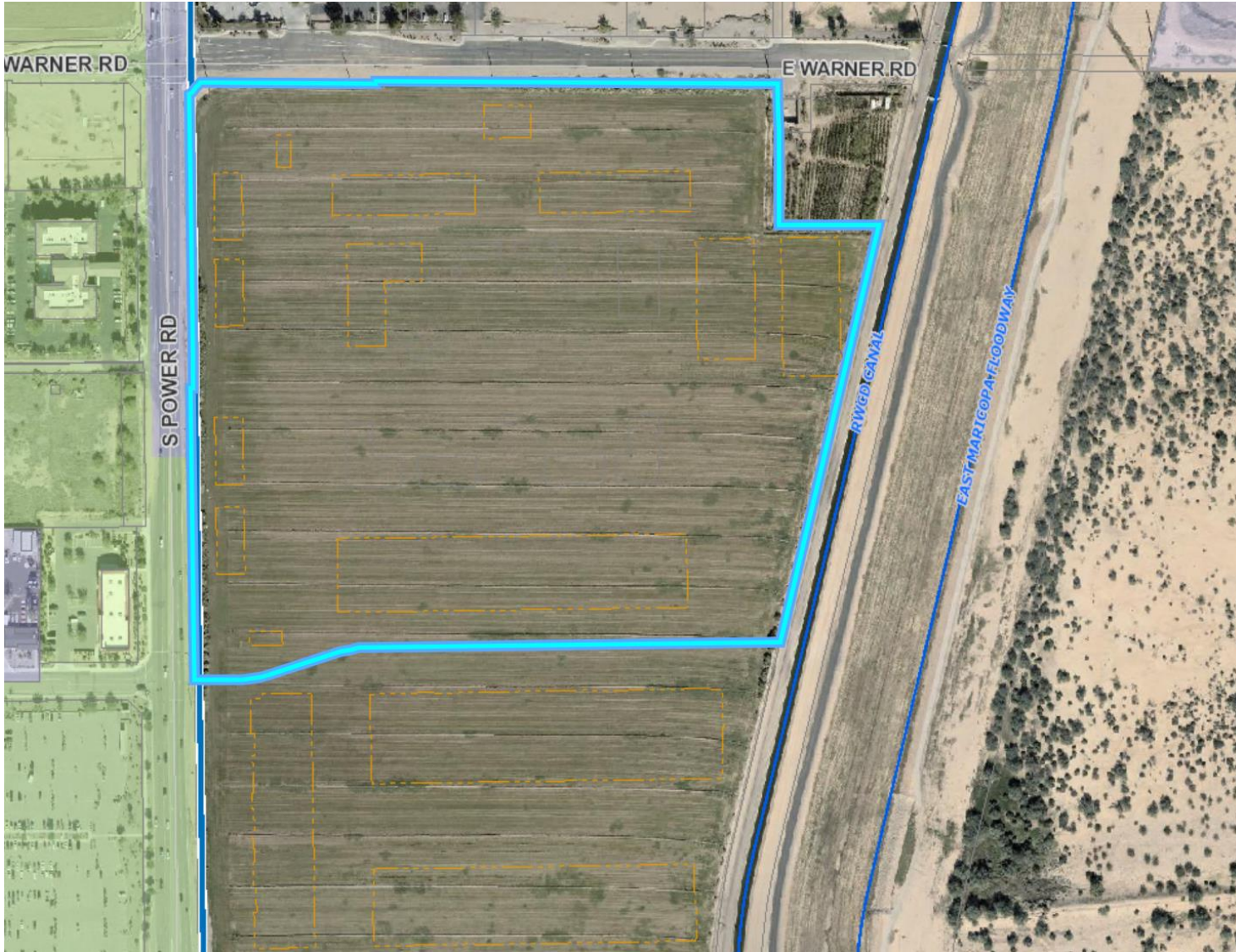




ZON21-00892



Request

- Modification to an approved Planned Area Development (PAD) and Site Plan for Phase 2 of the Cannon Beach Development; Preliminary Plat review

