



# Design Review Board



# DRB23-00144

# Glenscott

Kwasi Abebrese, Planner II

March 11, 2025



# Request

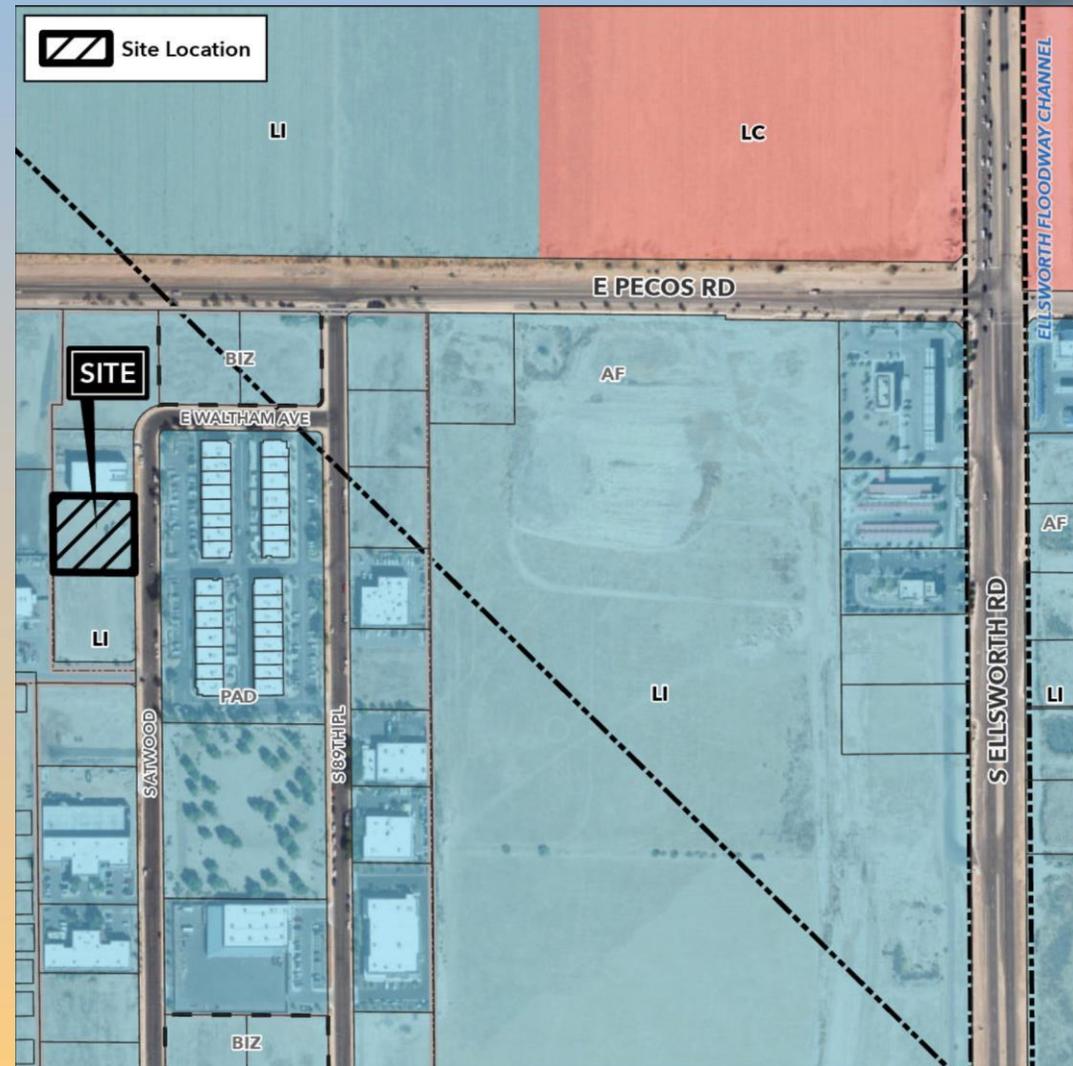
- Site Plan Review and Design Review
- To allow an industrial development





