



City Council ZON23-00594





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



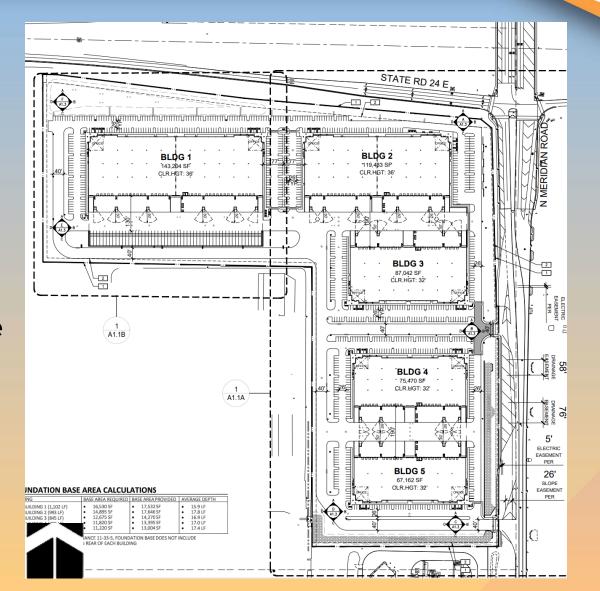
West from Meridian Road





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)







Landscape Plan (NE Corner)

PLANTING LEGEND

TREE

BOTANICAL NAME / COMMON NAME
Acacia aneura

Mulga arkensonia x 'Desert N

Parkensonia x 'Desert Museum' Desert Museum Palo Verde Pistacia chinensis Red Push Pistache

Prosopis x 'Leslie Roy' Leslie Roy Mesquite Olneya tesota Ironwood

Sophora secundiflora Texas Mountain Laurel

CHDLIDE

BOTANICAL NAME / COMMON NAME

- Bouganvillea x 'Torch Glow'
 Torch Glow Bougainvillea
 Dodonea viscosa
- Green Hopseed Bush
 Eremophila hygrophana
- Bluebells

 Melaleuca viminalis
- Little John Bottlebrush
 Ruellia peninsularis
- Baja Ruellia

 Tecoma stans 'Gold Star'
- Yellow Bells

ACCENTS

BOTANICAL NAME / COMMON NAME

- Hesperaloe funifera Giant Yucca
- Hesperaloe parviflora 'MSWNPERMA'
 Desert Dusk Red Yucca
- Muhlenbergia rigens
 Deer Grass

GROUNDCOVER

BOTANICAL NAME / COMMON NAME

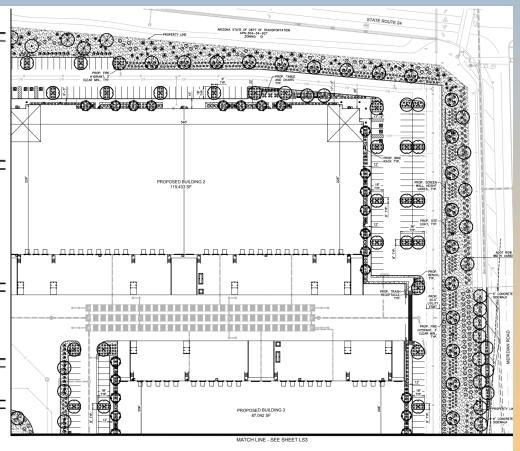
Eremophilia glabra 'Mingenew' Outback Sunrise Emu

MATERIALS

W. W. A. Va. 12

Decomposed Granite

3" Minus, Express Caramel, 2" Depth Min.







Landscape Plan (Meridian Road

PLANTING LEGEND

OTANICAL NAME / COMMON NAME Acacia aneura Mulga Parkensonia x 'Desert Museum' Desert Museum Palo Verde Pistacia chinensis

Red Push Pistache osopis x 'Leslie Roy' Leslie Roy Mesquite

Olneya tesota Ironwood

ophora secundiflora Texas Mountain Laurel

BOTANICAL NAME / COMMON NAME

Bouganvillea x 'Torch Glow' Torch Glow Bougainvillea

Dodonea viscosa Green Hopseed Bush

Eremophila hygrophana Rluehells

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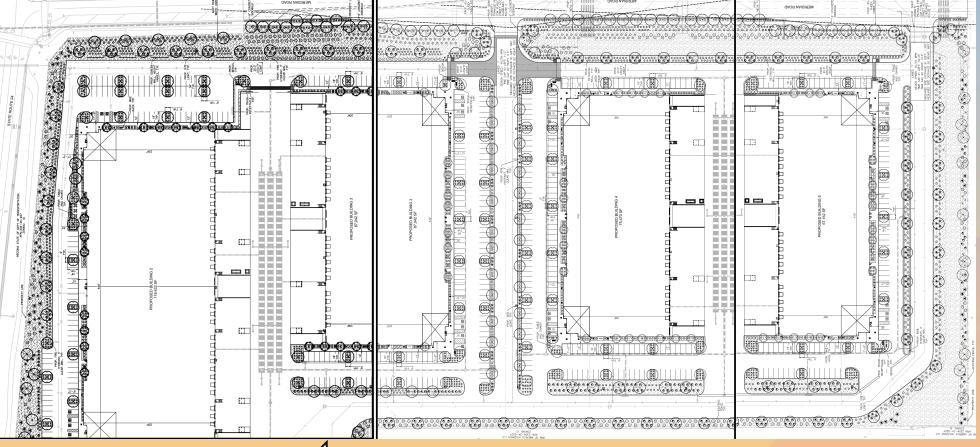
Hesperaloe parviflora 'MSWNPERMA' Desert Dusk Red Yucca

Muhlenbergia rigens Deer Grass

BOTANICAL NAME / COMMON NAME Eremophilia glabra 'Mingenew' Outback Sunrise Emu

Decomposed Granite

3" Minus, Express Caramel, 2" Depth Min.







Elevations