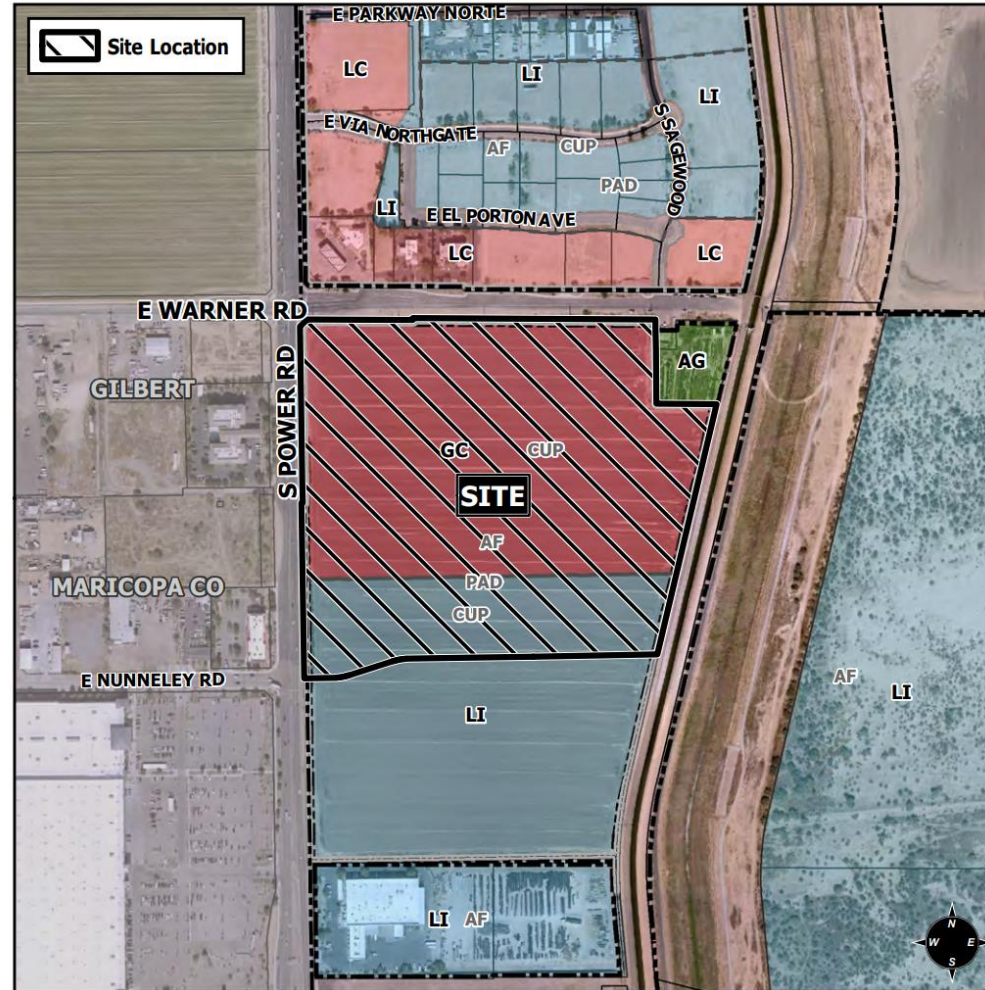
Purpose

- Group commercial, entertainment, and industrial

Location

- SEC of S. Power Road and E. Warner Road
- South side of Warner
- East side of Power

Planning and Zoning Vicinity Map: ZON21-00892



Case Details

CASE:
ZON21-00892

PRE-PLAT : ☒

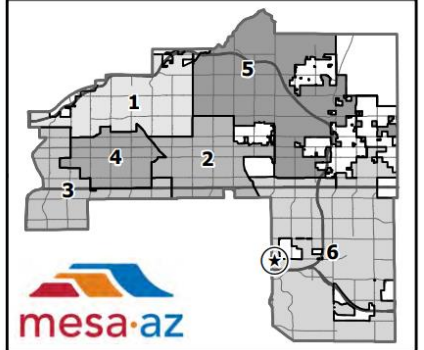
SITE / ADDRESS:

