



City Council ZON24-00711

Mary Kopaskie-Brown, Planning Director

December 9, 2024
1



Request

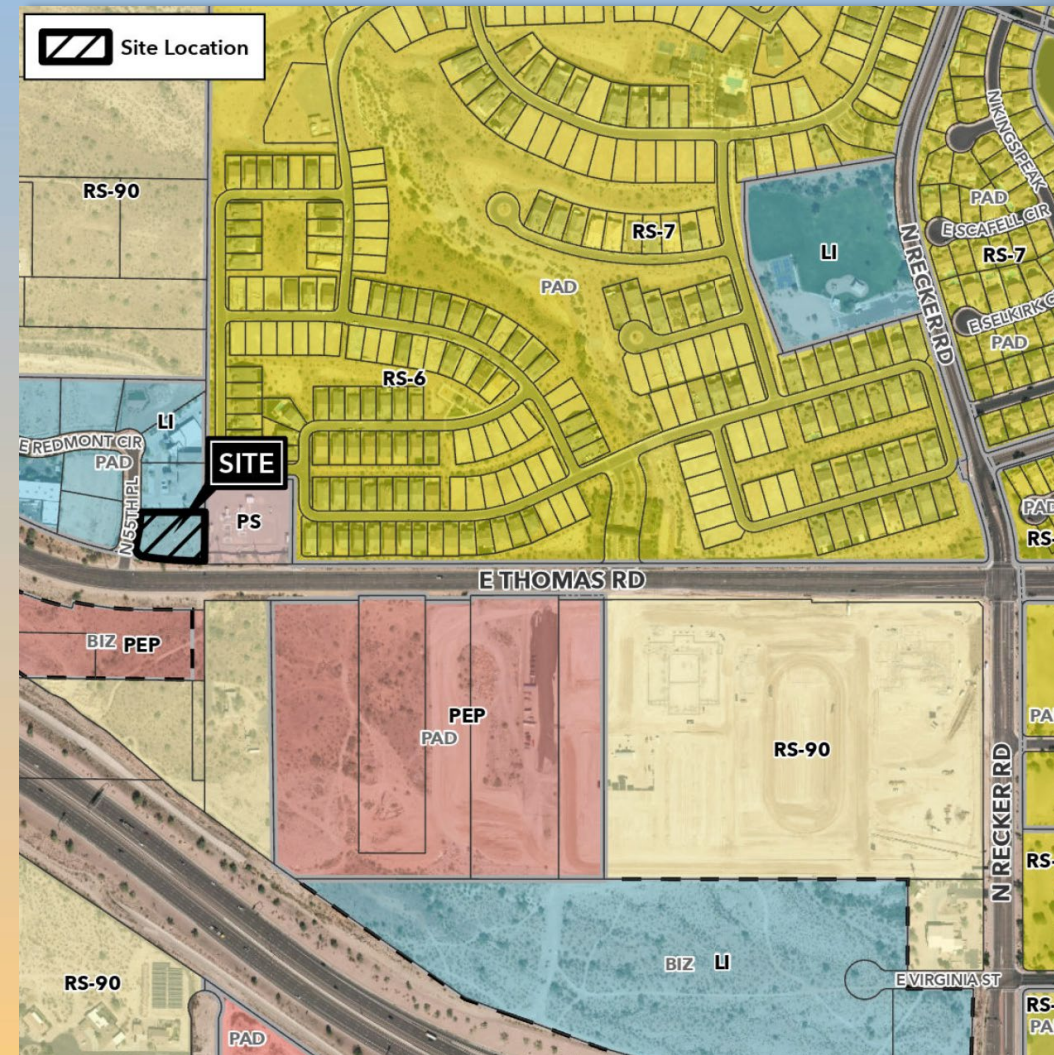
- Rezone from LI-PAD to LI-PAD-BIZ
- Site Plan Review
- To allow development of an industrial shell building