# Location

- South of Pecos Road
- West of Ellsworth Road
- Within Gateway Airport Commerce Park

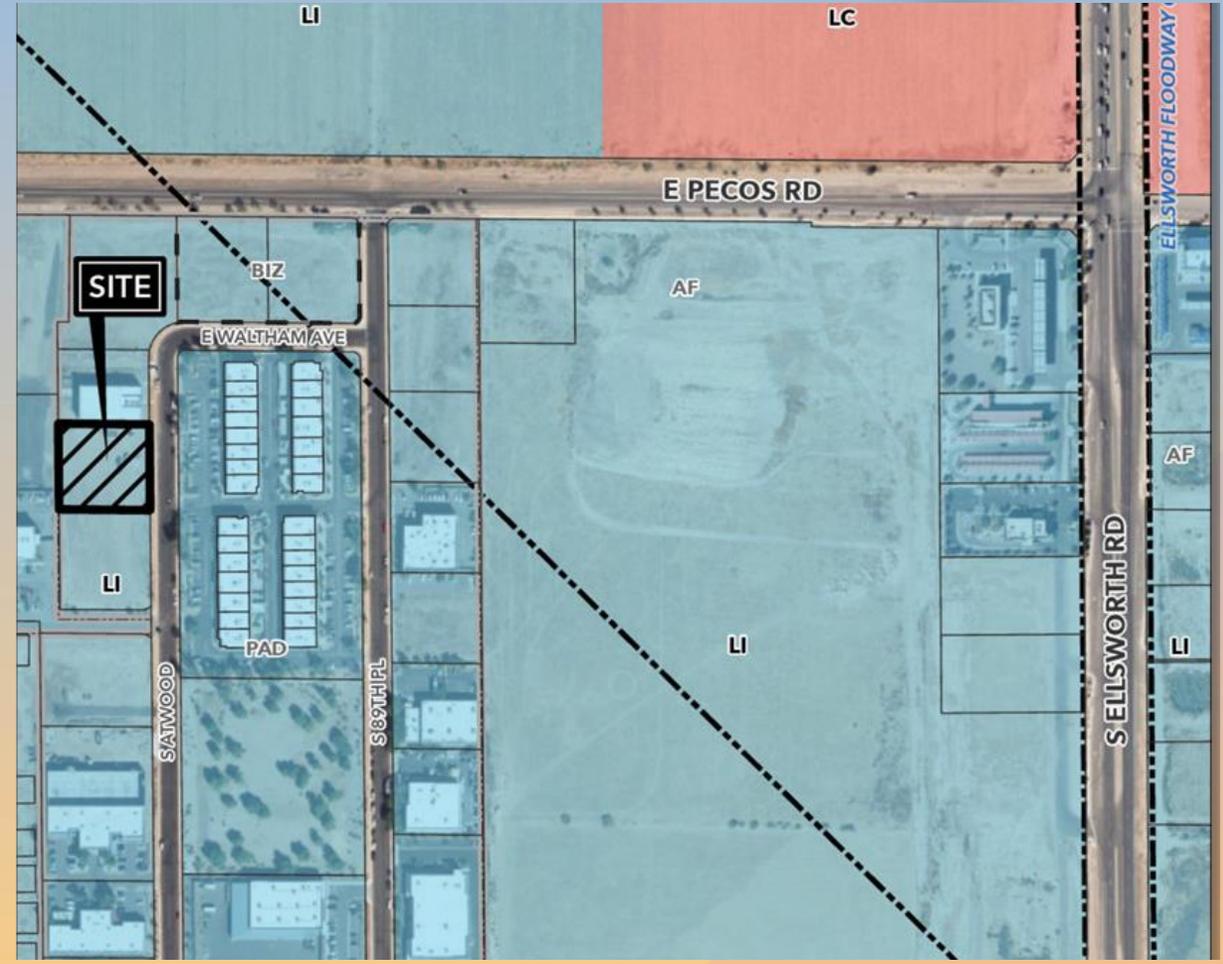






# Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is permitted in the Light Industrial zoning district
- Per Ordinance No. 4654, all future developments within Gateway Airport Commerce Park shall be approved by the Design Review Board





