



City Council

ZON23-00594

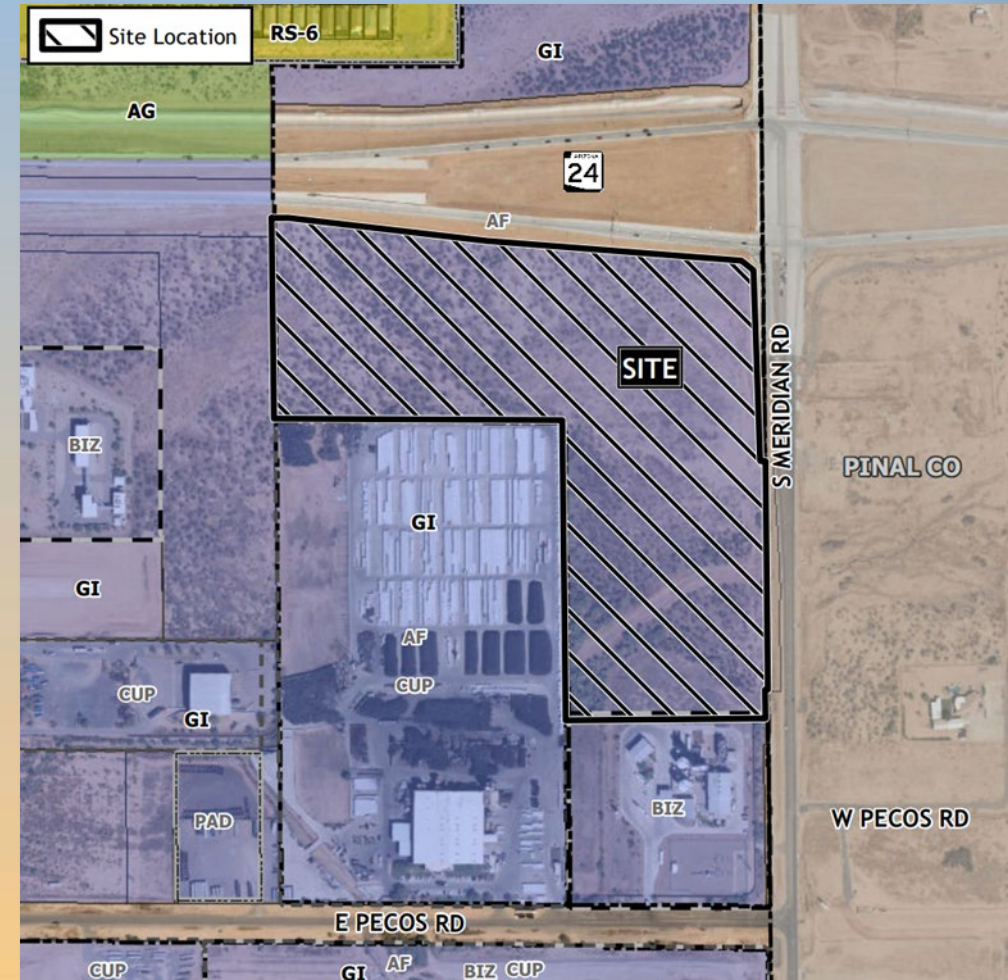
Mary Kopaskie-Brown, Planning Director

January 13, 2025



Location

- South of SR 24
- West side of Meridian Road
- North of Pecos Road





Request

- Site Plan Review
- Amending Conditions of Approval for Case No. Z01-045





