



Planning & Zoning Board



ZON21-01305

Jennifer Merrill, Planner II

December 14, 2022



Request

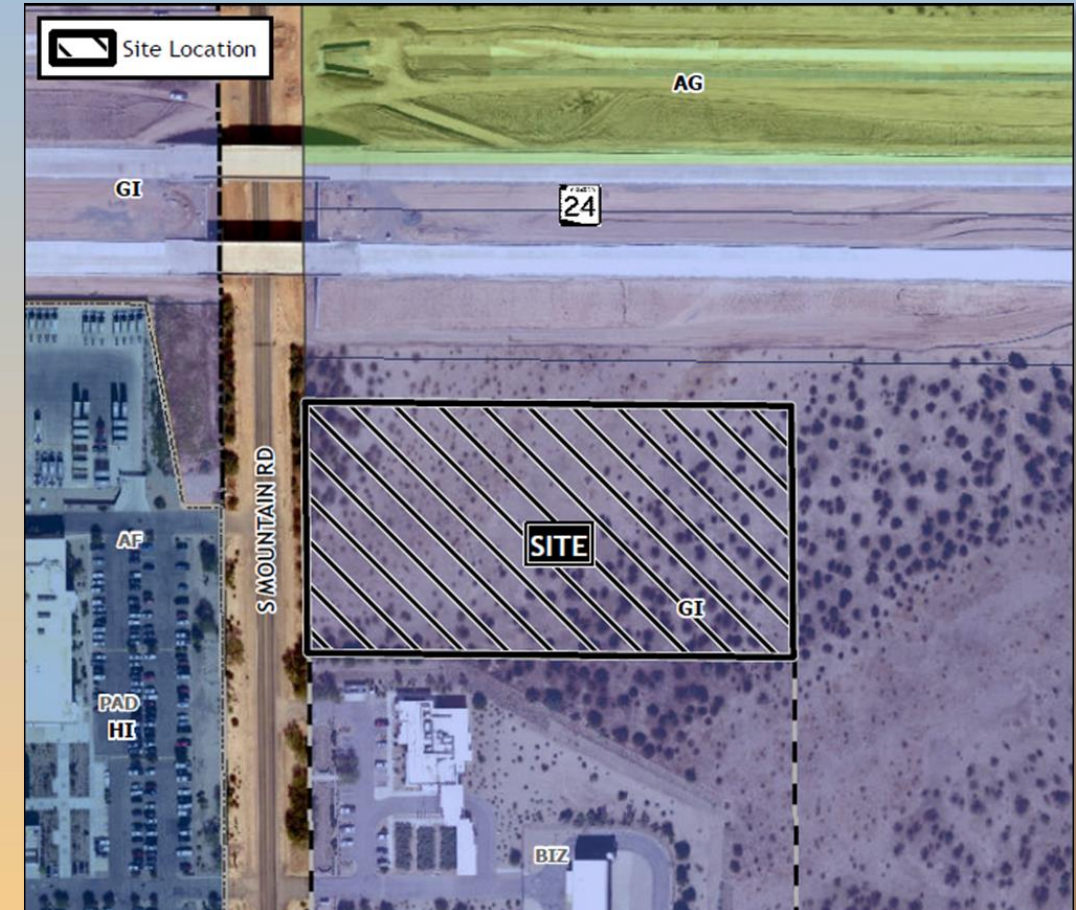
- Site Plan Review
- To allow for an industrial development