Location

- West of Recker Road
- North of Thomas Road

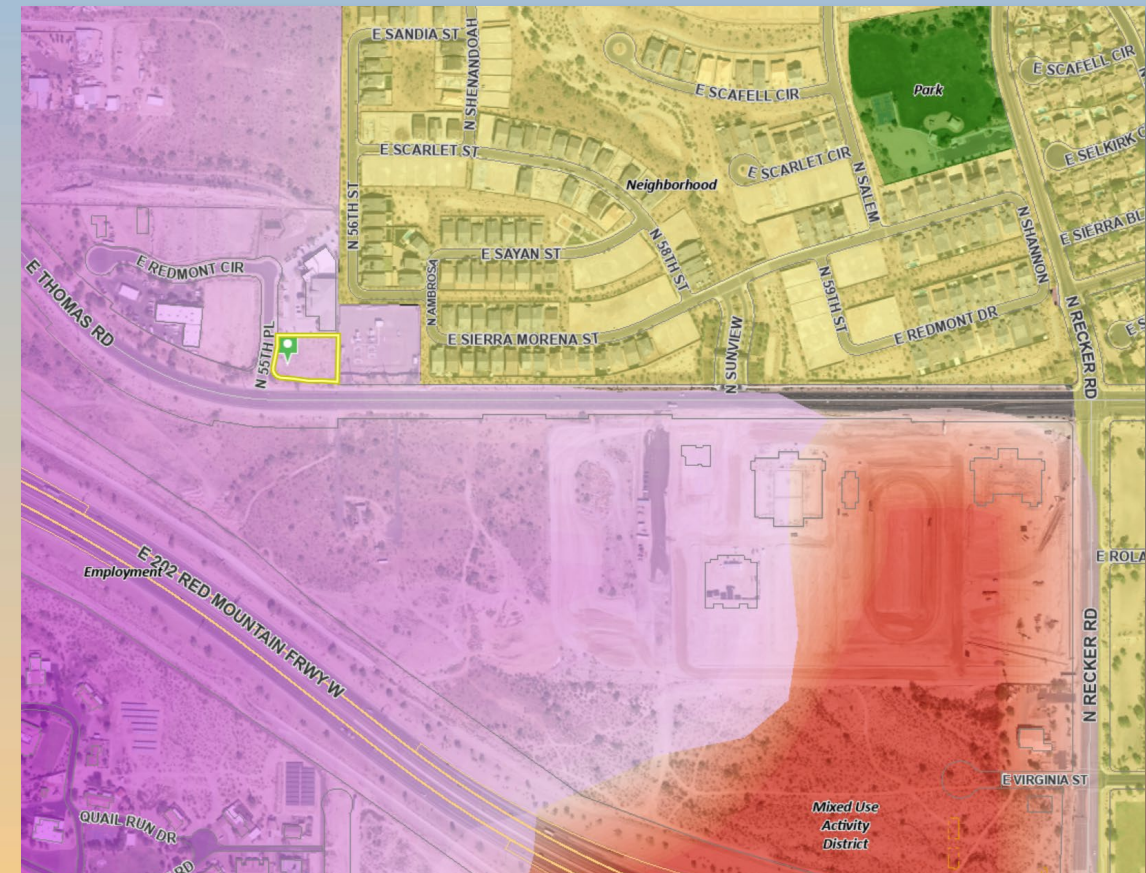




General Plan

Employment

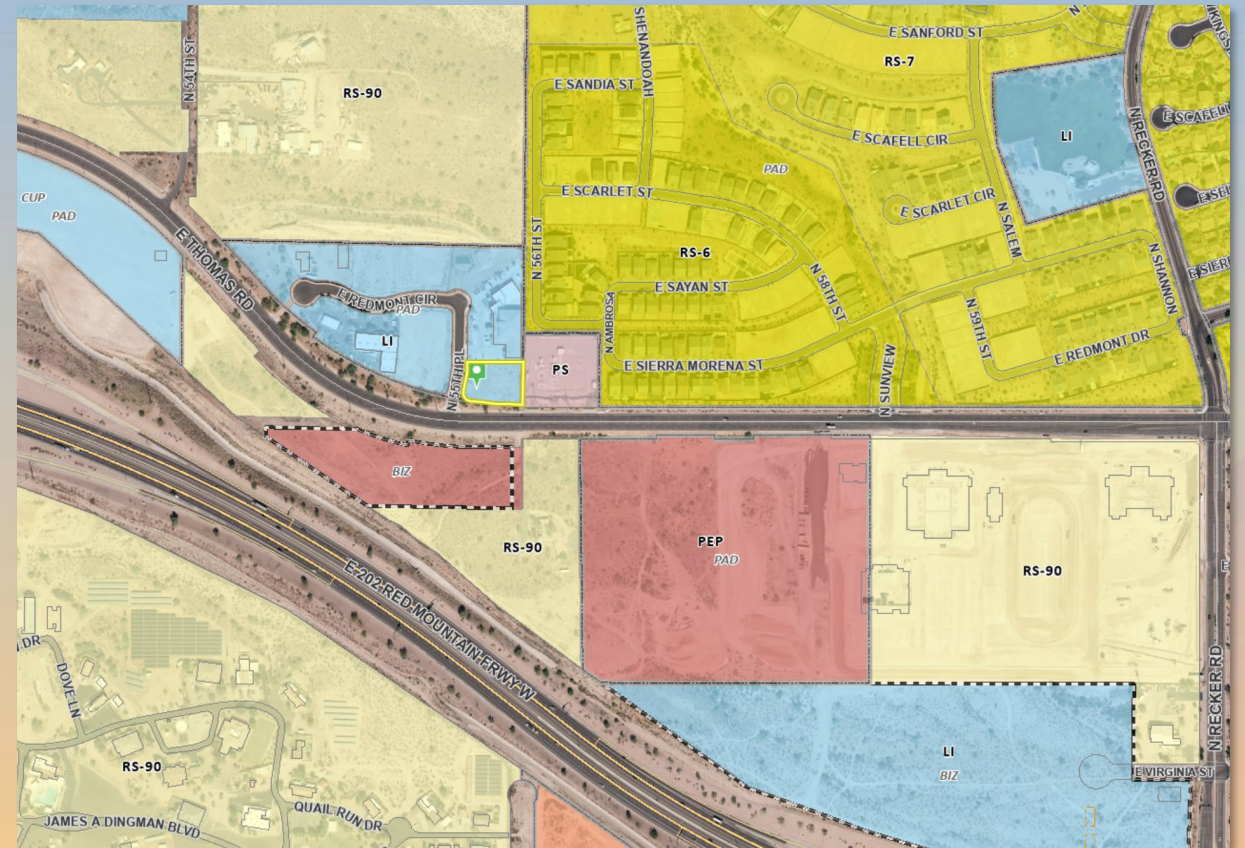
- Provide a wide range of employment opportunities in high quality settings.
- Examples include manufacturing facilities, indoor warehousing, and business parks.





Zoning

- Current: Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Proposed: Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ)
- Indoor Warehousing and Storage is a permitted use in the LI district.





