

Power and Elliot Zoning Case



Mesa City Council
Nana Appiah
Planning Director

Rezoning Request

- ☐ Rezone from Light Industrial-Planned Area Development to Multiple Residence - Planned Area Development with Airfield Overlay
- ☐ Site Plan Approval

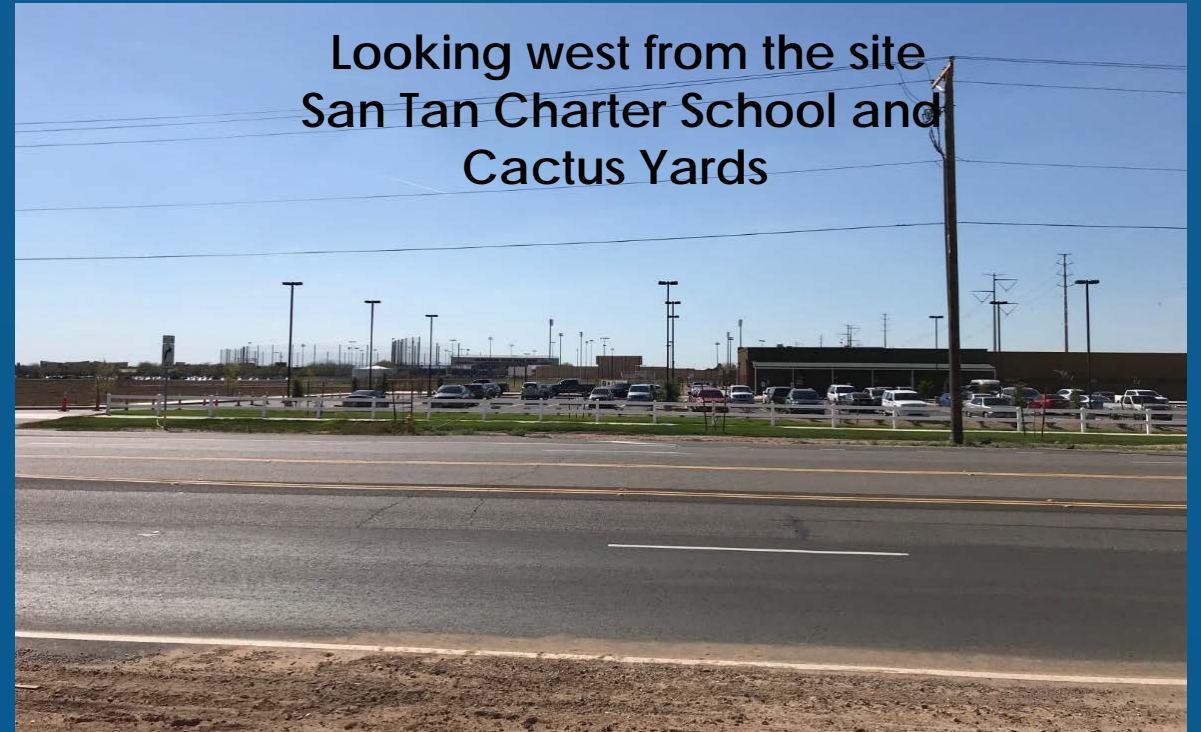


Site Photos

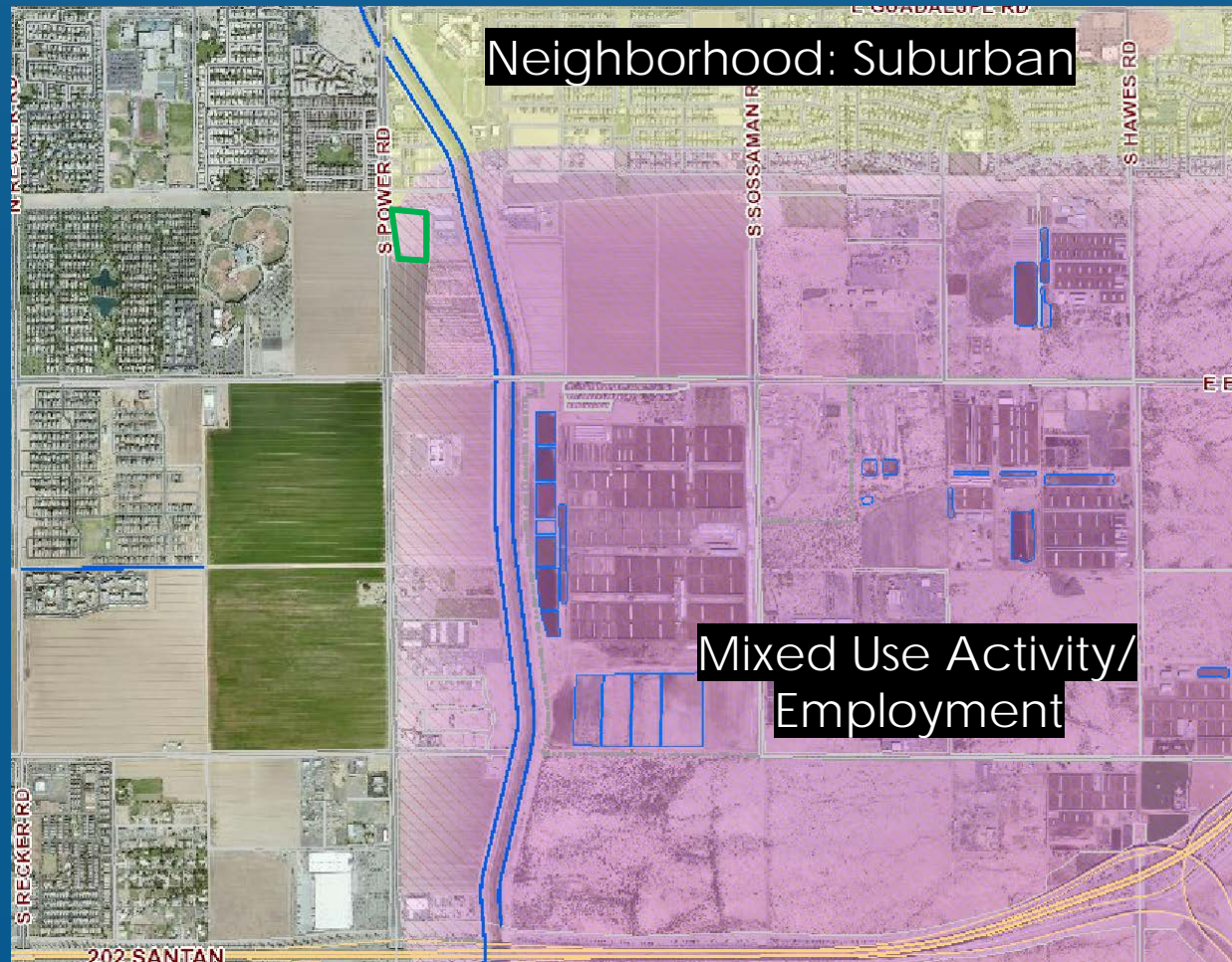
Looking east towards the site
Power Self Storage and RV to the North