Location

- South of the 24 Gateway Freeway
- East of Mountain Road

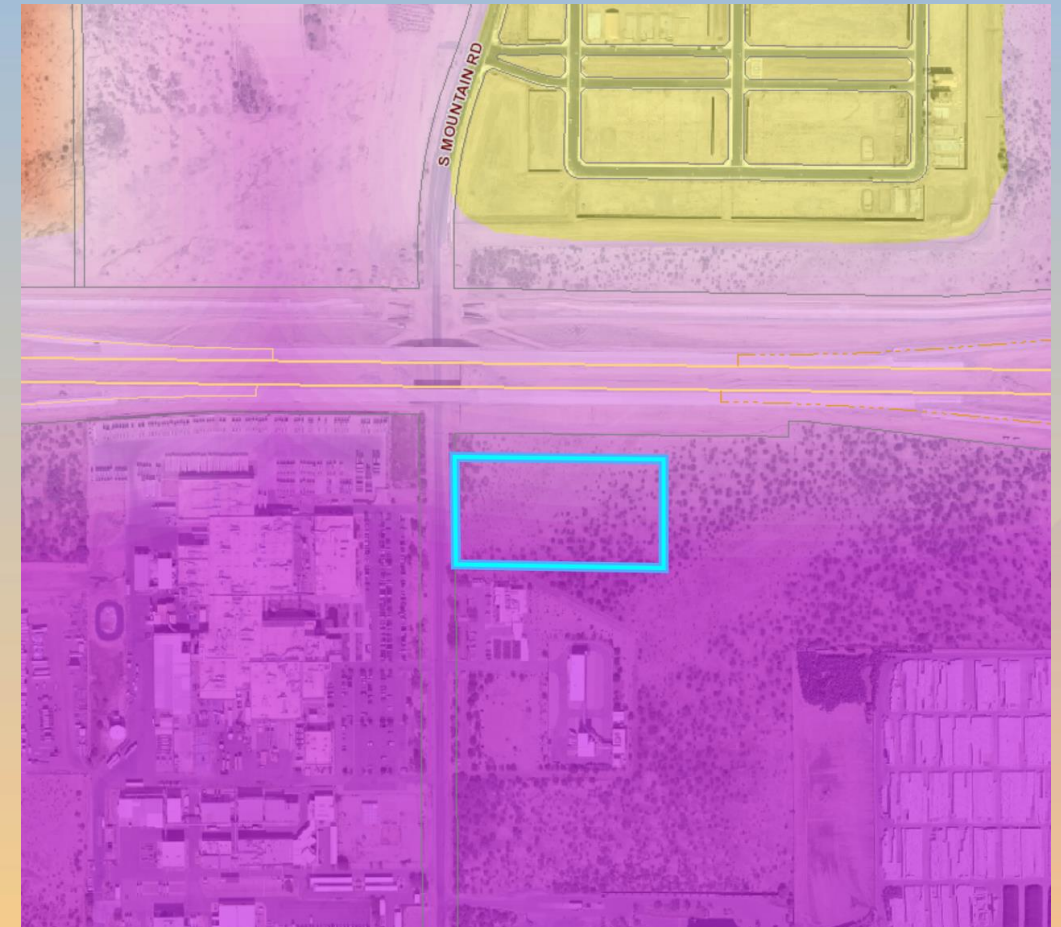




General Plan

Employment

- Wide range of employment in high-quality settings





Zoning

- General Industrial (GI)
- Use is consistent with the existing zoning





