



Planning & Zoning Board



ZON24-00019

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

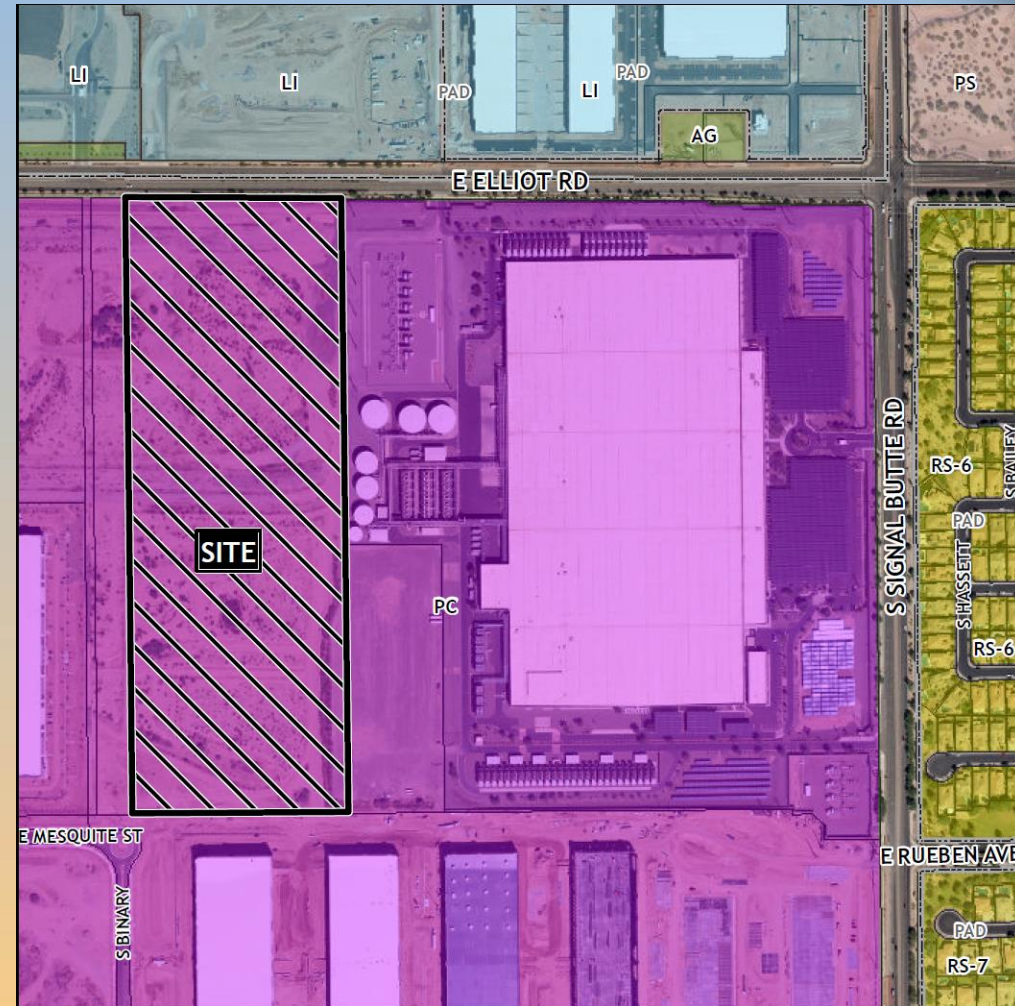
- Site Plan Review and Special Use Permit
- To allow for an Industrial development