Site Photo

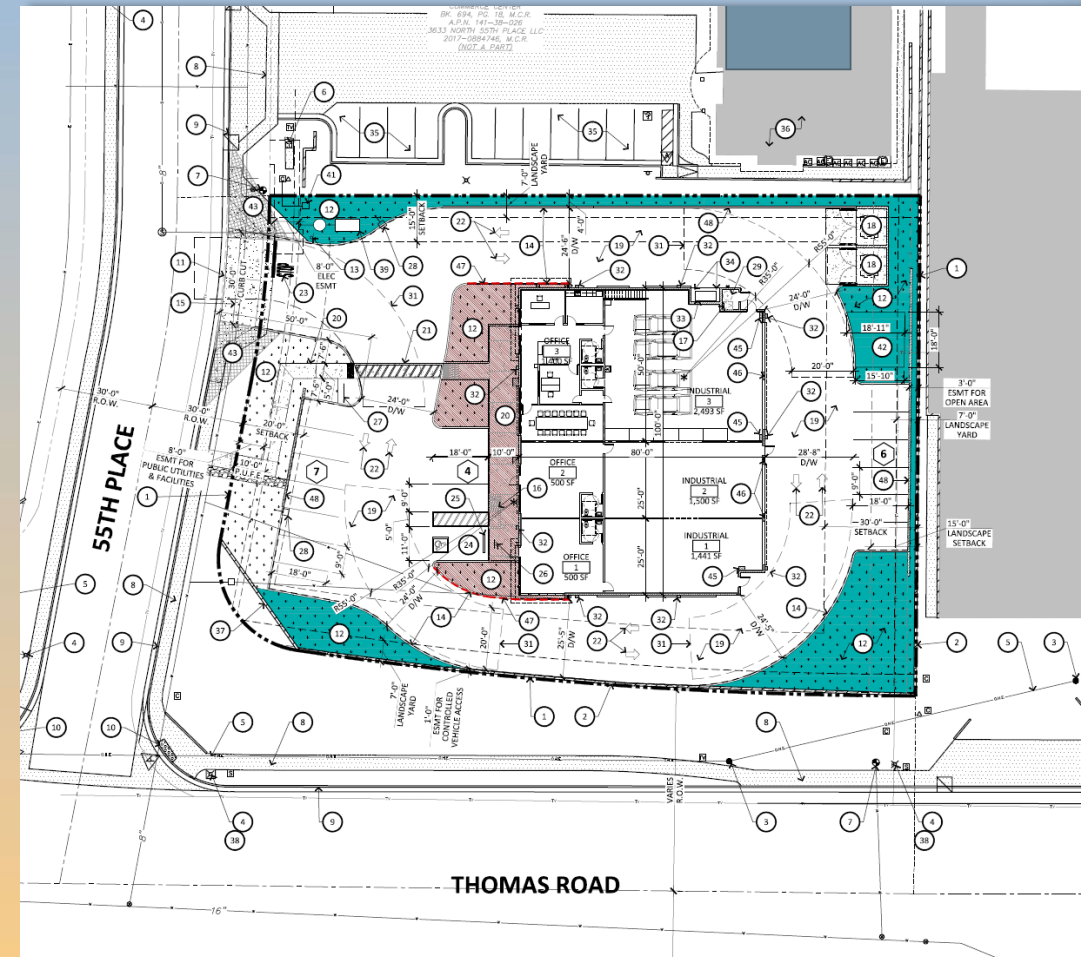


Looking east from 55th Place



Site Plan

- 7,834sq.ft. shell building with three (3) suites
- Primary access from 55th Place
- 17 parking spaces provided





Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Required Landscape Yards –
MZO Section 11-33-3 (B)(2)(a)(ii)
 - Landscaping for Non-Single
 Residence Uses Adjacent to Other
 Non-Single Residence uses or districts
 – Width, Non-Group C-O-I
 Development

15 feet

North: 4 feet

East: 3 feet

South: 0 feet

Setback of Cross Drive Aisles – *MZO*
Section 11-32-4(A)