Site Photo

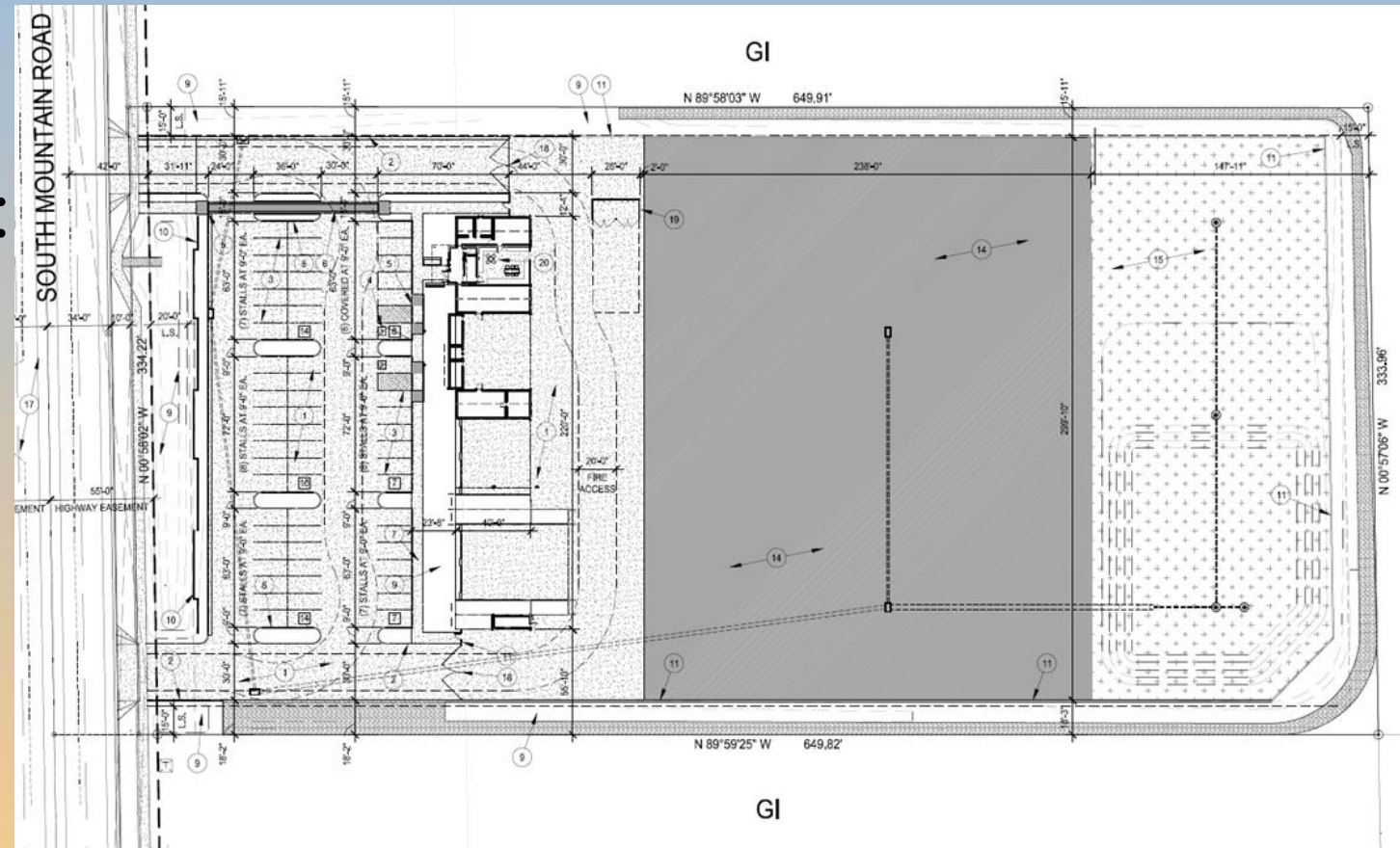


Looking east towards the site from Mountain Road



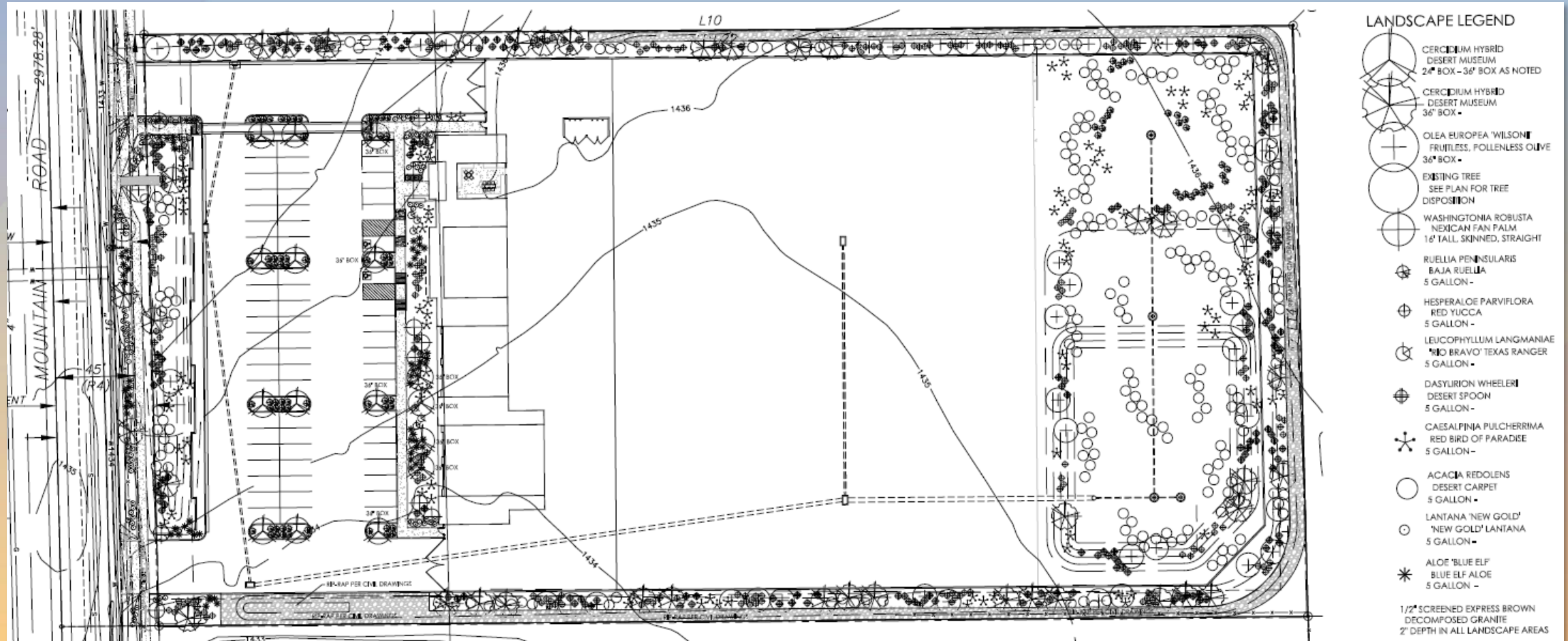
Site Plan

- 14 shipping containers: 4,160 sf
- 3 PVC canopies: 5,600 sf
- Screen walls
- Parking/storage
- Outdoor space