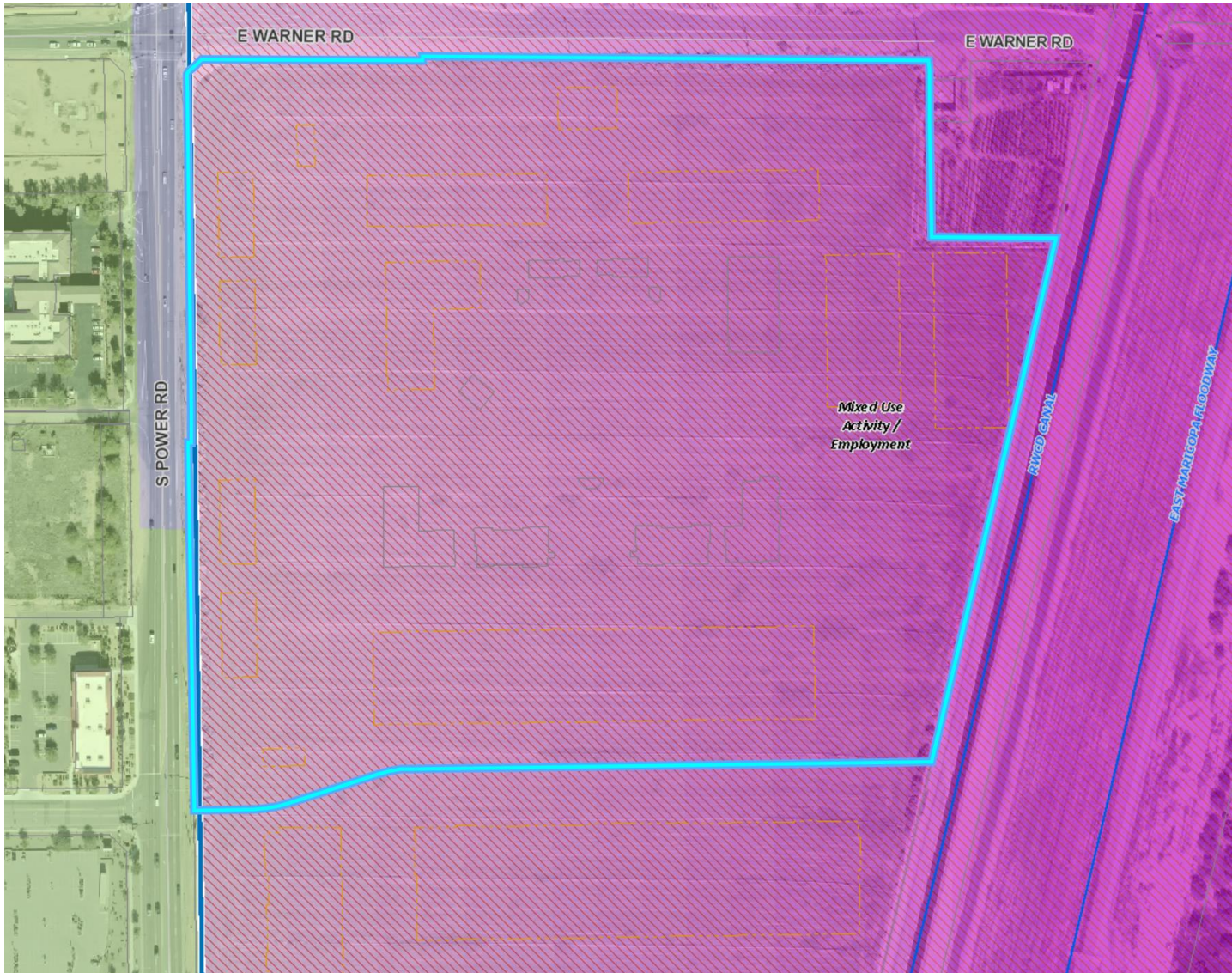
District 6. Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Located at the southeast corner of Power Road and Warner Road. (40± acres)

REQUEST:

Modification of the Planned Area Development Overlay (PAD) and Site Plan Modification. This request will allow for commercial development.

