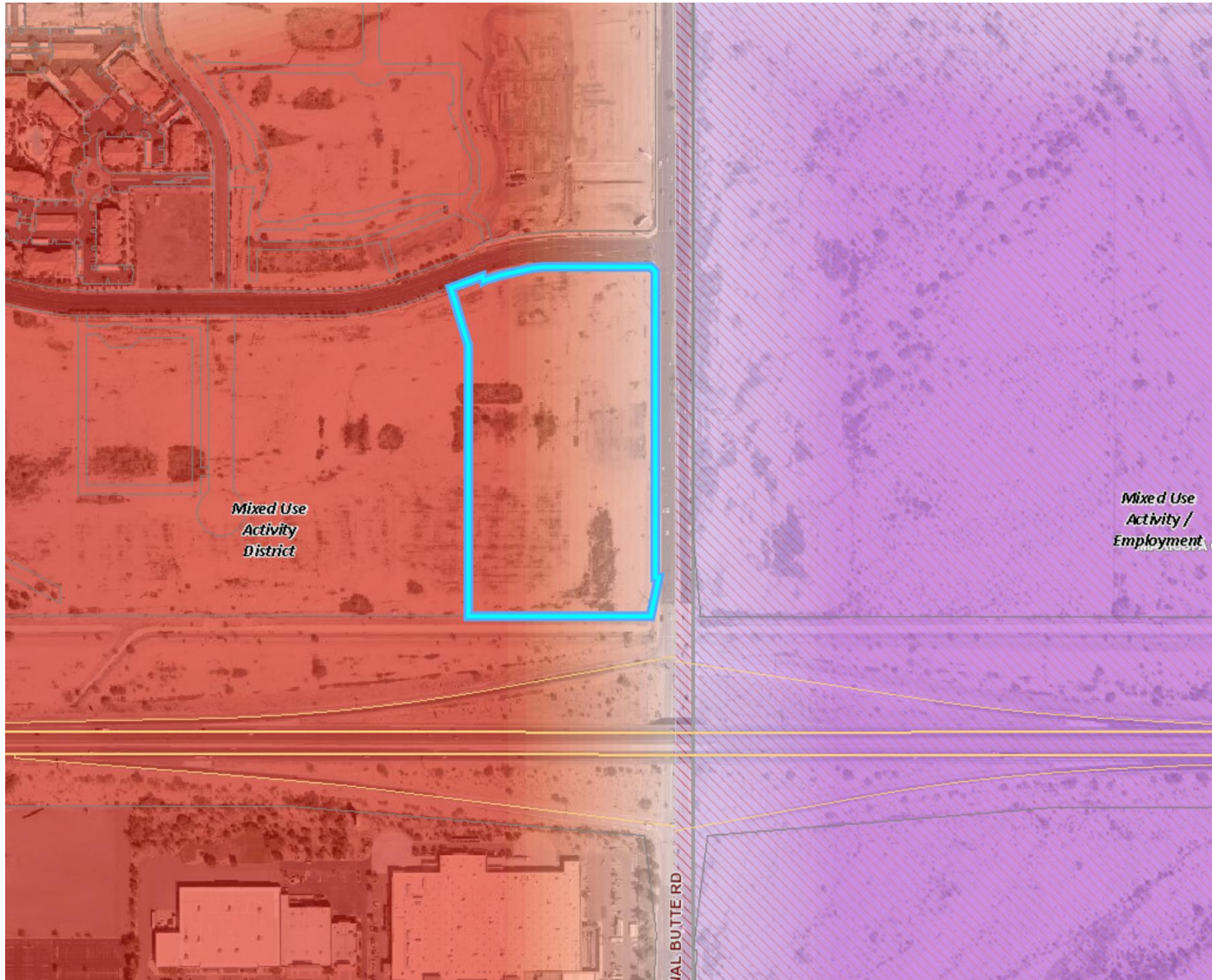
- This request will allow for the development of a mixed-use development

