

ELLIOT ROAD TECHNOLOGY CORRIDOR

LIGHT INDUSTRIAL PLANNED AREA DEVELOPMENT REZONING

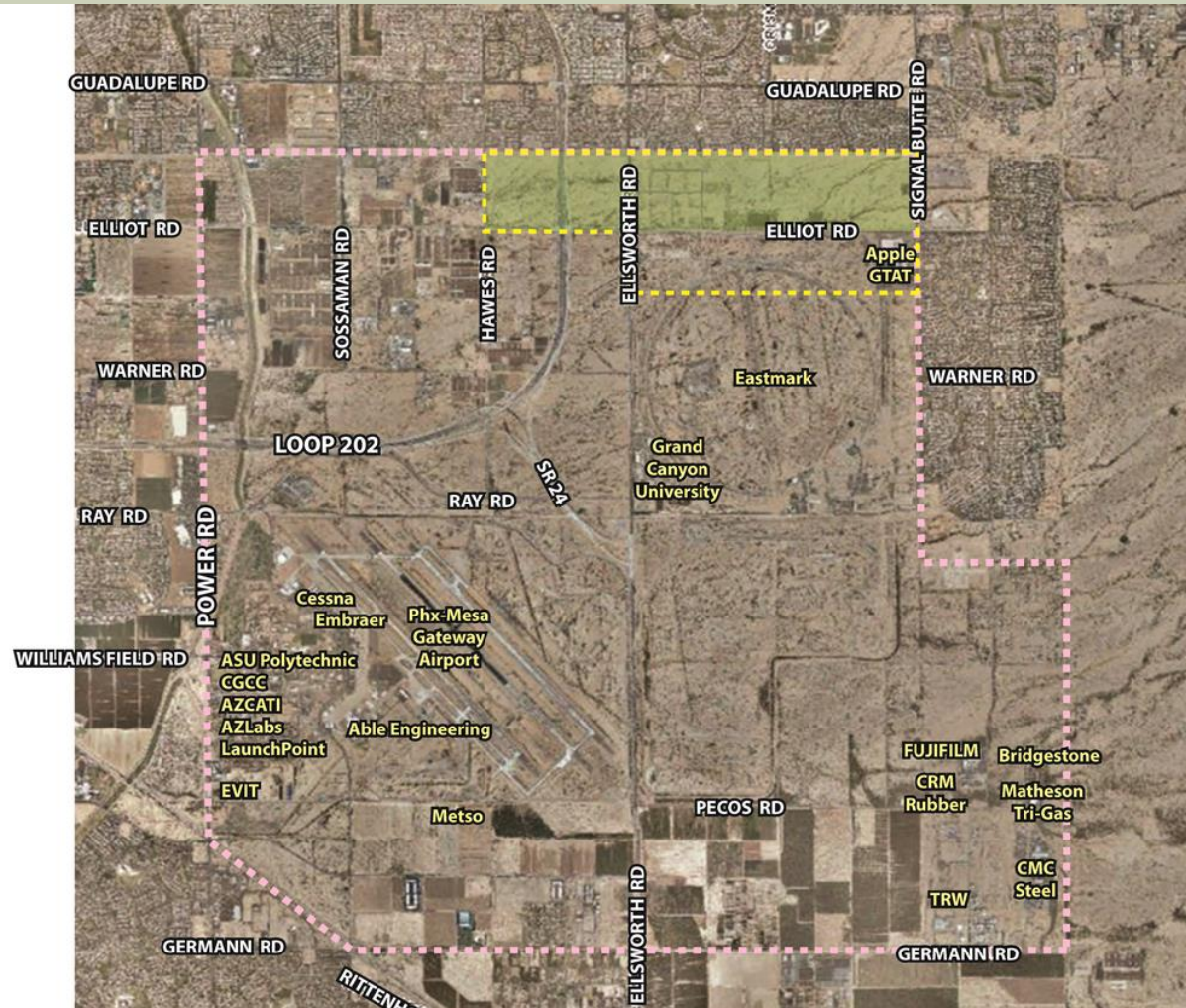
**City Council
Study Session**

October 16, 2014

ELLIOT ROAD TECHNOLOGY CORRIDOR



-  Mesa Gateway Area
-  Elliot Road Technology Corridor
-  Planned Area Development Overlay Zone



SITE SELECTION FACTORS

- Robust Infrastructure
- Shovel Ready Sites
- Reduced Entitlement Risk
- Reduced Time to Market

INFRASTRUCTURE AVAILABLE



Planned Area Development Overlay Zone

- SRP Fiber Optic Network
- 500 kV Transmission Lines
- 230 kV Transmission Lines
- 69 kV Transmission Lines
- Water Line (30" on Elliot between Signal Butte & Ellsworth)
- 24" Sewer Line



LAND USE PLANS

- General Plan – designated for employment



- Gateway Strategic Development Plan – non-residential uses



PROPOSED LI PAD ZONING



PROPOSED ENTITLEMENT

Purposes

- Expedite the entitlement process, cut entitlement risk
- Establish site planning guidelines

ZONING REQUIREMENTS

- Emphasis on tech-related employment uses
- Limited retail uses – compatible/complementary to the Tech-Corridor
- Restriction of certain types of uses
- Architectural design standards
- Landscaping design guidelines
- Transmission lines – 250' buffer
- Increased height



IMPLEMENTATION

- Property owners opt-in to apply zoning
- Sign Development Agreement and 207 waiver
- Staff review of site plan
- Design review process for meeting guidelines