0 250 500
Feet





General Plan

Mixed Use Activity

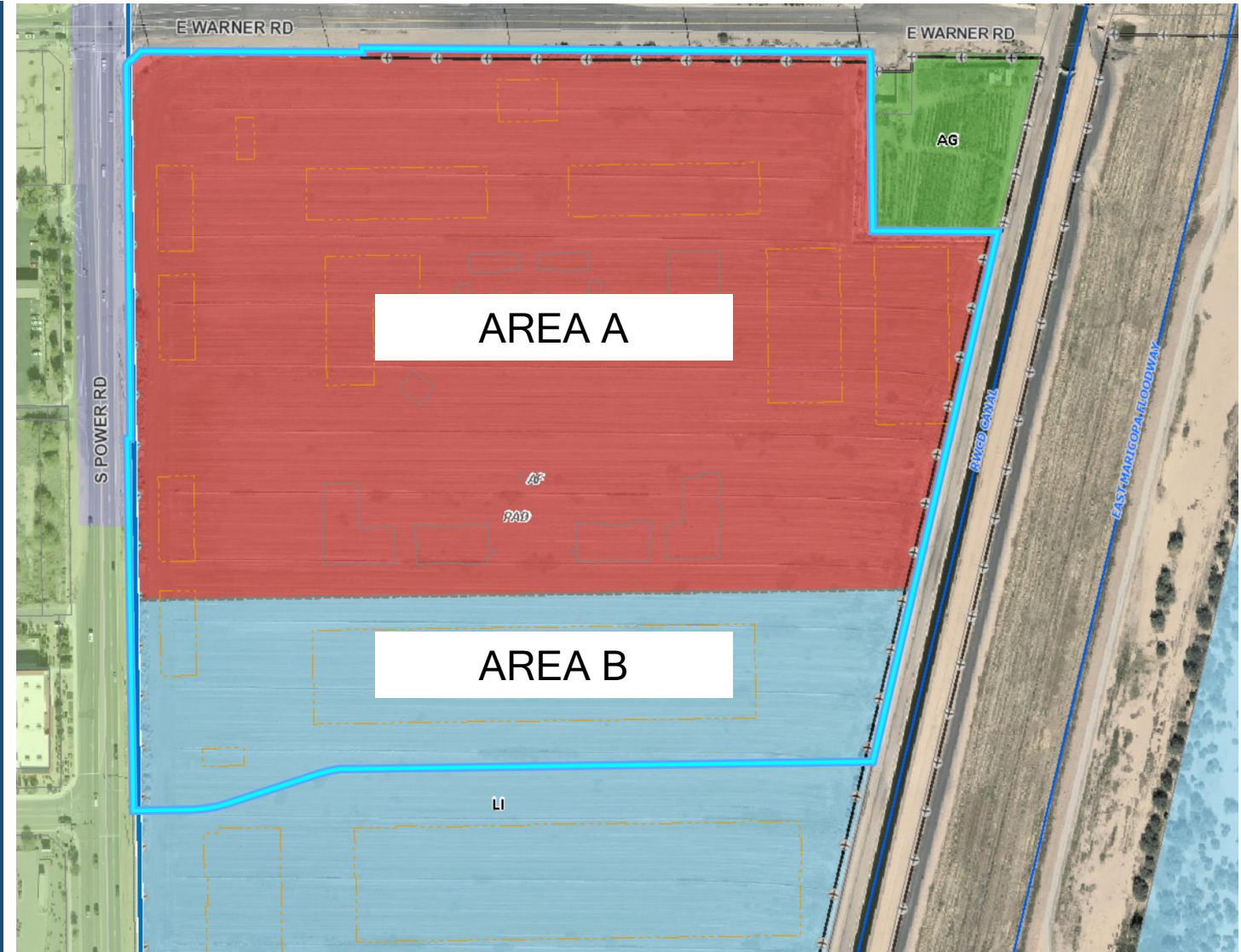
- Large Scale
- Regional Activity Area

Employment

- Wide range of opportunities
- High-quality settings

Zoning

- 30± acres zoned General Commercial with a Planned Area Development Overlay and Council Use Permit (GC-PAD-CUP)
- 9± acres zoned Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP)