Location

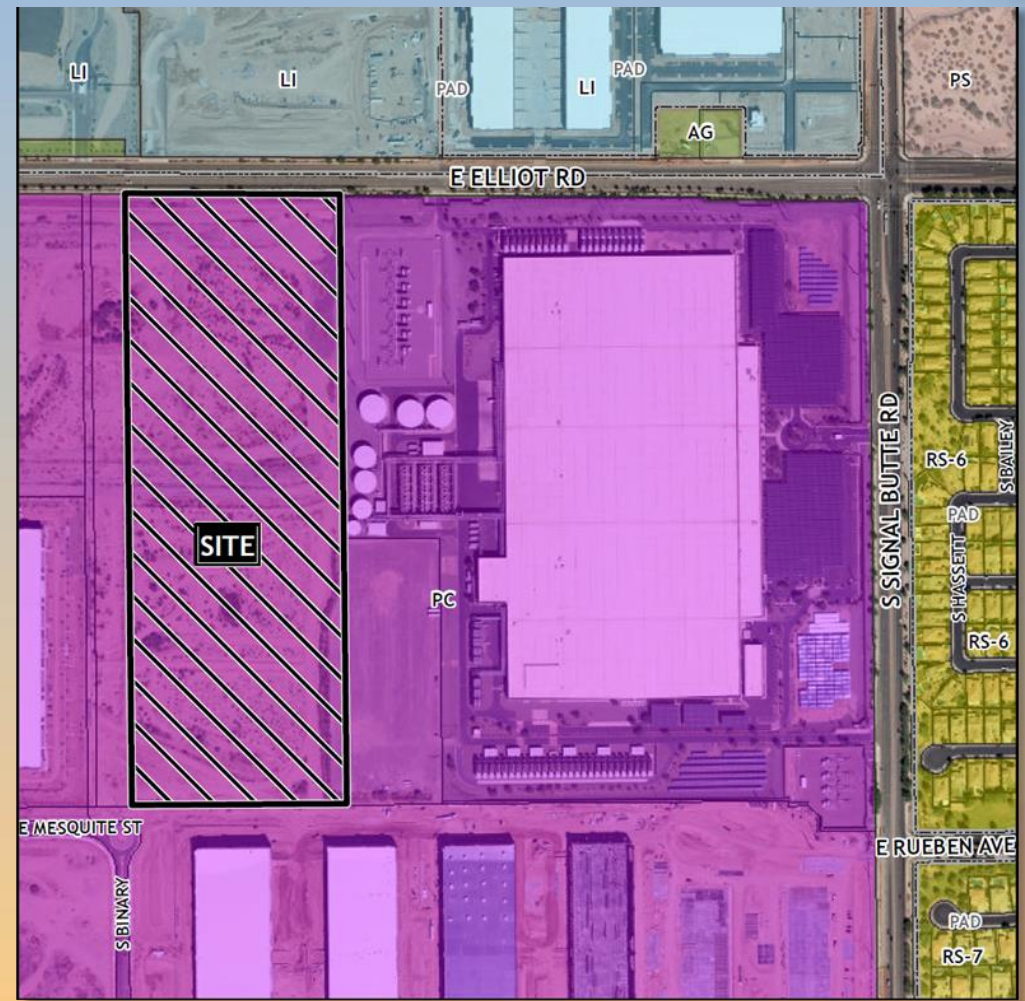
- West of Signal Butte Road
- South of Elliot Road





Zoning

- Planned Community
- Indoor warehousing and storage are allowed by right within the PC zone within LUG-C
- Special Use Permit for a Parking Reduction