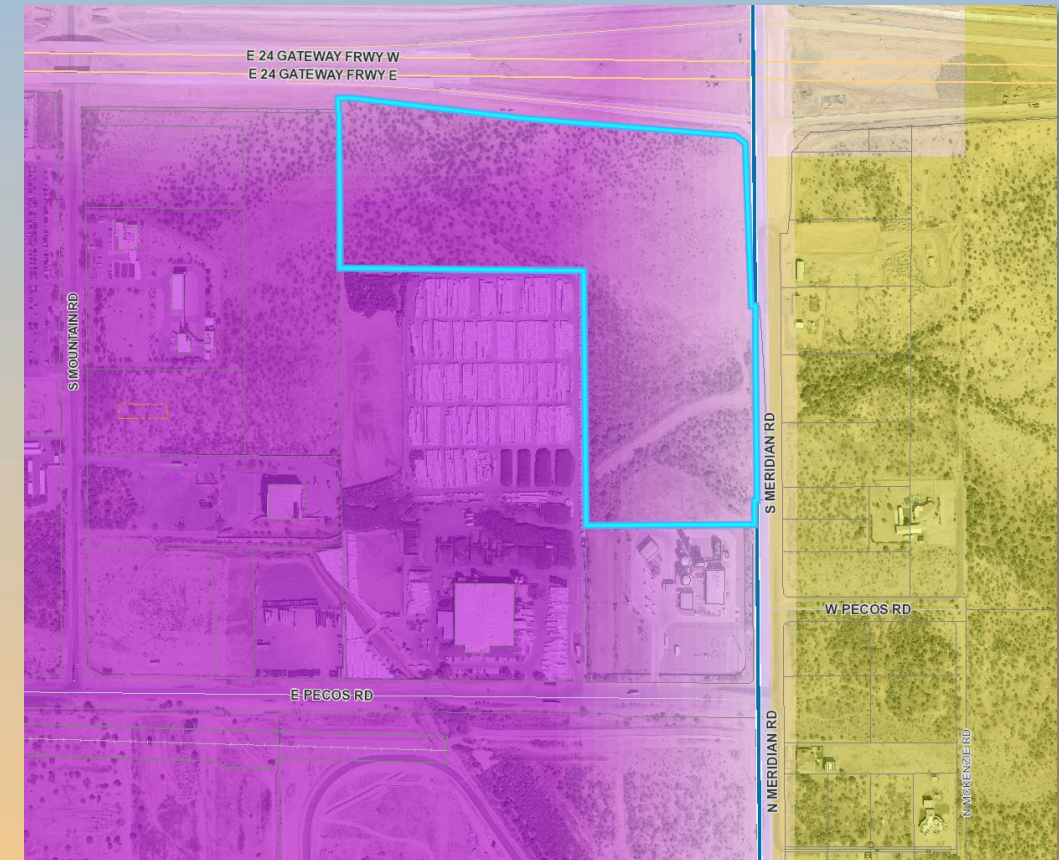
General Plan

Employment

- Provide for employment opportunities
- High quality setting

Gateway Strategic Development Plan

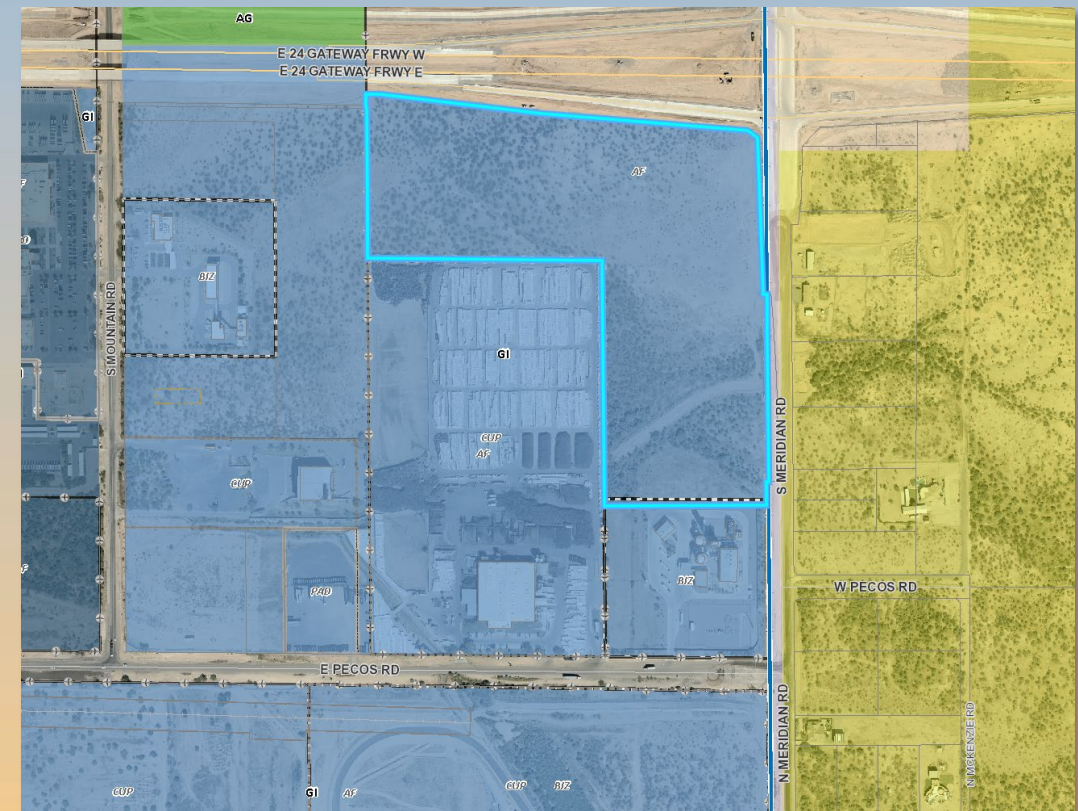
- High-quality employment environment
- LI uses supported