# Location

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







# General Plan

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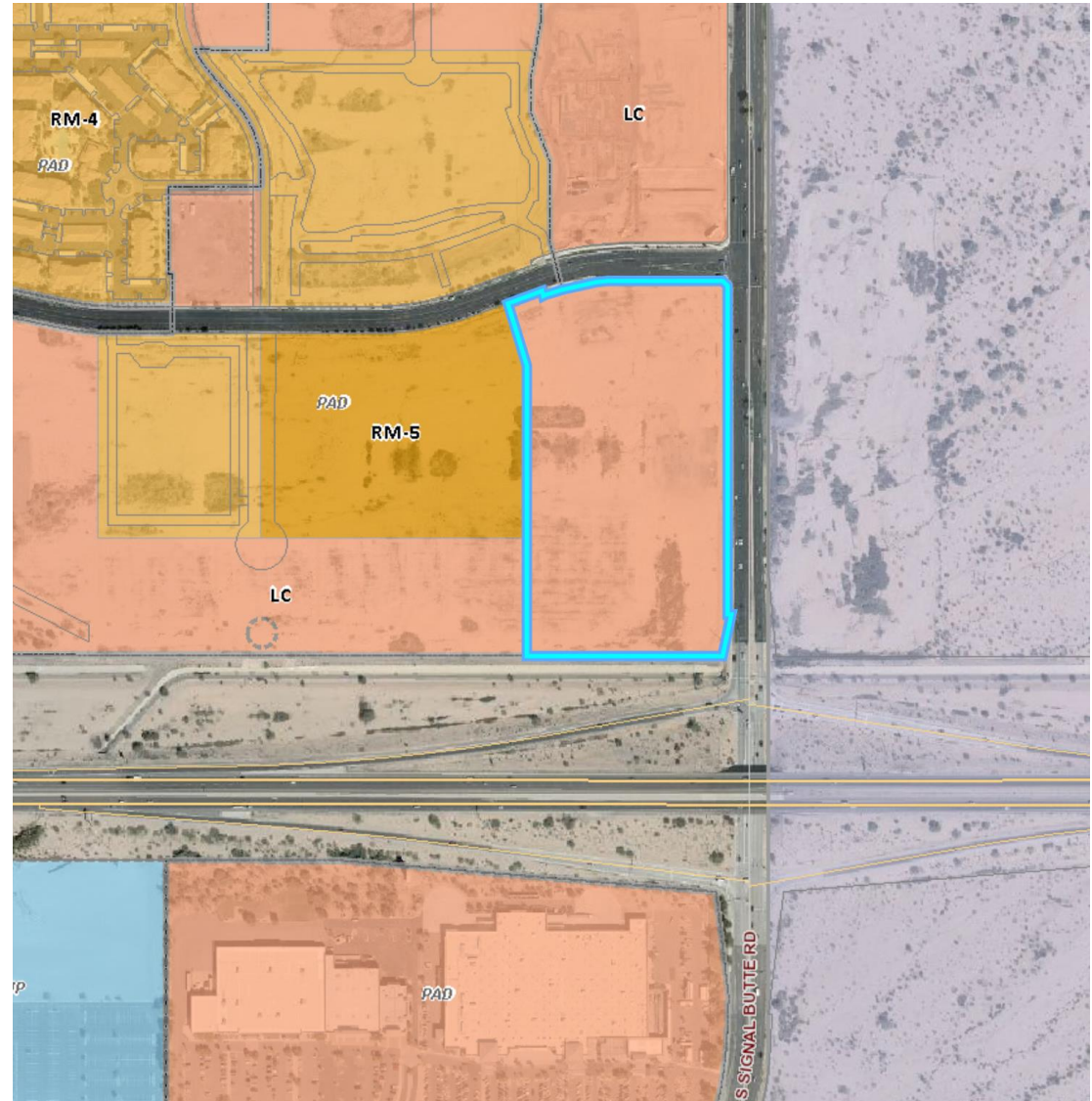
## Mixed Use Activity

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

# Zoning

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- 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

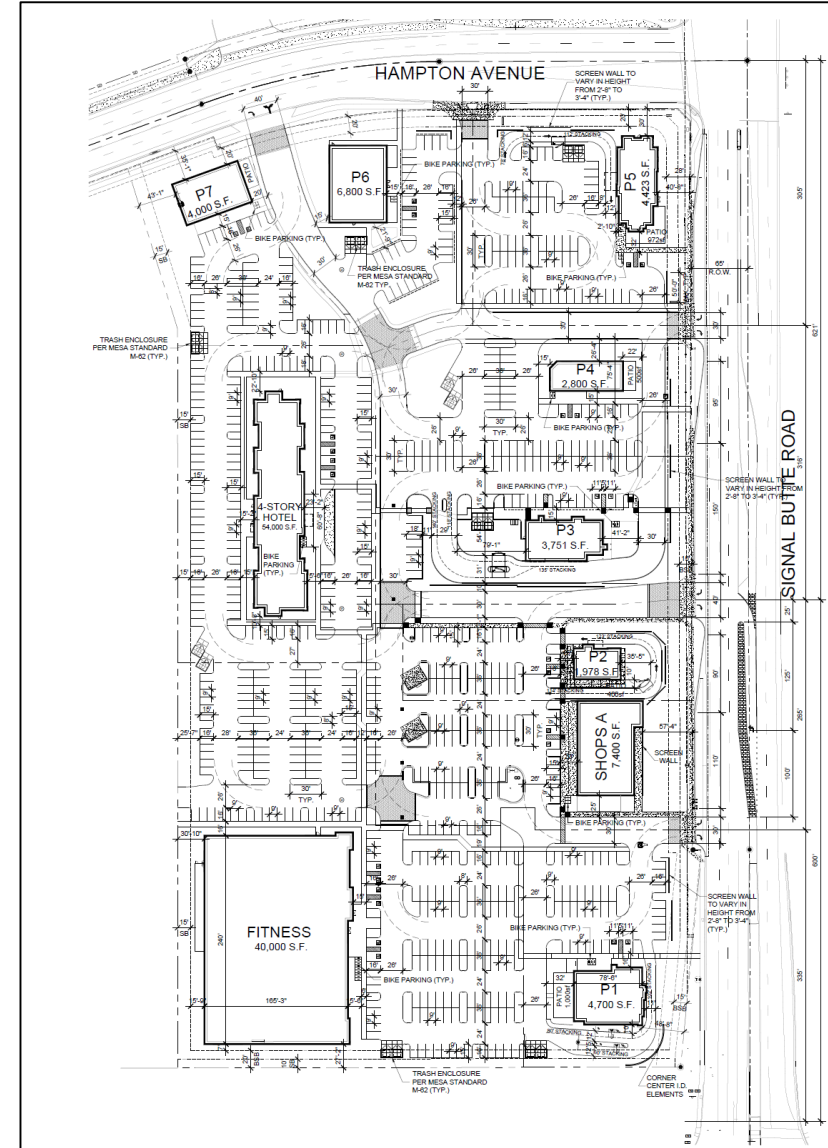
## 8





# 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



# 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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