# Site Photo

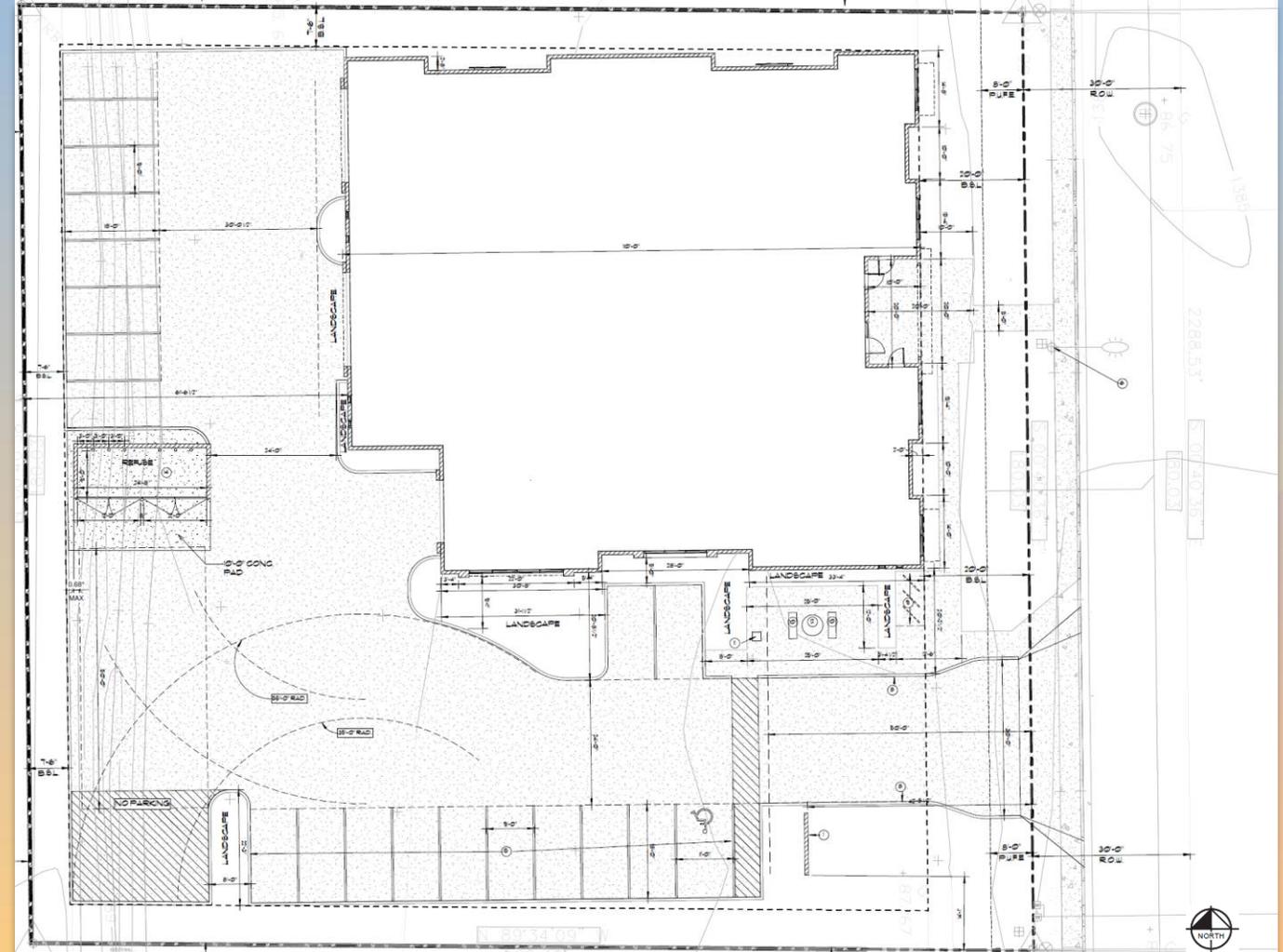


Looking west towards the site from  
Atwood



# Site Plan

- 9,984 sq. ft. building
- Access from South Atwood
- Loading area will be located at the rear of the building
- 20 parking spaces required; 20 spaces proposed