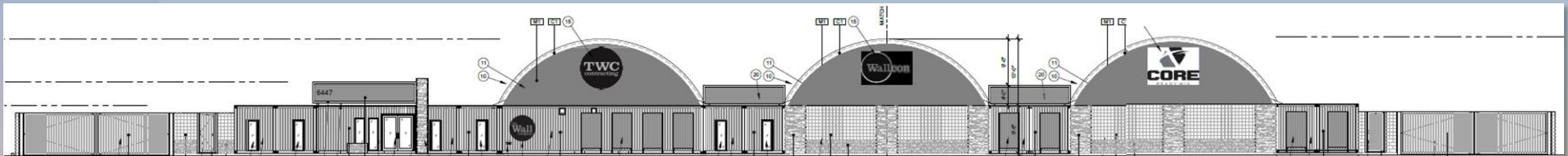


Landscape Plan





Elevations



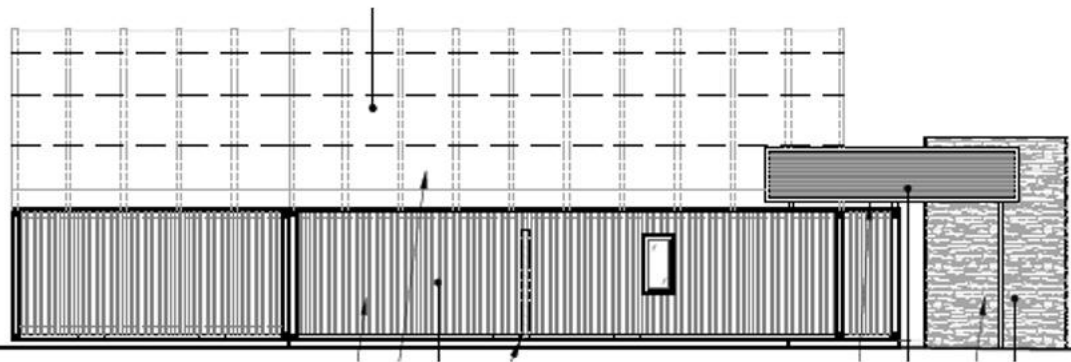
EXTERIOR ELEVATION - WEST



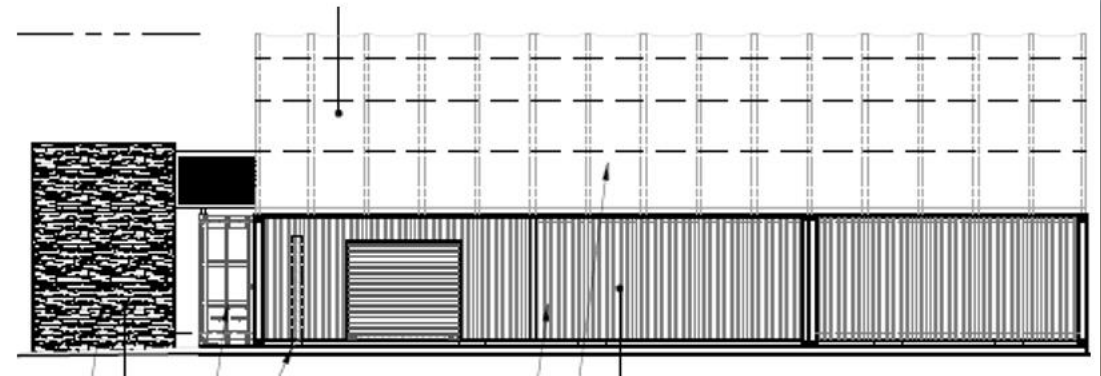
EXTERIOR ELEVATION - EAST



Elevations



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