Zoning

- General Industrial (GI)
- Warehousing and Storage is permitted





Site Photo

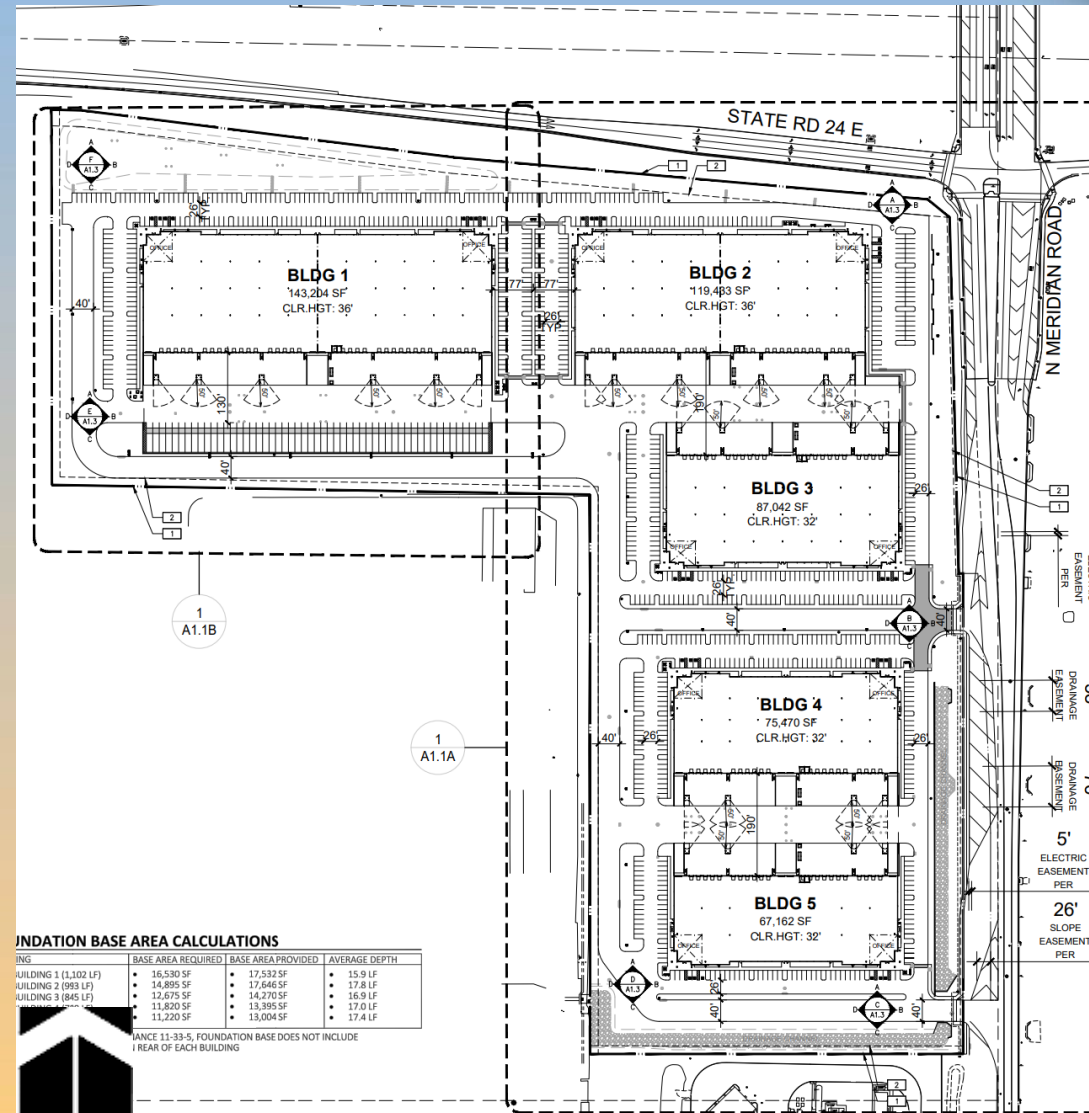


West from Meridian Road



Site Plan

- Five buildings with 492,311 square feet of gross floor area
- Truck docks are screened from public view with an 8' block wall and automatic gate
- Two full access points on Meridian