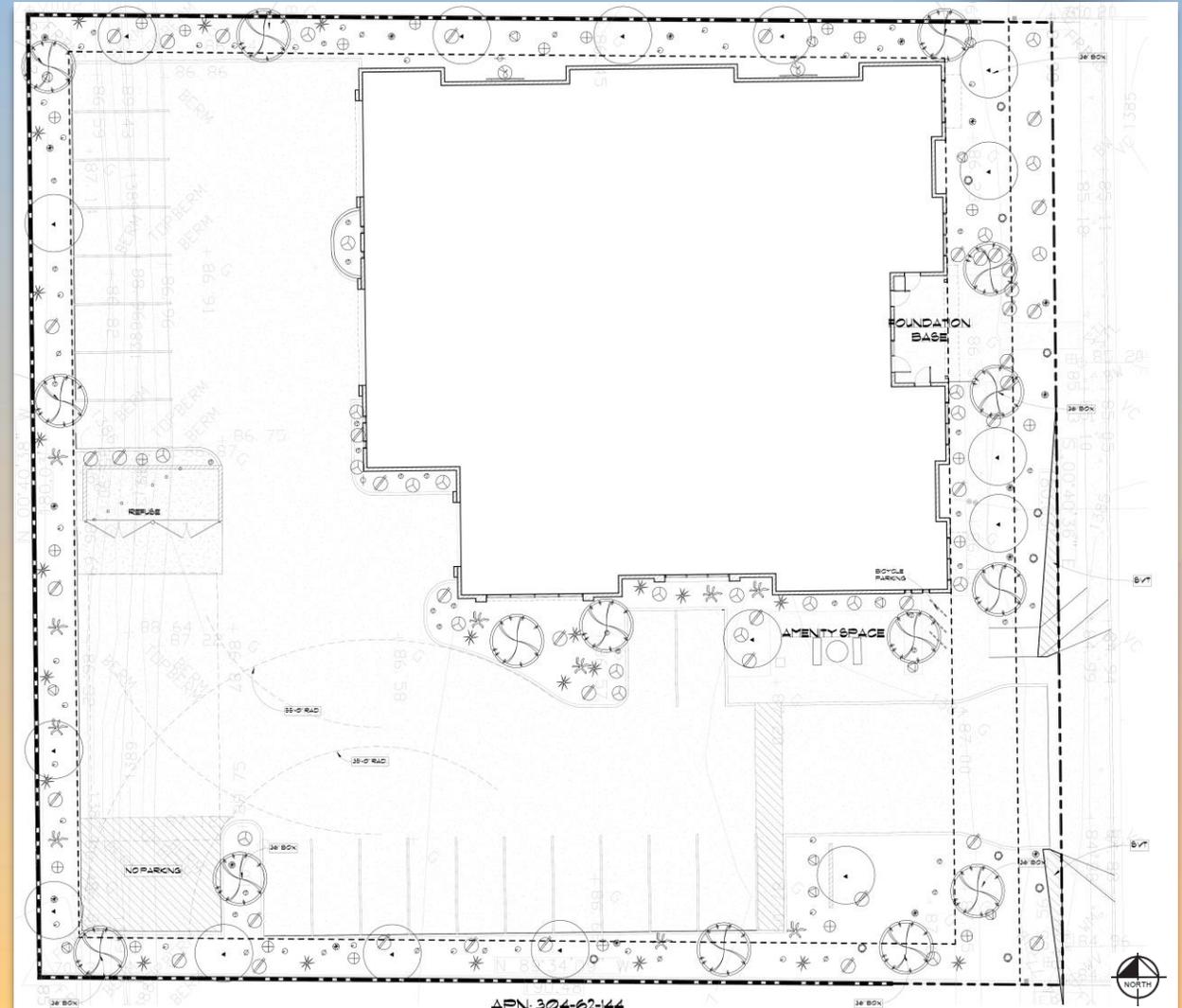
# Landscape Plan

## LANDSCAPE SCHEDULE

### NEW PLANTS

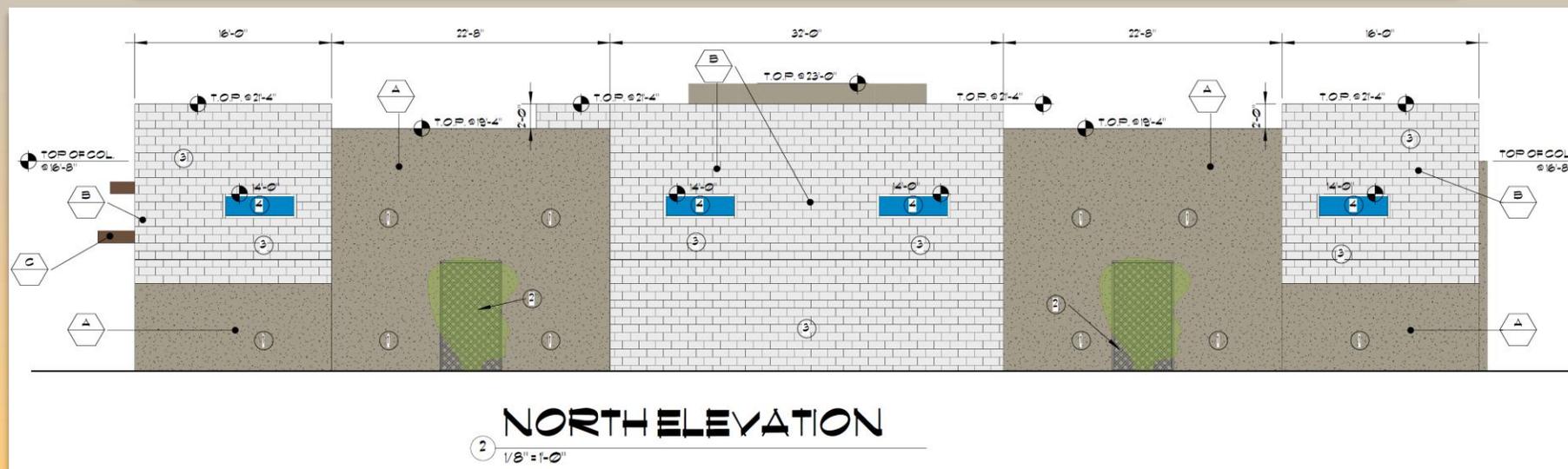
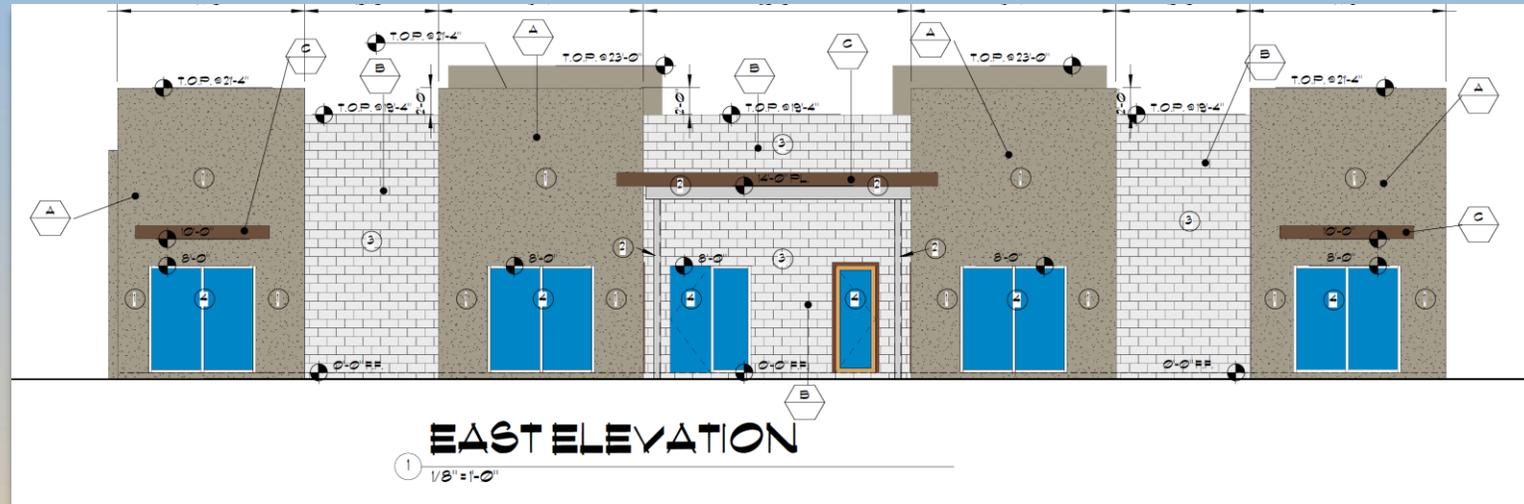
	CHLOËP86 LINEAR / DESERT WILLOW / LUORETA HAMILTON	(7'-3" CALIPER / 24" BOX (U.N.O.) (8'-3" CALIPER / 36" BOX MATURE CANOPY 20' WIDE
	ACACIA SMALL / SWEET ACACIA	(5'-3" CALIPER / 24" BOX (7'-3" CALIPER / 36" BOX MATURE CANOPY 30' WIDE
	EREMOPHILA MACULATA / VALENTINE BUSH	18" / 5 GAL
	DASYLIRON LANG 66MM / MEXCAN GRASS TREE	18" / 5 GAL
	PEDICULARIS MACROCARPA / PINK LADYSLIPPER	31" / 5 GAL
	LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE	37" / 5 GAL
	CALLIANDRA ERIOPHYLLA / PINK FAIRYDUSTER	22" / 5 GAL
	ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT	17" / 5 GAL
	AGAVE YLMORNANA / OCTOPUS AGAVE	11" / 5 GAL
	MYRTUS COMM. COMPACTA / DWARF MYRTLE	31" / 5 GAL
	SALVIA CHAMAEDRYODES / SALVIA FLARE	9" / 5 GAL
	LANTANA MONT / DENISE / TRAILING PURPLE LANTANA	11" / 5 GAL
	BOUGAINVILLEA	6" / 5 GAL
	ROSA BANKSEA ALBA PLENA / MISS LADY BANK ROSES	4" / 5 GAL
	MASCAGNA LILACEA / LILAC VINE	2" / 5 GAL