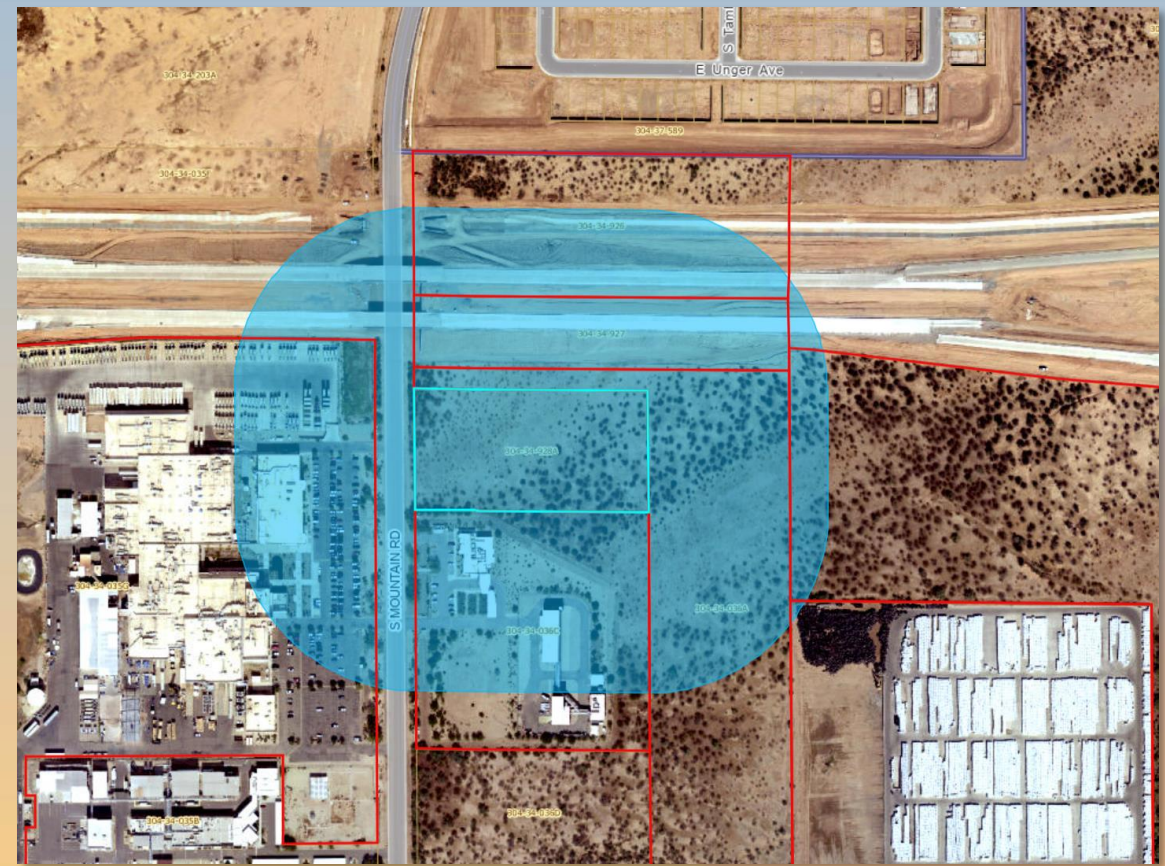
Renderings





Citizen Participation

- Notified property owners within 500'





Findings

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

Staff recommend Approval with Conditions



Planning & Zoning Board



Floor Plans