Site Photos



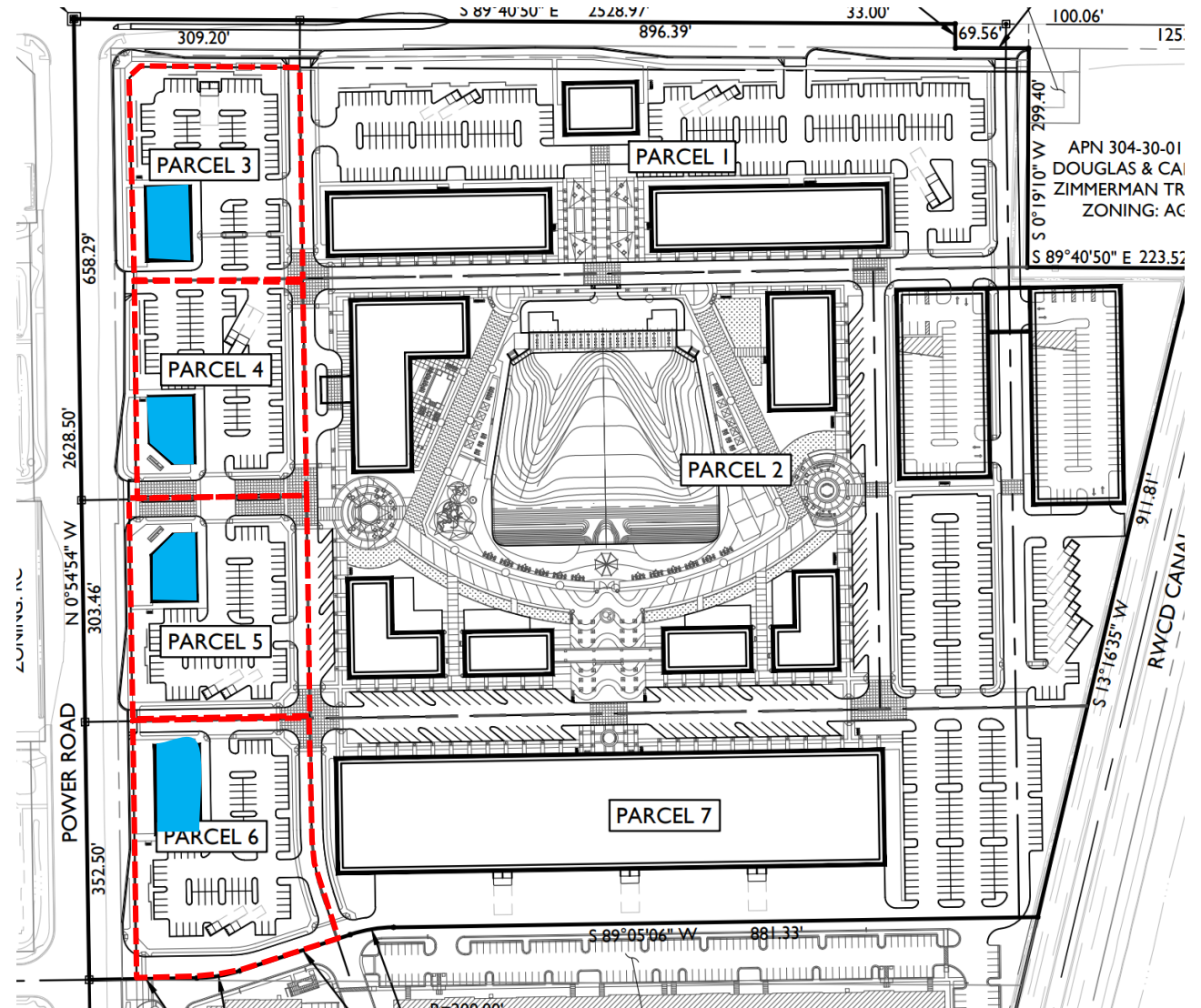
Looking east towards the site



