



# Planning & Zoning Board



# ZON22-01233

# Outlaw Trucking



# Request

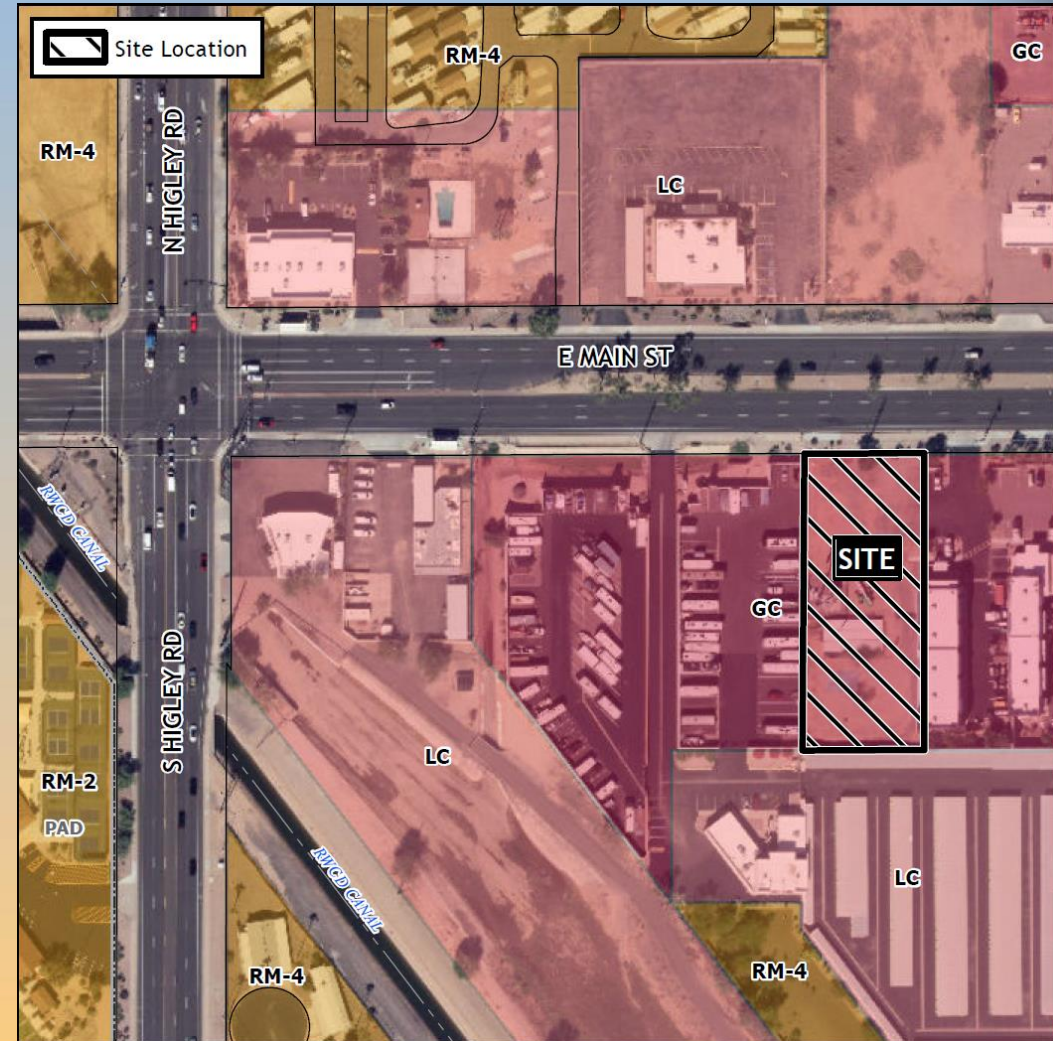
- Major Site Plan Modification
- To allow a retail development