- 170 spaces required; 262 spaces provided





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has been not contacted from any interested parties on the proposed development





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

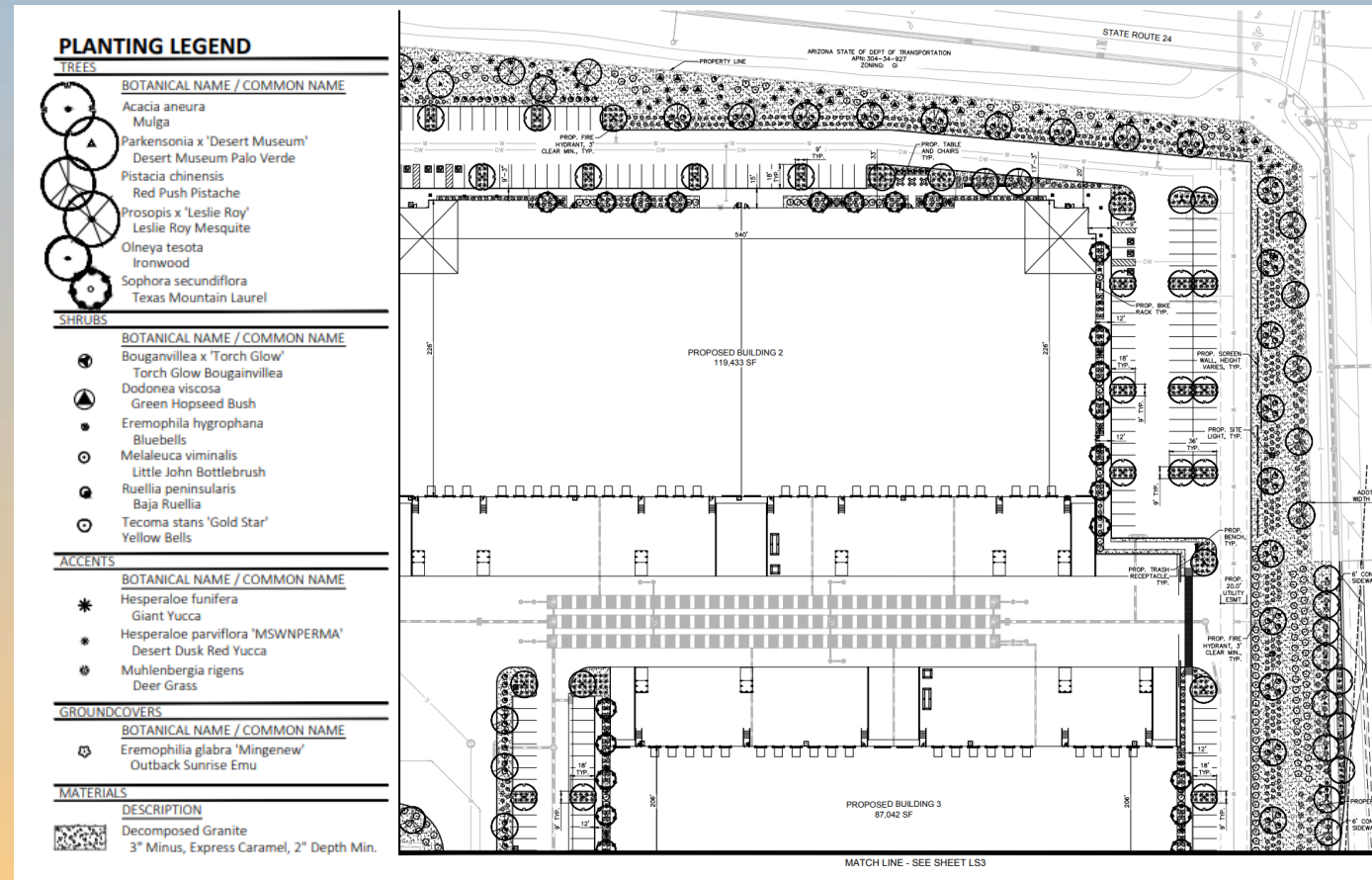
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(6-0)***