50 feet

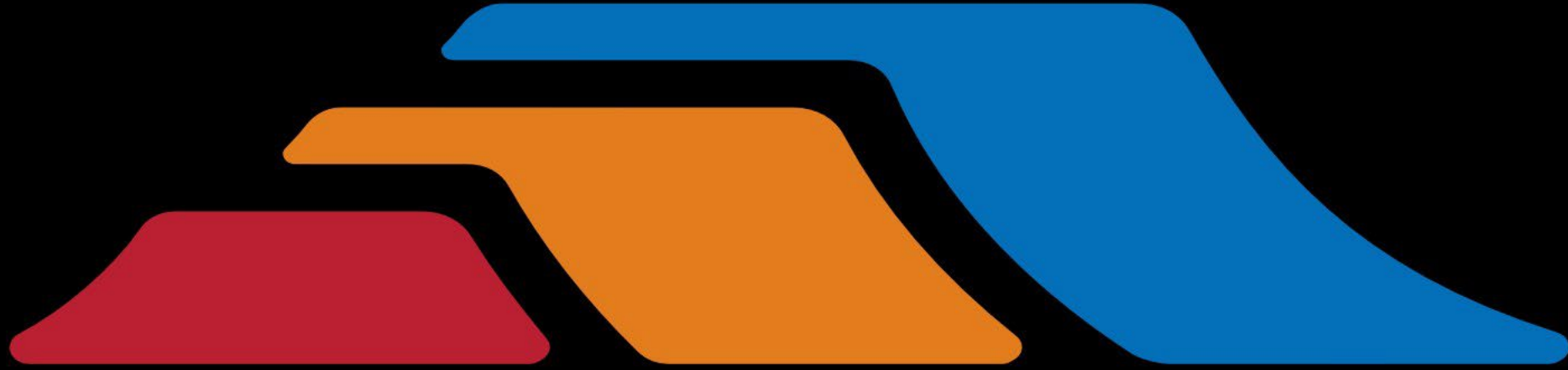
30 feet



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

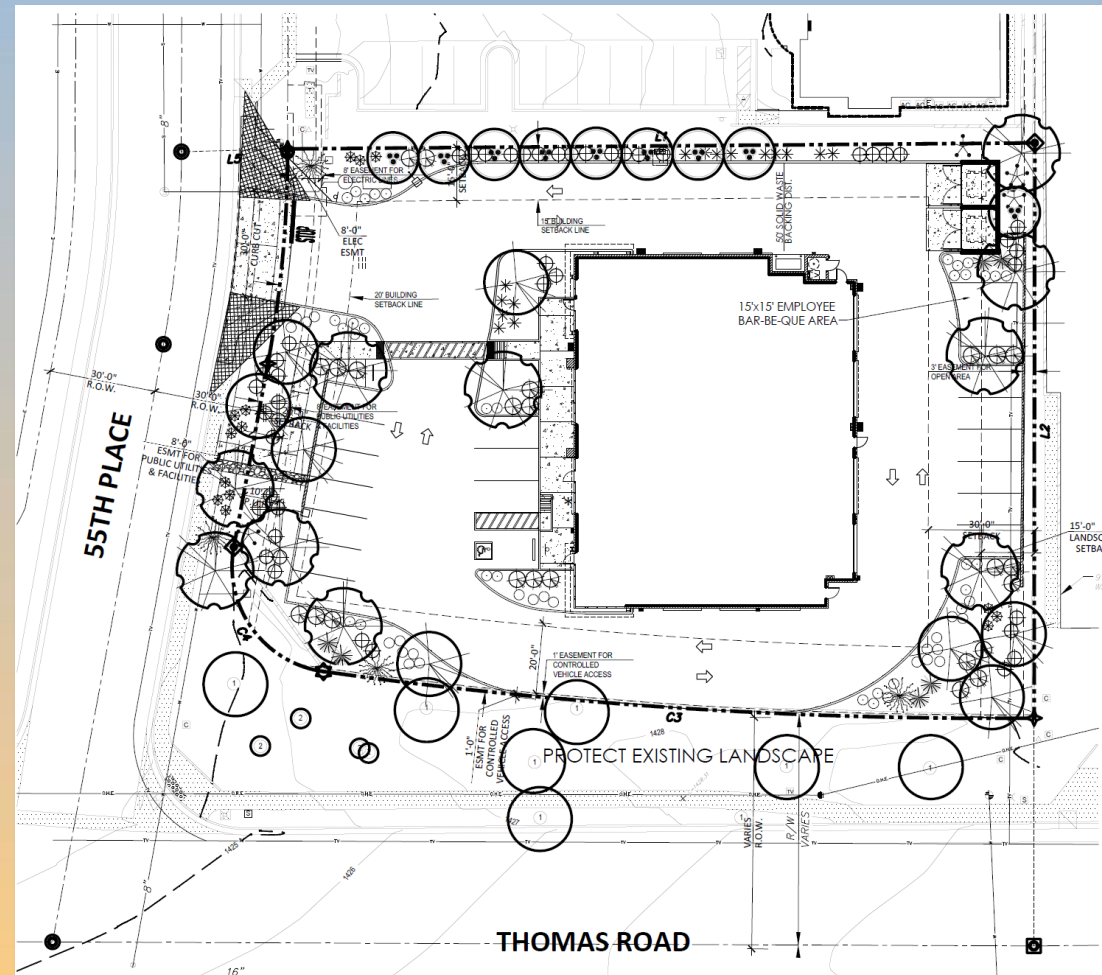
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (7-0)***