# Location

- East of Higley Road
- South of Main Street









# Site Photo

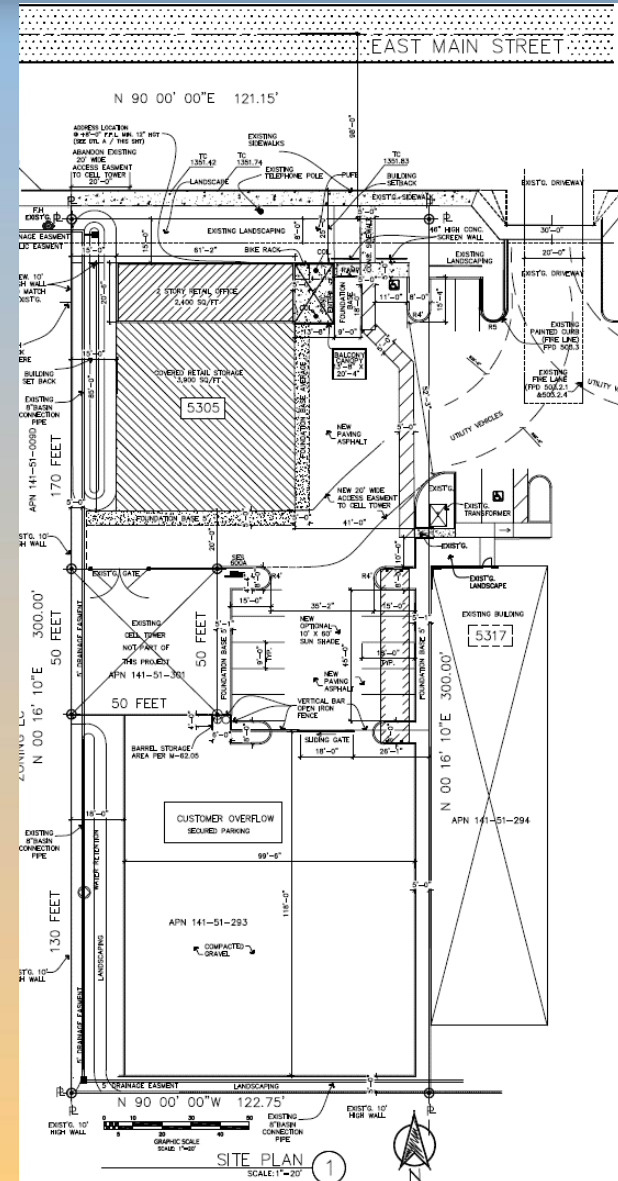


Looking south from Main Street



# Site Plan

- Shared Access from Main Street
- 5,600 sq. ft. building and canopy
- 11 parking spaces on site