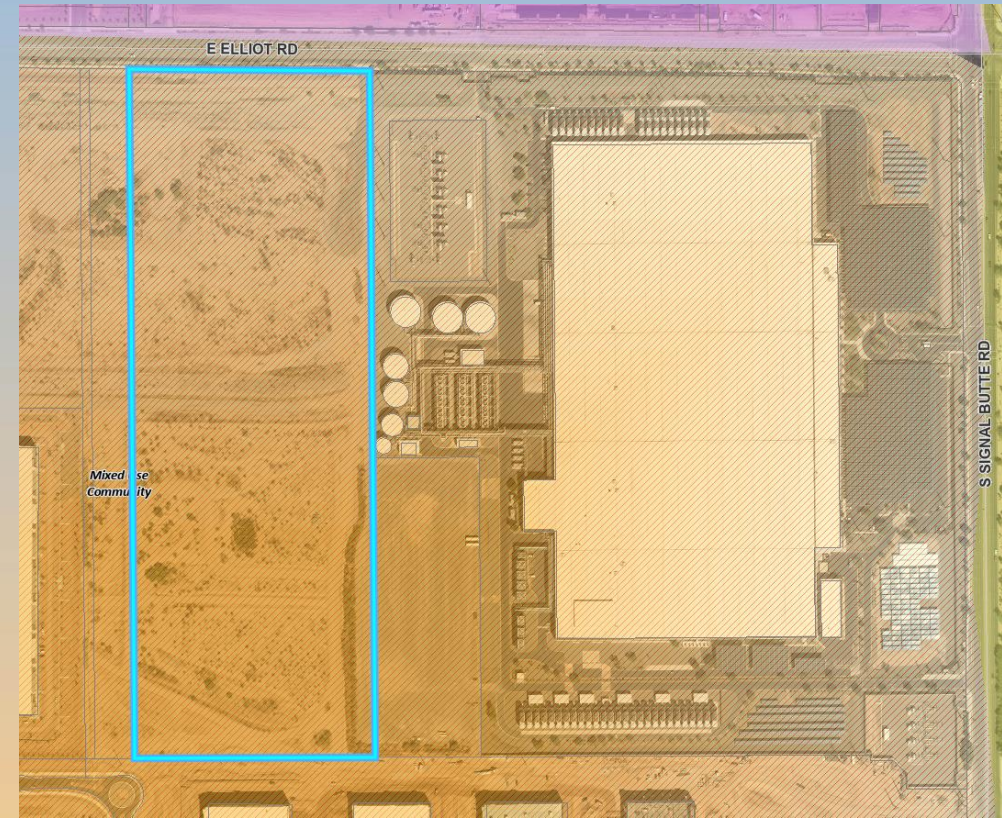




General Plan

Mixed Use Community

- Contain a mix of employment, office, retail, medical, ..., and residential uses to provide a complete community with a sense of place.
- Planned Community is a primary zoning District