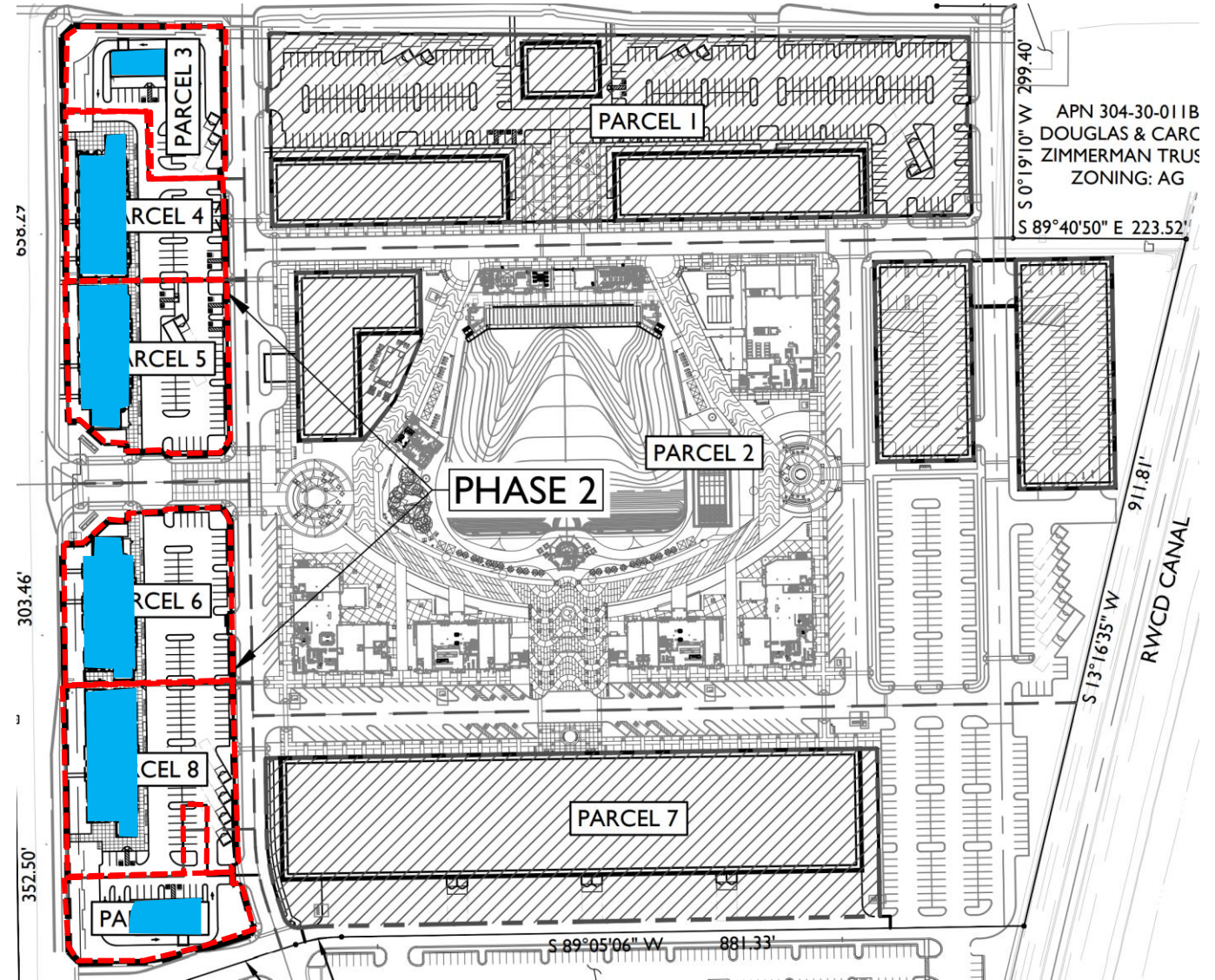
Looking south towards the site

Existing Site Plan (ZON20-00253)