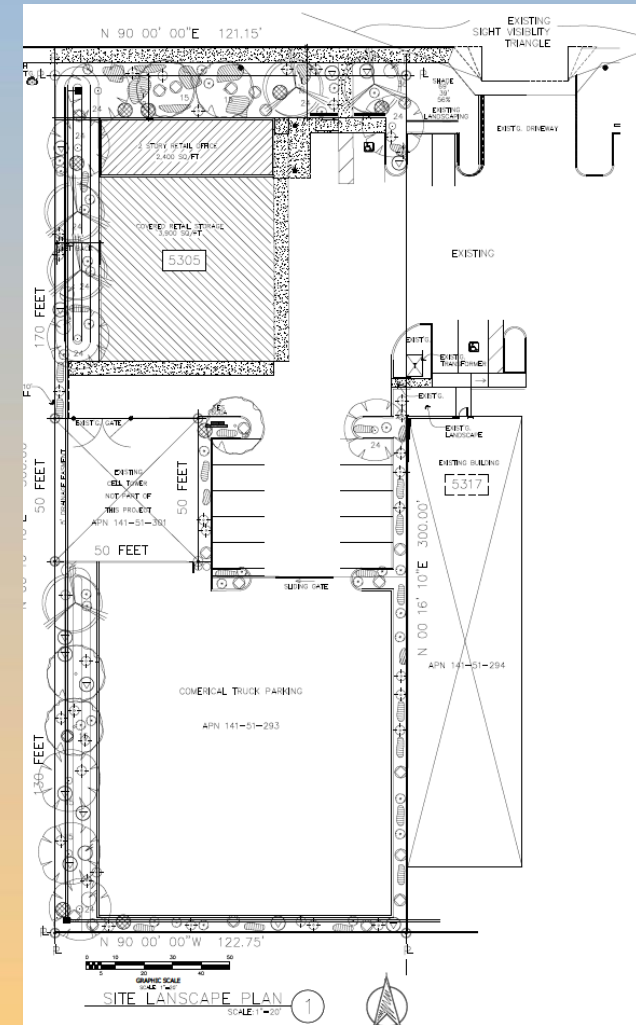






# Landscape Plan

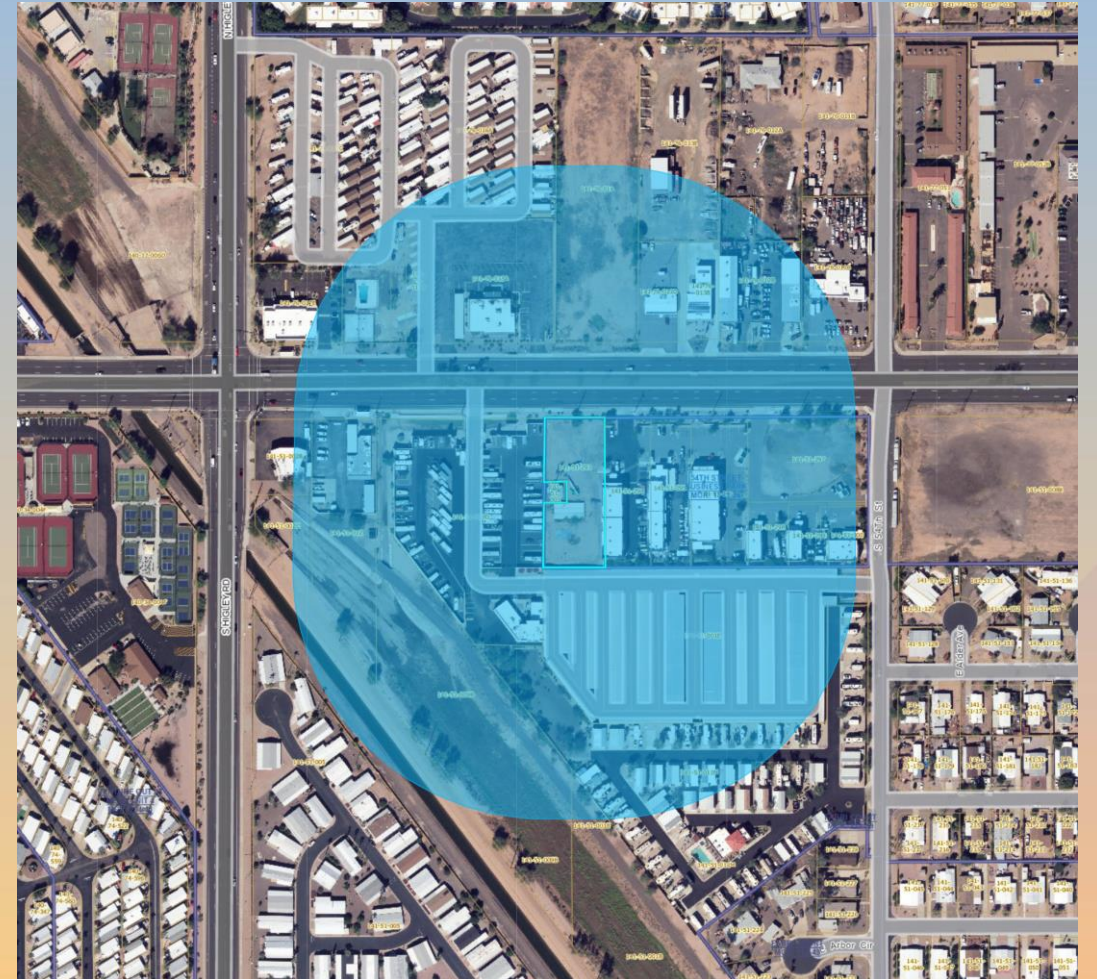
| PLANT LEGEND         |   |                   |                                       |
|----------------------|---|-------------------|---------------------------------------|
| SYMBOL               | COMMON / BOTANICAL NAME   | QUANTITIES / TYPE | SIZE / QTY                            |
| <b>TREES:</b>        |   |                   |                                       |
|                      | SISSOO TREE<br><i>SHADIRAH SISSOO</i>                           | 4/T               | 36" BOX 11<br>24" BOX 10<br>15" BOX 8 |
|                      | EVERGREEN ELM<br><i>ELMUS PARVIFLUS 'TILE GREEN'</i>            | 4/T               | 36" BOX 10<br>24" BOX 16<br>15" BOX 7 |
|                      | CHILEAN MISQUITE<br><i>PROSOPIS JULIFLORA</i>                   | 4/T               | 36" BOX 4<br>24" BOX 18<br>15" BOX 13 |
| <b>SHRUBS:</b>       |   |                   |                                       |
|                      | BOXWOOD BEAUTY<br><i>CARDESS GRAND 'BOXWOOD BEAUTY'</i>         | 2-3/S             | 5 GAL 22<br>1 GAL 32                  |
|                      | DESERT CARPET ACACIA<br><i>ACACIA NEOLONGA 'DESERT CARPET'</i>  | 2-3/S             | 5 GAL 34<br>1 GAL 39                  |
|                      | RED YUCCA<br><i>HEMIPHILLIC PARVIFLORA</i>                      | 2-3/S             | 5 GAL 90<br>1 GAL 104                 |
|                      | DWARF PURPLE BOUGAINVILLEA<br><i>BOUGAINVILLEA 'ROSEMARY'</i>   | 2-3/S             | 5 GAL 57<br>1 GAL 25                  |
|                      | DWARF ROSEINKA BOUGAINVILLEA<br><i>BOUGAINVILLEA 'ROSEINKA'</i> | 2-3/S             | 5 GAL 86<br>1 GAL 97                  |
|                      | MEXICAN BIRD OF PARADISE<br><i>CASALUINA PULCHERRIMA</i>        | 2-3/S             | 5 GAL 21<br>1 GAL 37                  |
| <b>GROUND COVER:</b> |   |                   |                                       |
|                      | CAZANIA DAYBREAK<br>TIGER STRIPES MIXED<br><i>CAZANIA MIXED</i> | 1 /G.C.           | 1 GAL 150                             |





# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- No comments received





# Findings

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

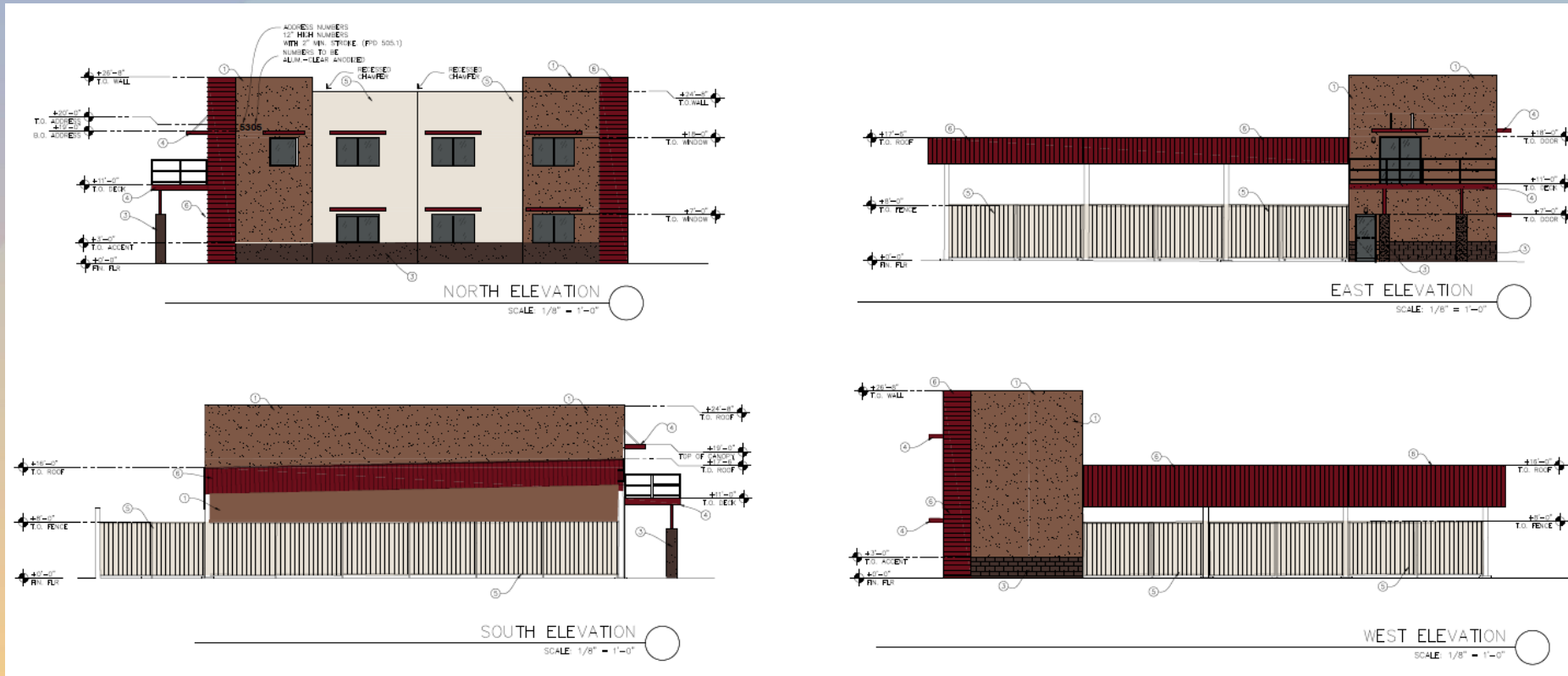
*Staff recommend Approval with Conditions*



# Planning & Zoning Board



# Elevations



COLOR SCHEDULE:

|   |   |  |                    |
|---|---|--|--------------------|
| ① | <b>BUILDING BASE COLOR:</b><br>BEHR: UNMARK TRAIL N350-3      |  |                    |
| ② | <b>VERTICAL ACCENT COLOR:</b><br>BEHR: MOUNTAIN RIDGE 780B-6  |  |                    |
| ③ | <b>WAINSCOTT ACCENT COLOR:</b><br>BEHR: MOUNTAIN RIDGE 780B-6 |  |                    |
| ④ | <b>METAL CANOPY:</b><br>MBCI: BURNING SLATE SIGNATURE 200     |  | METAL CANOPY       |
| ⑤ | <b>SECONDARY ACCENT #1:</b><br>BEHR: DARK RUFFLE PPUS-19      |  |                    |
| ⑥ | <b>METAL ACCENT:</b><br>MBCI: BURNING SLATE SIGNATURE 200     |  | METAL ACCENT PANEL |