mesa·az

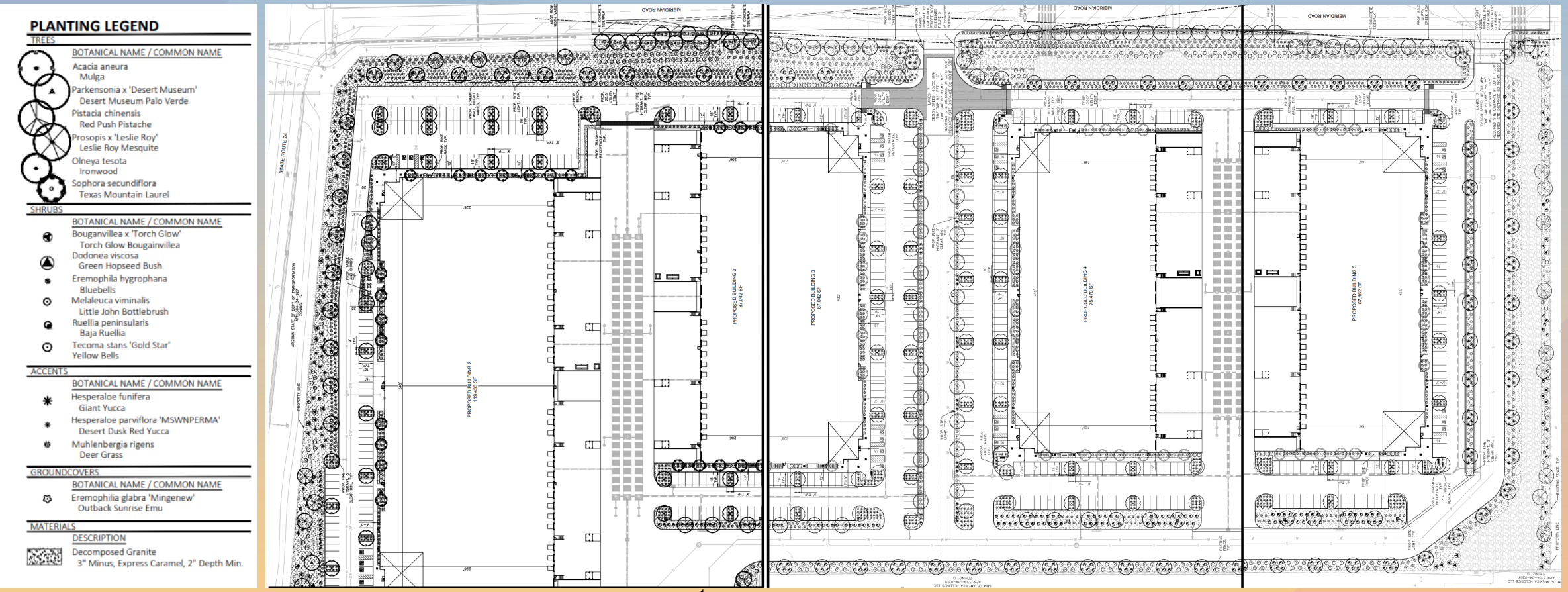


Landscape Plan (NE Corner)