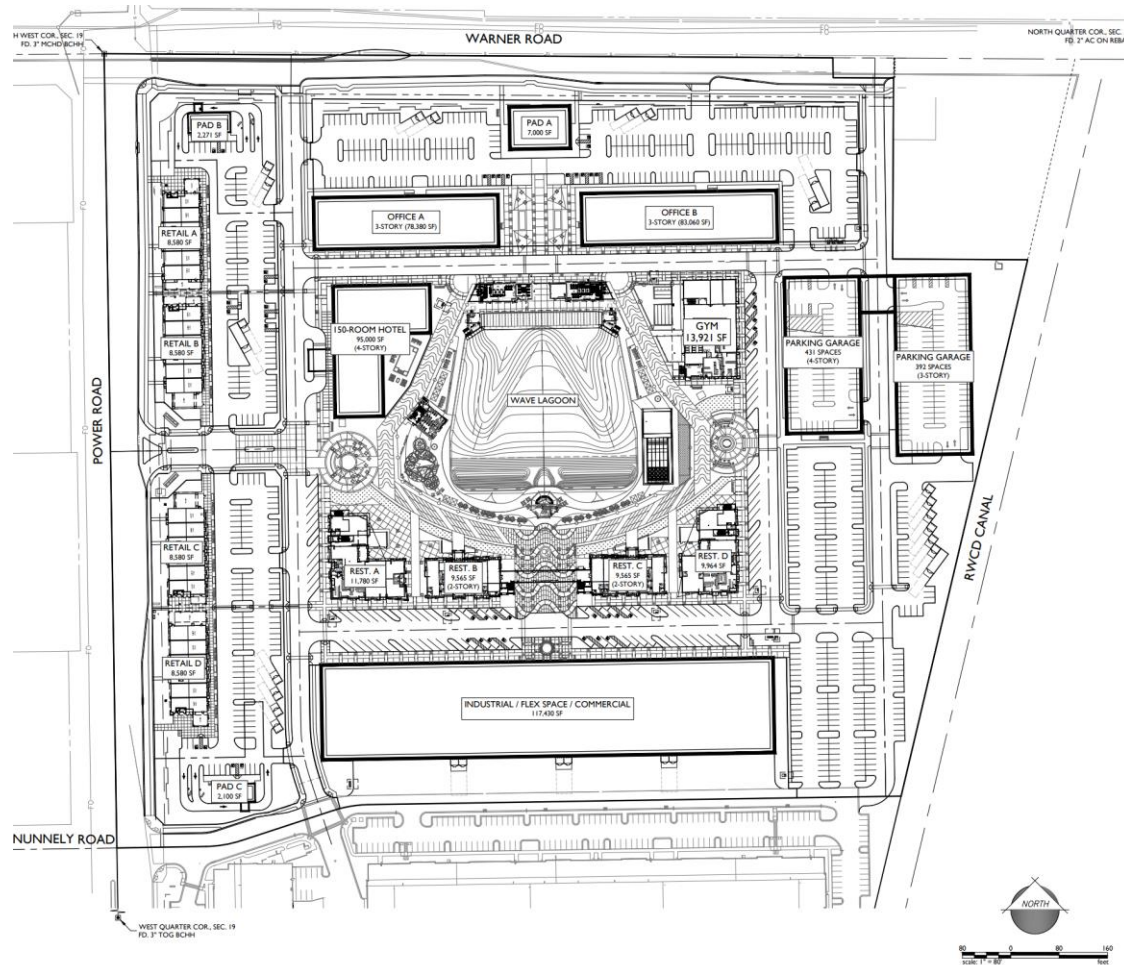
- 4 parcels totaling $6.7 \pm$ acres
- 4 commercial pads totaling 23,200 square feet of ground floor area
- Vehicular access between Parcels 4 & 5 and 5 & 6



- 6 parcels totaling $6.7 \pm$ acres
- 2 commercial pad buildings totaling 4,371 square feet
- 4 commercial retail buildings totaling 34,320 square feet
- Vehicular access between parcels 5 and 6