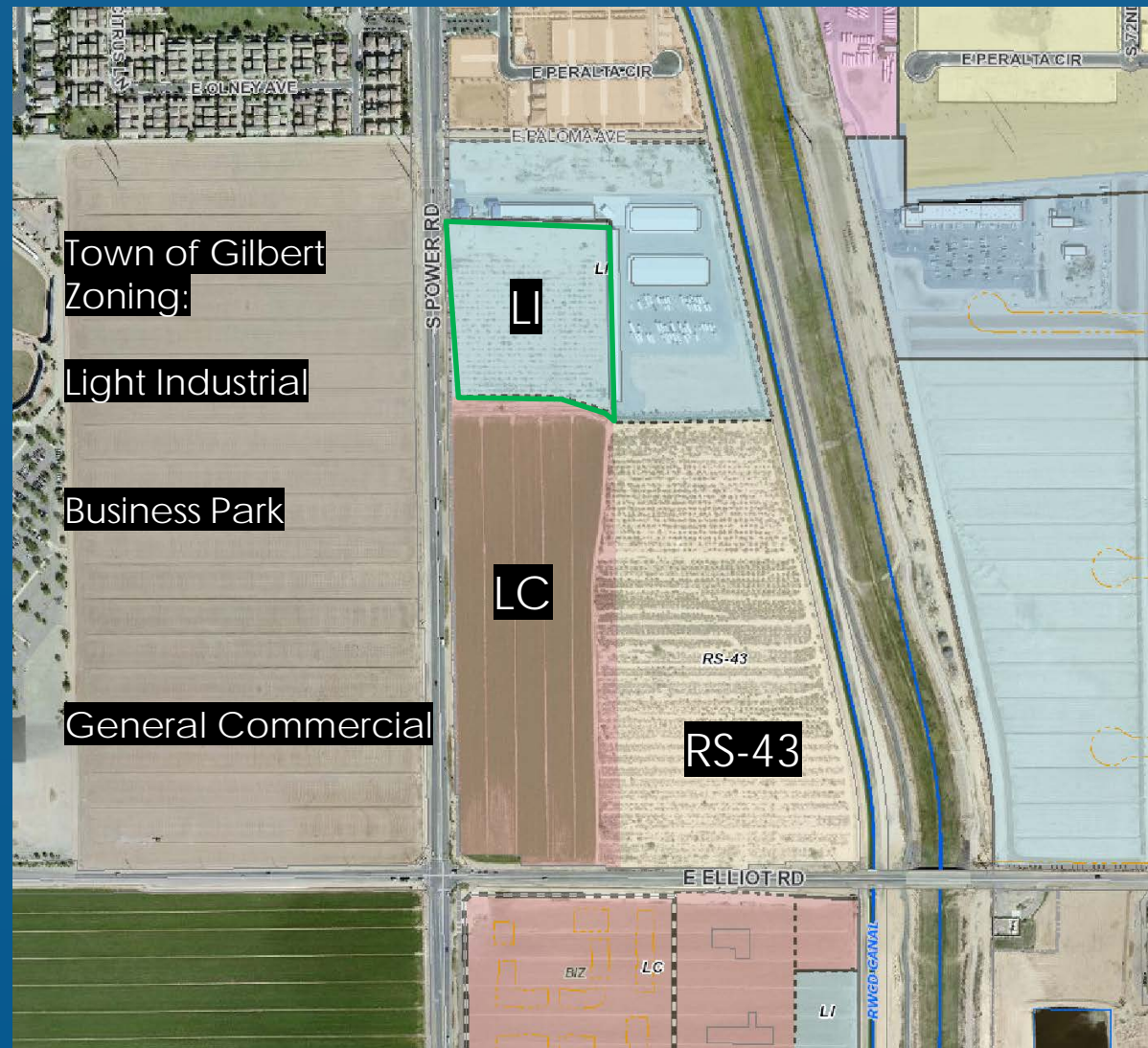
Looking west from the site
San Tan Charter School and
Cactus Yards