Site Photo

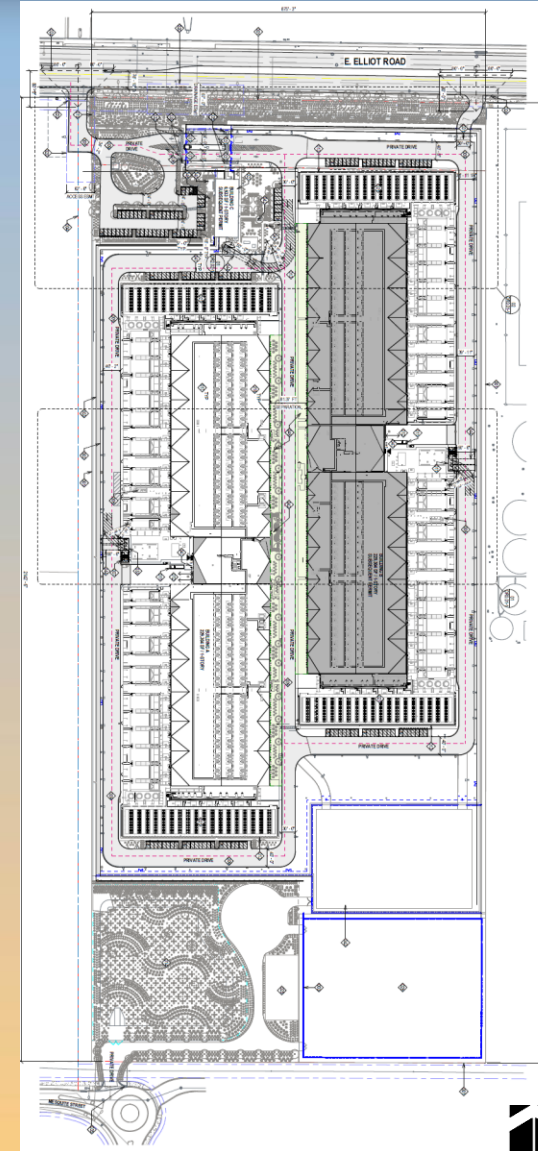


Looking south from Elliot Road



Site Plan

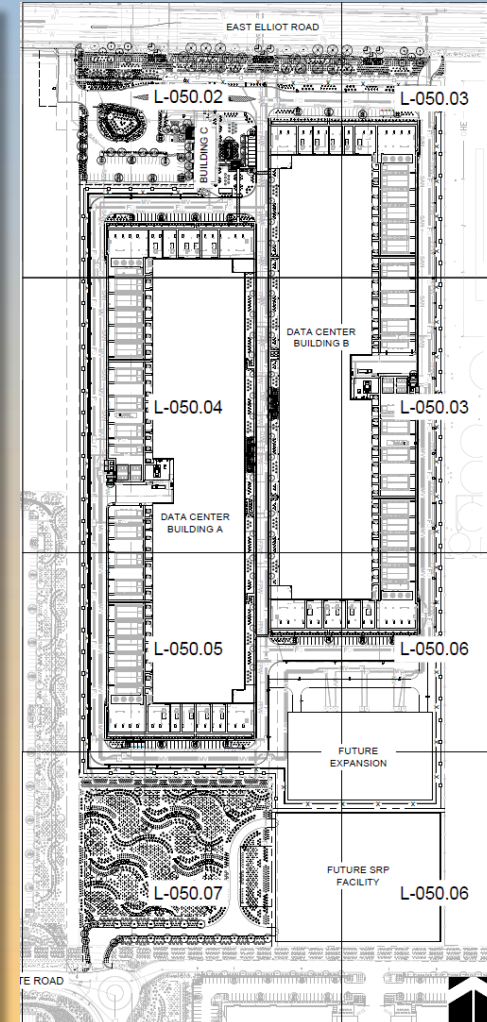
- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Elliot Road
- 152 parking spaces provided





Landscape Plan

PLANTING LEGEND			
TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Existing Tree	Size Varies	-	
Species Vary			
Acacia aneura	24" Box Min., 6' Ht. Min., 2" Sp. Min., 1" Cal. Min.	16	
Mulga	36" Box Min., 7' Ht. Min., 4" Sp. Min., 2" Cal. Min.	3	
Chilopsis linearis 'Lopur'	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	14	
Desert Diva Desert Willow	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	11	
Olneya tesota	3" Sp. Min., 15" Cal. Min.	37	
Ironwood	24" Box Min., 6' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	36	
Parinsonia 'Desert Museum'	24" Box Min., 7' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	36	
Desert Museum Palo Verde	3" Sp. Min., 15" Cal. Min.	32	
Pistacia x 'Red Push'	24" Box Min., 7' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	36	
Red Push Pistache	36" Box Min., 9' Ht. Min., 4" Sp. Min., 2" Cal. Min.	40	
Prosopis glandulosa 'AZT'	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Thornless Honey Mesquite	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Sophora secundiflorum	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Texas Mountain Laurel	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Anisacanthus thurberi	5 Gal.	135	
Desert Honeysuckle	5 Gal.	461	
Bougainvillea 'Torch Glow'	5 Gal.	16	
Torch Glow Bougainvillea	5 Gal.	16	
Callistemon 'Little John'	5 Gal.	134	
Little John Bottlebrush	5 Gal.	378	
Dodonea viscosa	5 Gal.	125	
Green Hopseed Bush	5 Gal.	388	
Eremophila hygrophana	5 Gal.	125	
Bluebells	5 Gal.	388	
Ruellia peninsularis	5 Gal.	388	
Desert Ruellia	5 Gal.	388	
Tecoma stans 'Gold Star'	5 Gal.	388	
Yellow Bells	5 Gal.	388	
ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Agave weberi	5 Gal.	76	
Weber's Agave	5 Gal.	335	
Bouteloua gracilis 'Blonde Ambition'	5 Gal.	104	
Blonde Ambition Grass	5 Gal.	322	
Dasyllion wheeleri	5 Gal.	1,185	
Desert Spoon	5 Gal.	879	
Hesperaloe funifera	5 Gal.	97	
Giant Yucca	5 Gal.	14	
Muhlenbergia capillaris 'Regal Mist'	5 Gal.	879	
Regal Mist Grass	5 Gal.	97	
Muhlenbergia rigida 'Nashville'	5 Gal.	14	
Nashville Muhly	6 Pad Min.	14	
Opuntia rufida	3' Ht. Min.	14	
Blind Prickly Pear Cactus	3' Ht. Min.	14	
Pachycereus marginatus	3' Ht. Min.	14	
Mexican Fencepost	3' Ht. Min.	14	
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Eremophila glabra 'Mingenev Gold'	1 Gal.	535	
Outback Sunrise Emu	1 Gal.	89	
Lantana camara 'New Gold'	1 Gal.	847	
New Gold Lantana	1 Gal.	1,435	
Lantana montevidensis	1 Gal.	1,435	
Purple Trailing Lantana	1 Gal.	1,435	
Rozmarinus officinalis 'Prostratus'	1 Gal.	1,435	
Trailing Rosemary	1 Gal.	1,435	
MATERIALS			
DESCRIPTION	QTY		
Decomposed Granite	695,820 SF		
3" Minus, Carmel, 2" Depth Min.			
Rip Rap	180 SF		
1" x 3" 3" Depth Min.			
Crash-Rated Site Boulder	147		
Carmel, 5 Ton Boulder			