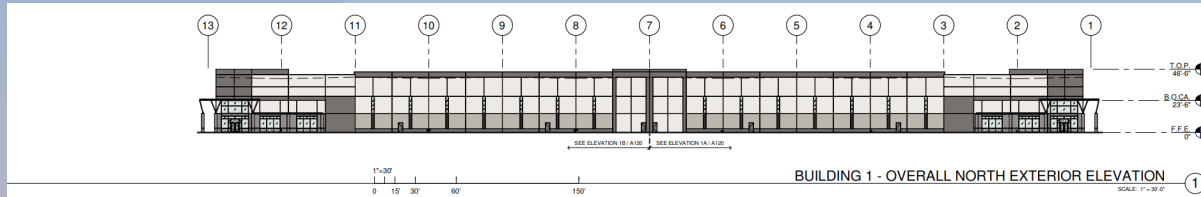
Landscape Plan (Meridian Road)



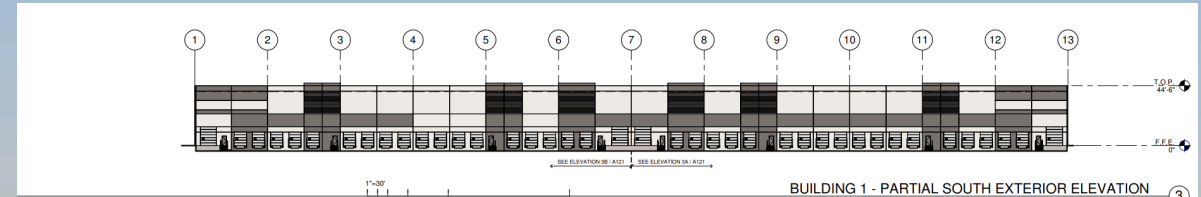
← North



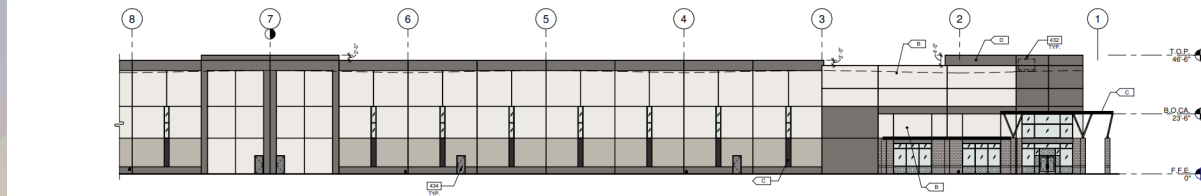
Elevations



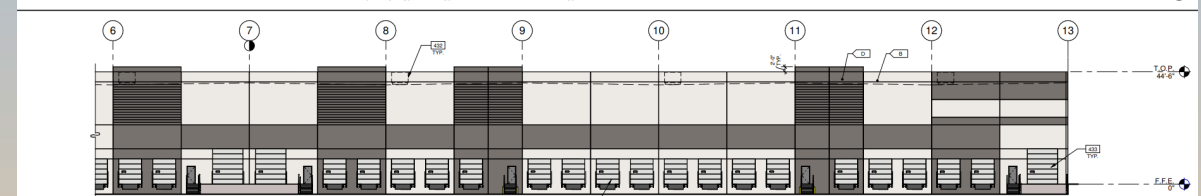
BUILDING 1 - OVERALL NORTH EXTERIOR ELEVATION ①
SCALE: 1"=30'-0"



