

# **Mesa Elliot Technology Park West Rezone Narrative**

## **Project Description and Site Summary**

**Revised 12-10-18**

### Property

The property consists of approximately 67.5 gross acres of undeveloped land.

Tax Parcels: 304-03-016K  
304-03-016J

### General Plan Designation

The Property is located within the Employment/Mixed Use Activity land use category of the Mesa 2040 General Plan.

### Current Zoning

The property is zoned PEP DMP and C2 DMP.

### Proposed Zoning

The proposed zoning for the property is Light Industrial.

### Development Plans

The overall development plan for the Mesa Elliot Technology Park West will complement the adjacent Mesa Elliot Technology Park East with a mixture of light industrial/manufacturing/office and limited commercial uses being located primarily along Ellsworth Road. The initial development phase will consist of two general industrial buildings being located on the southwest 18.56 acres.

## Mesa Gateway Development Strategic Plan

The overall development plan for the Mesa Elliot Technology Park West is in total harmony with the Mesa Gateway Strategic Development Plan (“Plan”). The following are a sample of examples as to how the Mesa Elliot Technology Park West complies with the Plan.

*Goal #2 of the Plan: Create a regional employment center with a mix of jobs, emphasizing the attraction of at least 100,00 high-wage, high value jobs.*

The proposed zoning for the Mesa Elliot Technology Park West is Limited Industrial, which will allow for a wide variety of employment opportunities.

*Objective 2.2.4: Freeway frontage should be devoted to employment and retail uses.*

The Mesa Elliot Technology Park West is located adjacent to SR 202 and will be entirely devoted to employment and retail uses.

*Objective 2.2.7: Development must provide for the infrastructure and public facilities that will be necessary for the ultimate development of the area.*

The development of the Mesa Elliot Technology Park West will include extending and constructing regional infrastructure for the area.