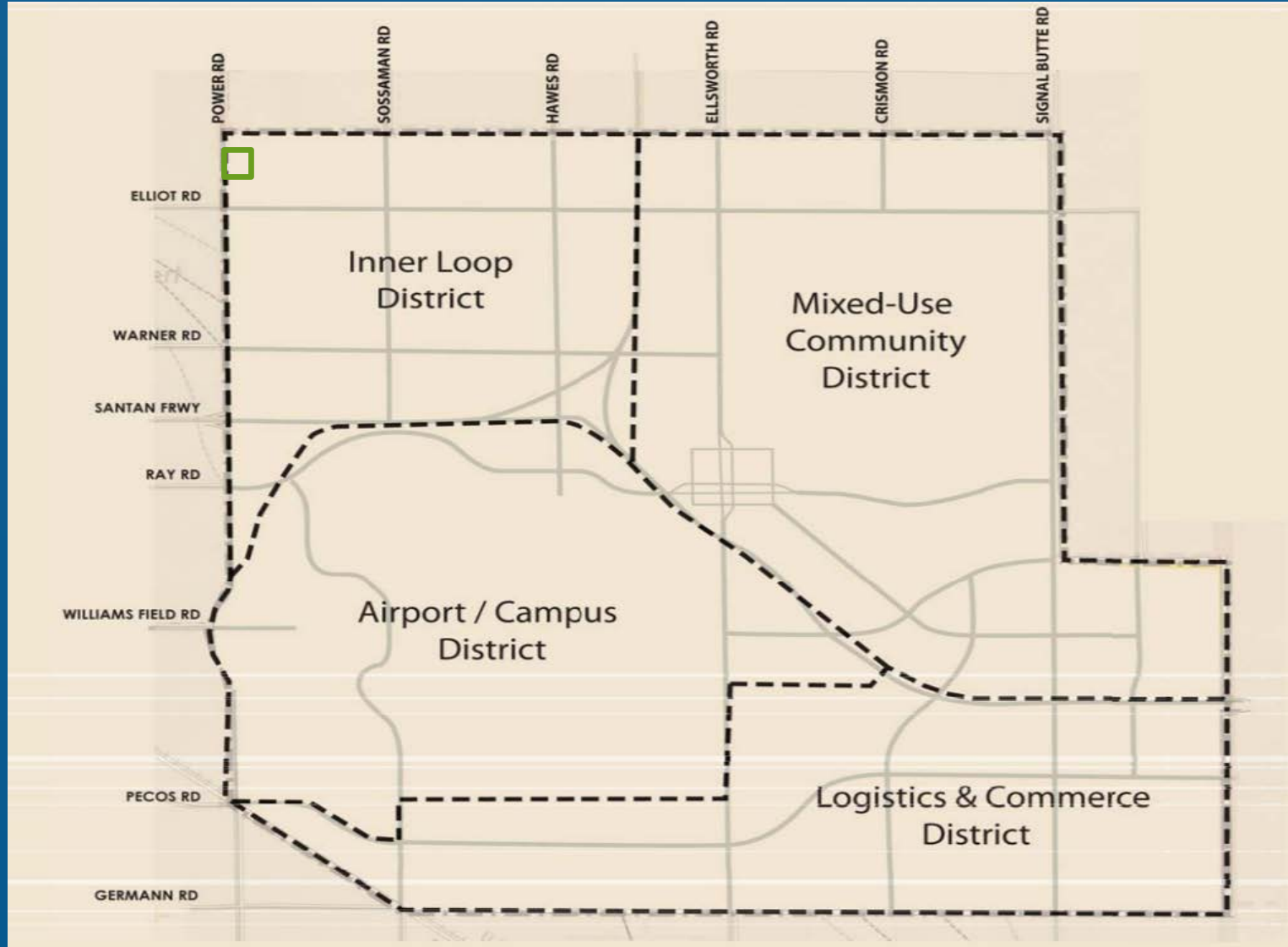
General Plan Character Designation (Mixed Use Activity/Employment)