Approval Criteria

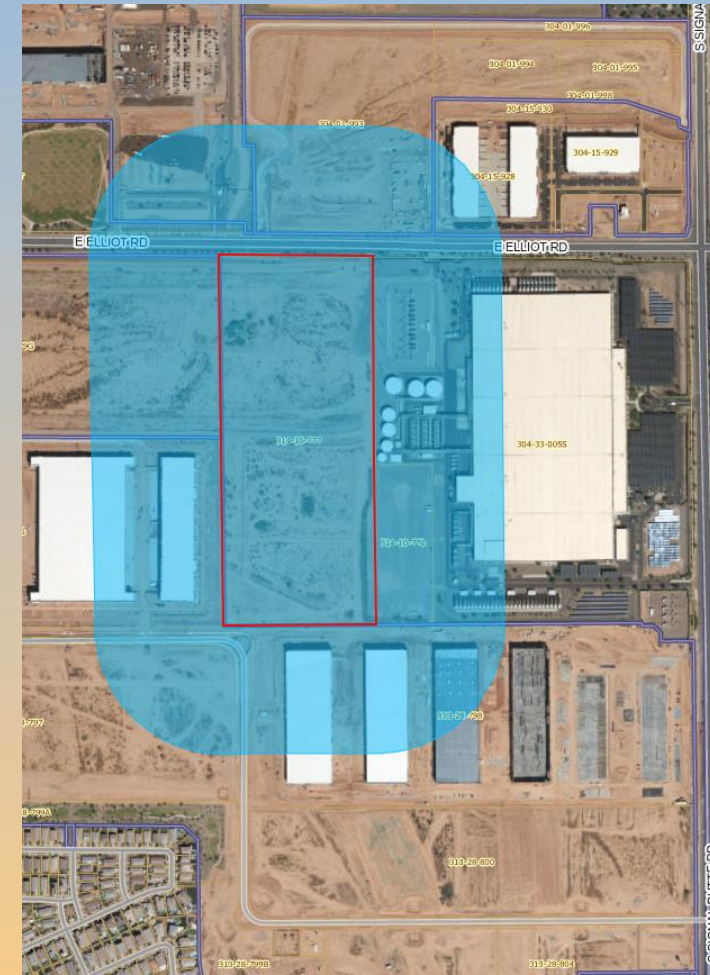
Section 11-70-5(E) SUP Criteria - Parking Reduction

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 750 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Parking Reduction per 11-70-5(E) and 11-32-6
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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