

## **Planning and Zoning Board**

# Case Information

CASE NUMBER: ZON18-00542

Preliminary Plat for "Mesa Technology Park"

LOCATION/ADDRESS: The 3200 to 3400 blocks of South Ellsworth Road (west side)

GENERAL VICINITY: Located north of the of Elliot Road on the west side of Ellsworth

Road

**REQUEST**: Preliminary Plat for "Mesa Technology Park"

**PURPOSE**: This request will allow the subdivision of two parcels into 5 lots.

COUNCIL DISTRICT: District 6

OWNER: Sunbelt Land Holdings, LP
APPLICANT: Jeffrey Blilie, Beus Gilbert, PLLC
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

**PARCEL NUMBER(S)**: 304-03-016K and 304-03-0163

**PARCEL SIZE**: 64.3± acres

**EXISTING ZONING**: Limited Commercial PAD (LC-PAD) **GENERAL PLAN DESIGNATION**: Mixed-Use Activity/Employment District

CURRENT LAND USE: Vacant

**SITE CONTEXT** 

**NORTH:** Existing single residence development – zoned RM-2, RS-6, and,

AG (±250 power easement)

**EAST:** (Across Ellsworth Road) Planned Employment Park PAD – Zoned

PEP-PAD

**SOUTH:** Vacant – Zoned Limited Commercial PAD (LC-PAD) and Planned

Employment Park PAD (PEP-PAD)

WEST: Loop 202 Santan Freeway

**STAFF RECOMMENDATION:** Approval with Conditions

#### **ZONING HISTORY/RELATED CASES:**

**February 22, 1990:** Annexed ±1,740 acres into the City (Ord. #2482)

April 2, 1990 Rezone ±1,740 acres from County Rural-43 and C-2 to SR and C-2 (Z90-009, Ord

#2511)

March 27, 2008 Planning and Zoning Board recommended approval of case Z08-14 and the

preliminary plat of Elliot Fiesta

**April 21, 2008** Council referred case Z08-14 back to the Planning and Zoning Board, on consent

agenda as item 8F

May 19, 2008 Rezone from R1-43 to C-2 DMP (25  $\pm$  ac) and PEP DMP (16  $\pm$  ac) (Z08-14, Ord

#4836)

#### PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Mesa Technology Park", which is located north of Elliot Road on the west side of Ellsworth Road. The property also abuts the 202 Santan Freeway on the west side. The proposed preliminary plat will accommodate the division of two LC-PAD parcels into 5 lots totaling on 64.3± acres. The plat will accommodate improvements required for the development of a future technology park.

#### **CONFORMANCE WITH THE GENERAL PLAN**

The General Plan character area for this site is "Mixed-Use Activity/Employment District". The approved subdivision plat will allow for the development of a technology park which is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the concepts of the Mixed-Use Activity/Employment District and will support a wide range of employment opportunities in a high-quality setting for Mesa residents.

#### **STAFF ANALYSIS**

Staff has reviewed the proposed preliminary plat titled "Mesa Technology Park" and has determined that the plat is consistent with the requirements of the LC-PAD zoning district and the Mesa 2040 General Plan.

## **PRELIMINARY PLAT**

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

### **CONCLUSION:**

Staff recommends approval with the following conditions:

#### **CONDITIONS OF APPROVAL:**

- 1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
- 2. Compliance with all City development codes and regulations.
- 3. Compliance with all requirements of the Subdivision Regulations.

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- 4. All street improvements and street frontage landscaping to be installed in the first phase of construction.
- 5. Compliance with all conditions of approval of Z08-014.
- 6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

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