DECOMPOSED GRANITE  
D.G. 1/2" SCREENED TO 2" MIN. DEPTH  
COLOR MATCH TO EXISTING COMMUNITY.



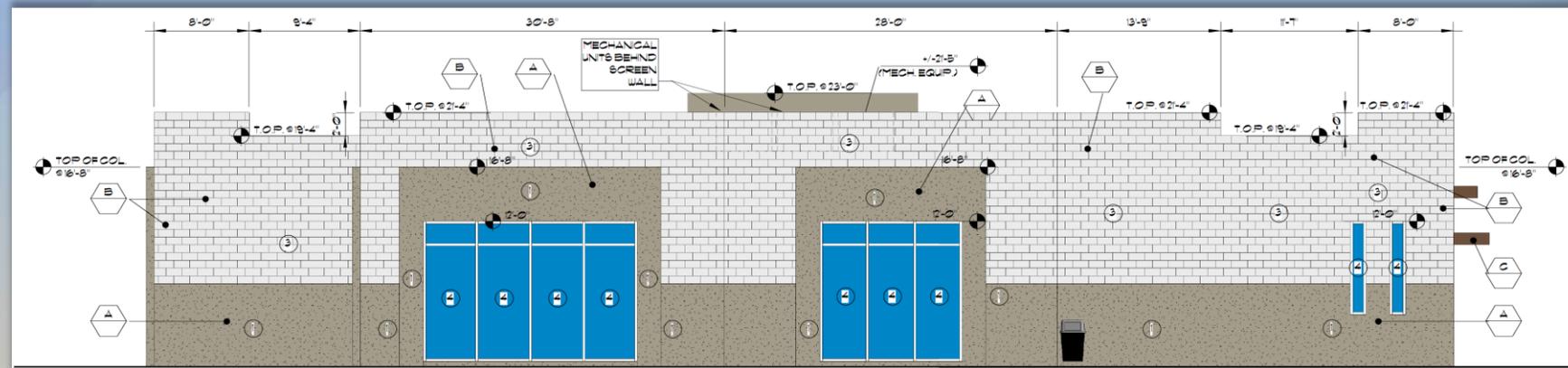


# Elevations

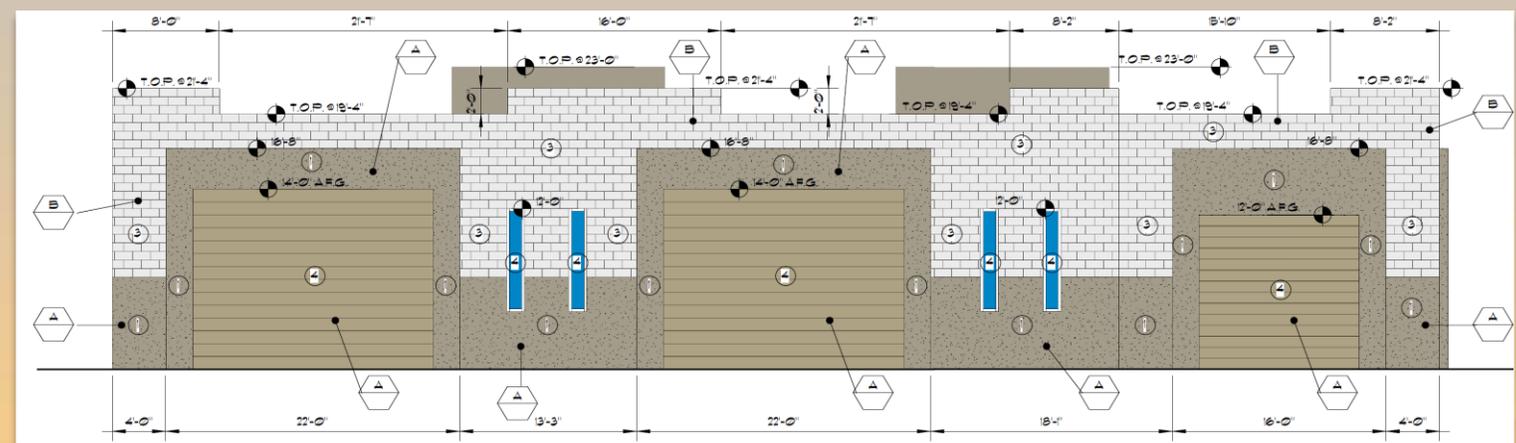




# Elevations



**SOUTH ELEVATION**  
 3 1/8" = 1'-0"



**WEST ELEVATION**  
 4 1/8" = 1'-0"



# Renderings





# Renderings





# Renderings





# Colors and Materials



SENSATIONAL SAND SW-6034



DIM GRAY SPLIT FACE CMU BLOCK



DIM GRAY CMU BLOCK



BRONZE METAL



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with criteria in Chapter 71 of the MZO for Design Review

***Staff recommends Approval with Conditions***



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