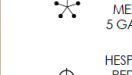



mesa·az



Landscape Plan



LANDSCAPE LEGEND

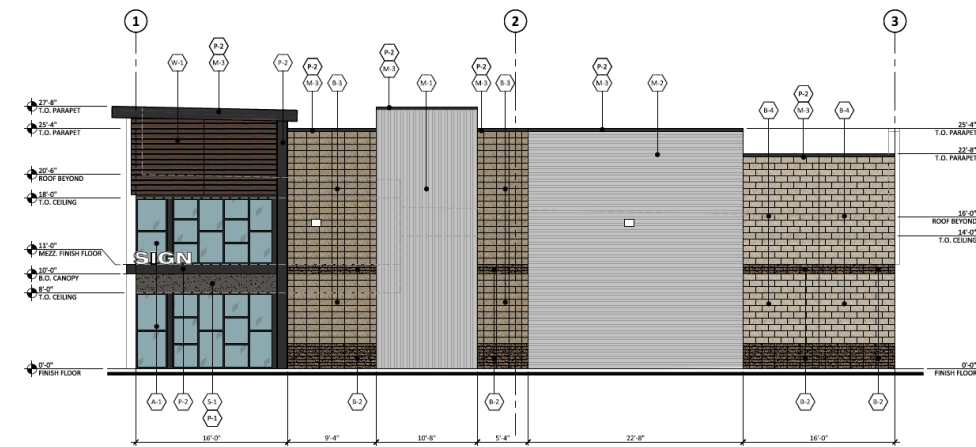
- TREES**
-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (11)
 -  PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
36" BOX (8)
 -  CAESALPINIA CACALACO
CASCALOTE
24" BOX (9)
 -  FOUQUIERIA SPLENDENS
OCOTILLO
10 CANE MIN. 7" T MIN. (4)
 -  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (24)
 -  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (4)
 -  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (39)
 -  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (7)
 -  AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON (6)
 -  ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (14)
 -  ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON (15)
 -  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (36)
 -  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (20)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



Elevations



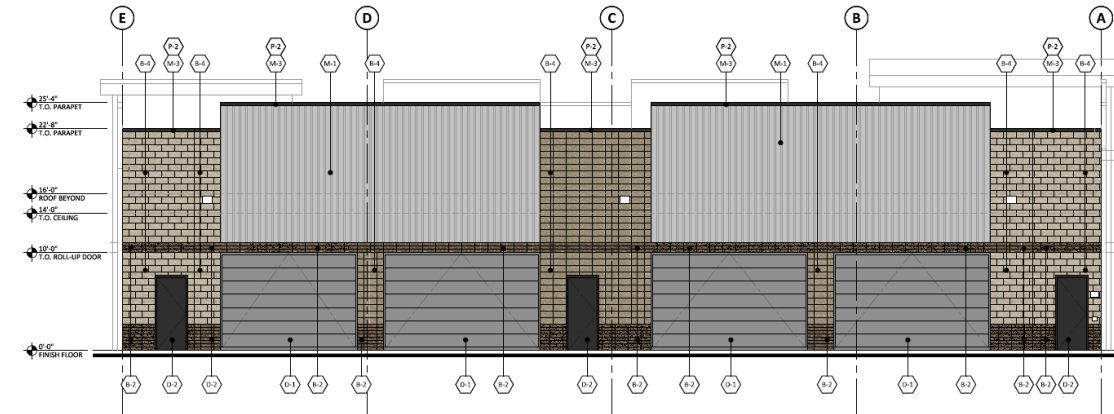
1 WEST ELEVATION (55TH PLACE)
SCALE: 3/16" = 1'-0"



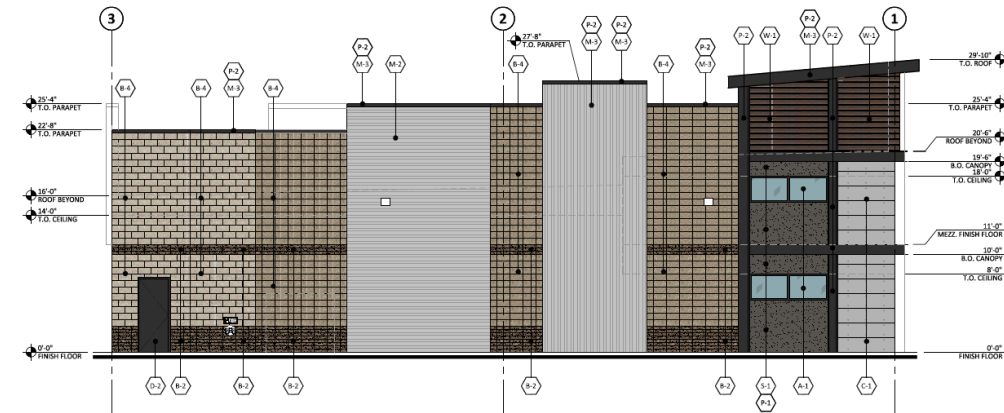
2 NORTH ELEVATION (THOMAS ROAD)
SCALE: 3/16" = 1'-0"



Elevations



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"