Overall Development Plan

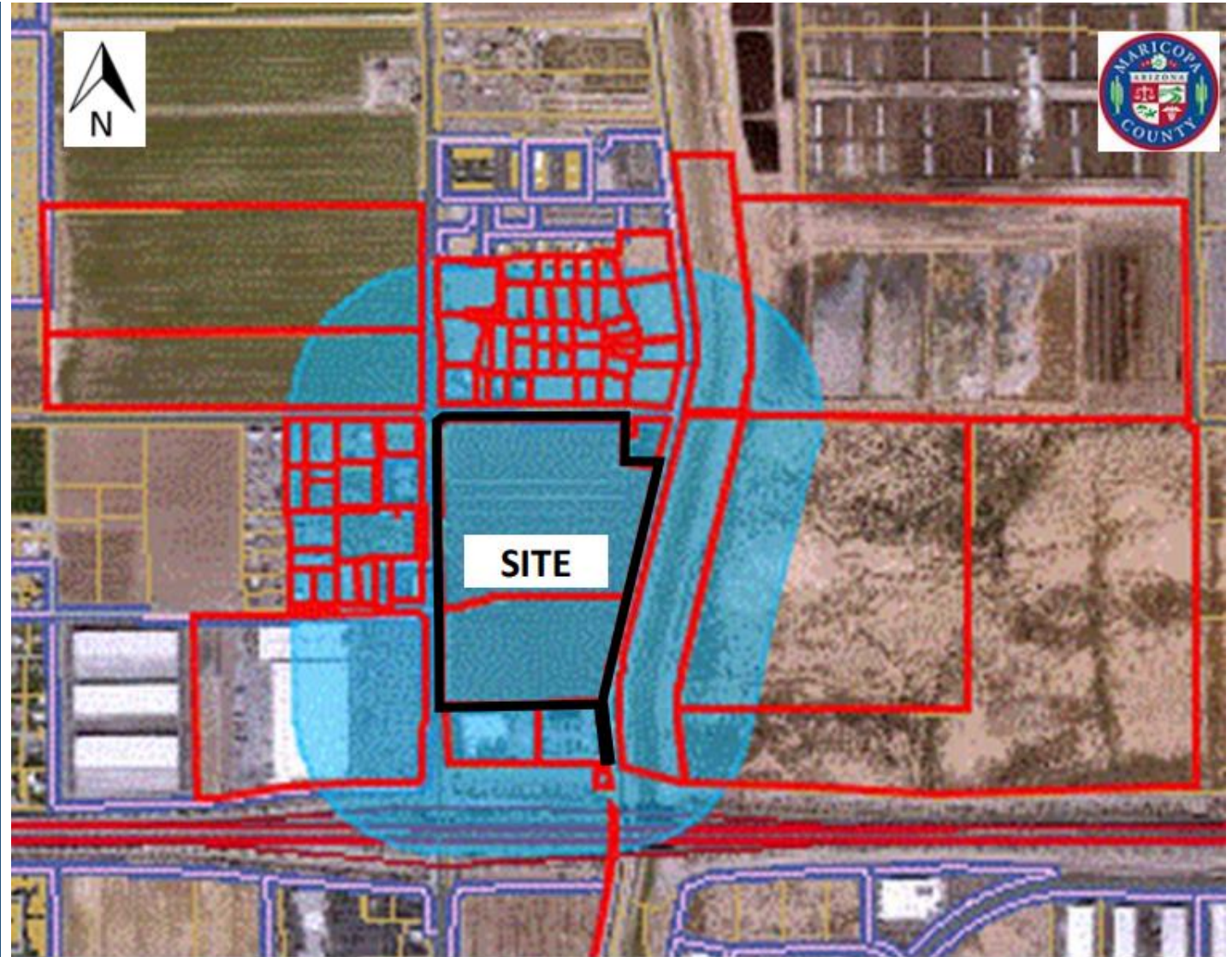


PAD Request - Areas A and B

| Development Standard | Required GC | Proposed PAD | Staff Recommendation |
|--|--|--|----------------------|
| Minimum Building Separation - <i>MZO Section 11-6-3</i> | 30' for building heights between 20 and 40 ft. | 13.5' between buildings on Parcels 4, 5, 6, and 8 | As proposed |

Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods within 1 mile
- Virtual meeting held on September 21, 2021 via ZOOM
 - No attendees



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 and 69 of the MZO

Staff Recommendation

Approval with Conditions