Current Gilbert and Mesa Zoning



Gateway Strategic Plan Map

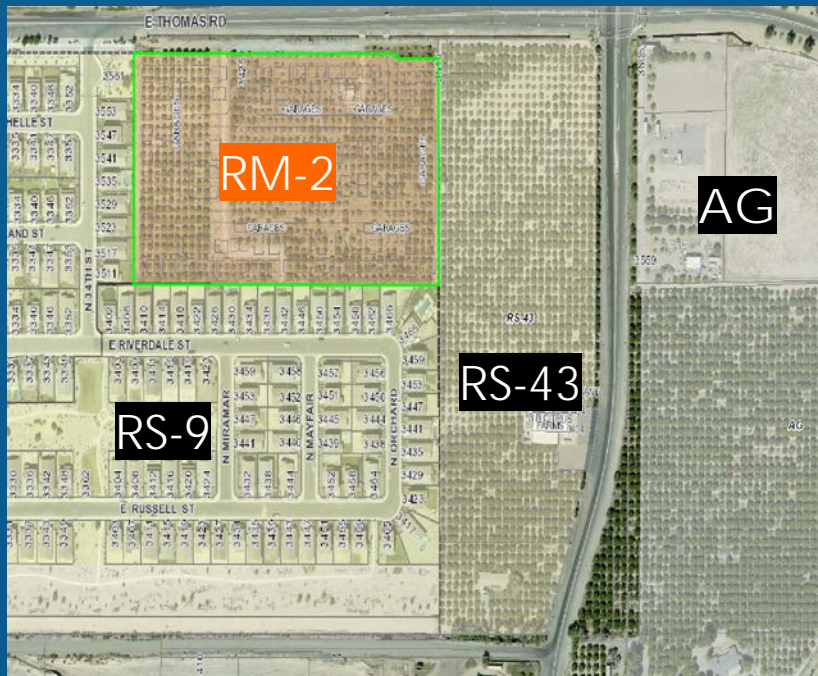


Proposed Site Plan

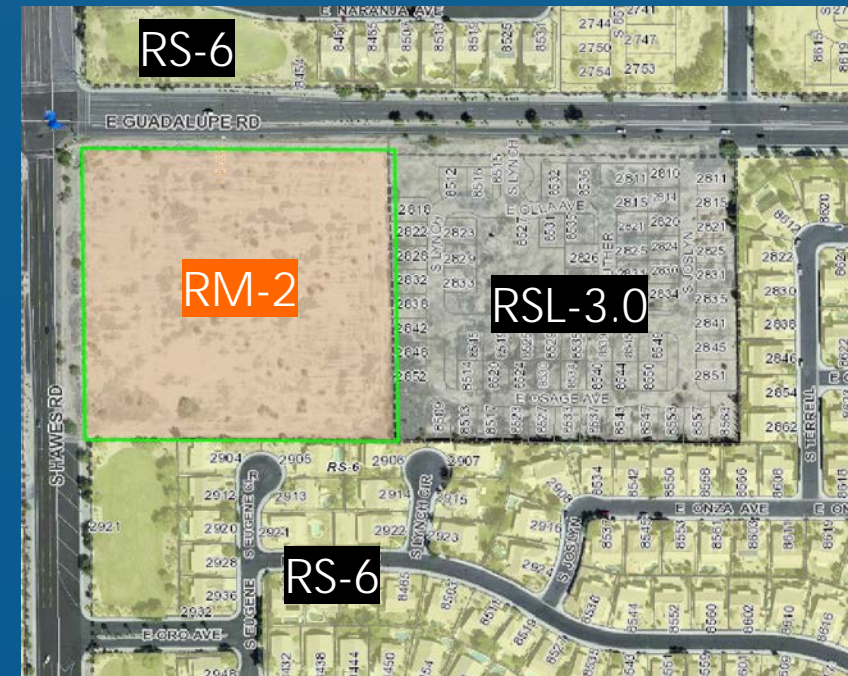


Location of Approved Examples in Mesa

Thomas Rd. & Val Vista Dr.



Guadalupe Rd. & Hawes Rd.



Planning and Zoning Board Discussion/Concerns

- ❑ Protection of employment zones in the City
- ❑ Conformity with the Elliot Road Technology Corridor plan
- ❑ Development needs to be part of an integrated development
- ❑ Acceptable housing product, but in wrong location

RECOMMENDATIONS

- ❑ The Planning Staff recommended denial
- ❑ The Planning and Zoning Board recommended denial with a 6-1 vote.

QUESTIONS/DISCUSSION



Thomas Rd. & Val Vista Dr

Looking east towards the site



Looking south toward the site



Previous Proposed Elevations

One Bedroom Duplex



Two Bedroom



Three Bedroom



Revised Elevations

One Bedroom Duplex



Two Bedroom



Three Bedroom



General Development Standards

- Total Area: 9 acres (~380,000 sq. ft.)
- Setback Requirements (~21,000 sq. ft.)
- General Parking Requirements
 - 1 space per 375 sq. ft. for office/retail uses
 - 45,000 sq. ft. building (requires 120 spaces)
 - 120 spaces = ~22,000 sq. ft.
- Total Remaining Developable Area = ~290,000 sq. ft.
(not including detention)

CONDITIONS OF APPROVAL IF COUNCIL SUPPORTS REQUEST

1. Compliance with the site plan submitted (without guarantee of lot yield, building count, lot coverage) except as modified below:
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.

CONDITIONS OF APPROVAL IF COUNCIL SUPPORTS REQUEST

4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Provide written notice to future property owners that the project is within 3 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace or air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for a structure(s) on the property.
 - d. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Profession Architect demonstrating compliance with noise level reductions required by Section 11-19-5 of the Zoning Ordinance.