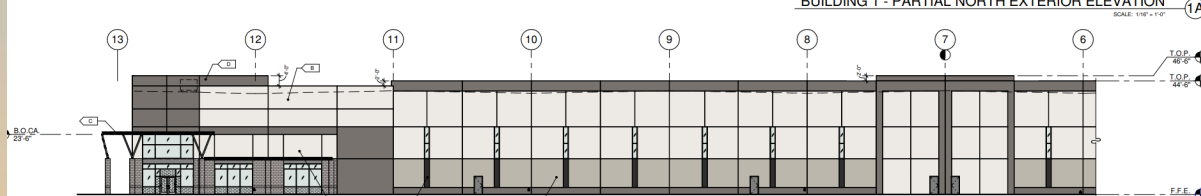
BUILDING 1 - PARTIAL SOUTH EXTERIOR ELEVATION ③
SCALE: 1"=30'-0"



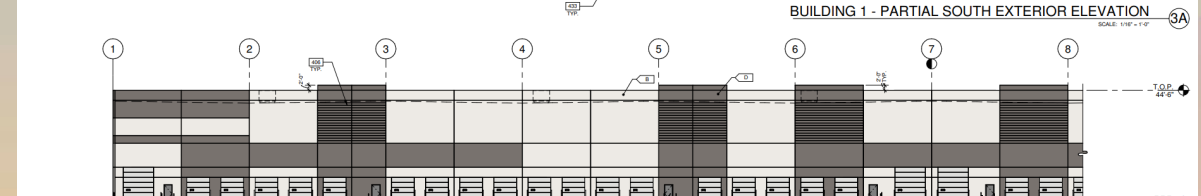
BUILDING 1 - PARTIAL NORTH EXTERIOR ELEVATION ①A
SCALE: 1/8"=1'-0"



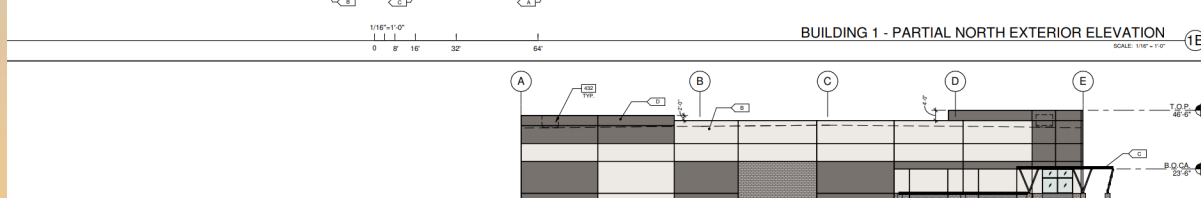
BUILDING 1 - PARTIAL SOUTH EXTERIOR ELEVATION ③A
SCALE: 1/8"=1'-0"



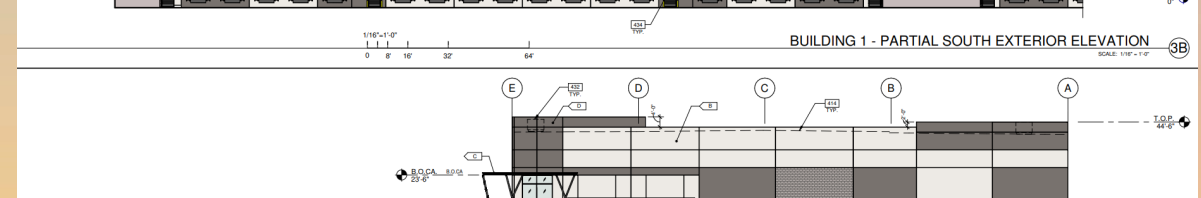
BUILDING 1 - PARTIAL NORTH EXTERIOR ELEVATION ①B
SCALE: 1/8"=1'-0"



BUILDING 1 - PARTIAL SOUTH EXTERIOR ELEVATION ③B
SCALE: 1/8"=1'-0"



BUILDING 1 - EAST EXTERIOR ELEVATION ②
SCALE: 1/8"=1'-0"



BUILDING 1 - WEST EXTERIOR ELEVATION ④
SCALE: 1"=30'-0"