

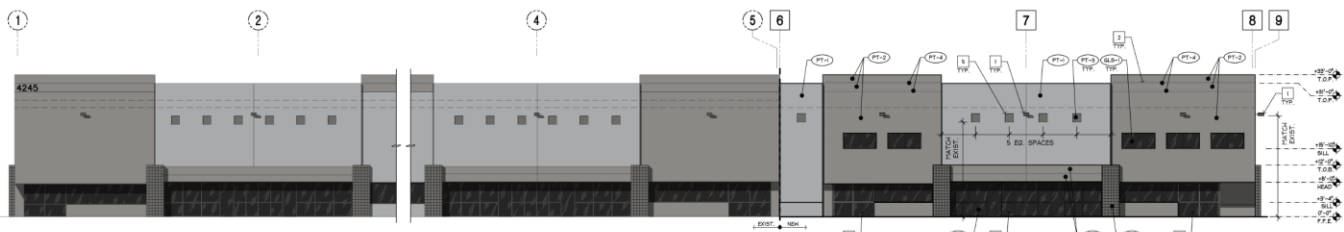


PLANNING AND ZONING BOARD

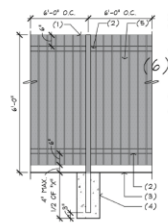
May 25, 2022



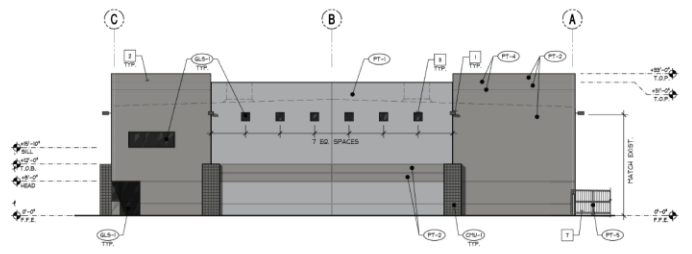
ZON21-01311



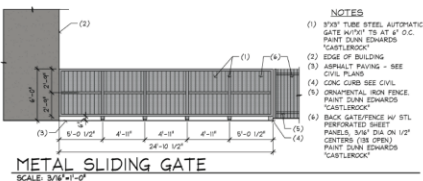
NORTH ELEVATION
SCALE: 3/32"=1'-0"



ORNAMENTAL IRON FENCE
SCALE: 1/2"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"



METAL SLIDING GATE
SCALE: 3/8"=1'-0"

KEYNOTES

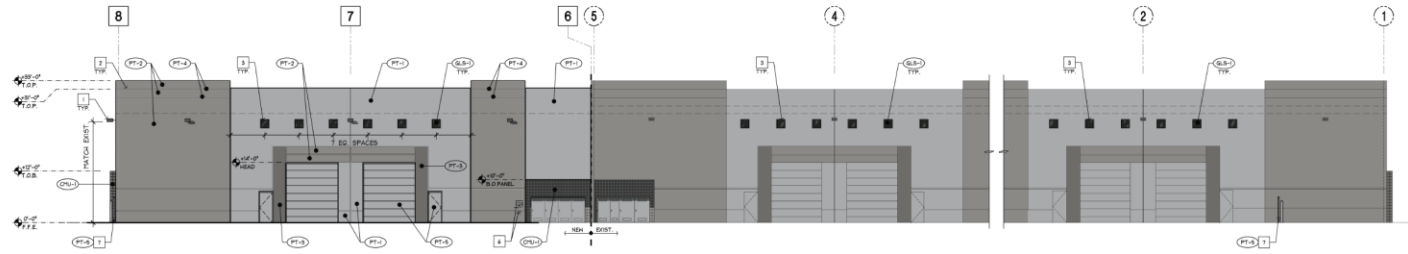
1. HALL-MOUNTED LED LIGHT FIXTURE - COLOR: DUNN EDWARDS 'LOOKING GLASS' DE8476 OR 'SAIL' - SEE PHOTOGRAPHIC PLAN
2. CONC. PANEL REVEAL - MATCH EXIST. - TYP.
3. 2'x2' SQ. WINDOWS W/ INSUL. GLAZING PER SCHED. THIS SHEET
4. ALUM. STOREFRONT SYSTEM TO MATCH EXIST. FRAME COLOR - SEE SCHED. THIS SHEET FOR GLAZING
5. 2'x2' ACCENT SQUARE TO MATCH EXIST.
6. BLDG.-MOUNTED F.D.C. # 30' A.P.F. W/ SIGNAGE PER C.O.P. STD.
7. HTL. BLDING GATE - SEE DETAILS THIS SHEET

EXTERIOR COLORS

MARK	FINISH / COLOR
(1)	6"X6"X1/2" SINGLE SCORED CPK BLOCK
(2)	PAINT: DUNN EDWARDS 'SAGE' ANCHOR' DE8477
(3)	INSULATED LOW-E GLAZING TINTED TO MATCH EXIST.
(4)	EXISTING GLASS IN ALUM. FRAMES TO MATCH EXIST. MAX. U-VALUE: .30 MAX. SHGC: .25
(5)	FIELD CONC. PANEL
(6)	PAINT: DUNN EDWARDS 'CASTLEROCK' DE8475
(7)	FIELD CONC. PANEL 4' ACCENT BAND
(8)	PAINT: DUNN EDWARDS 'LOOKING GLASS' DE8476
(9)	FIELD CONC. PANEL 'ACCENT SQUARES'
(10)	PAINT: DUNN EDWARDS 'SAGE' ANCHOR' DE8477
(11)	FIELD CONC. PANEL 'ACCENT REVEAL'
(12)	PAINT: DUNN EDWARDS 'CASTLEROCK' DE8475
(13)	DOORS, 4 METAL GATES
(14)	PAINT: DUNN EDWARDS 'CASTLEROCK' DE8475

OPENING CALCULATIONS:

3,396 S.F. / 23,710 S.F. = 14.32%



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

Request

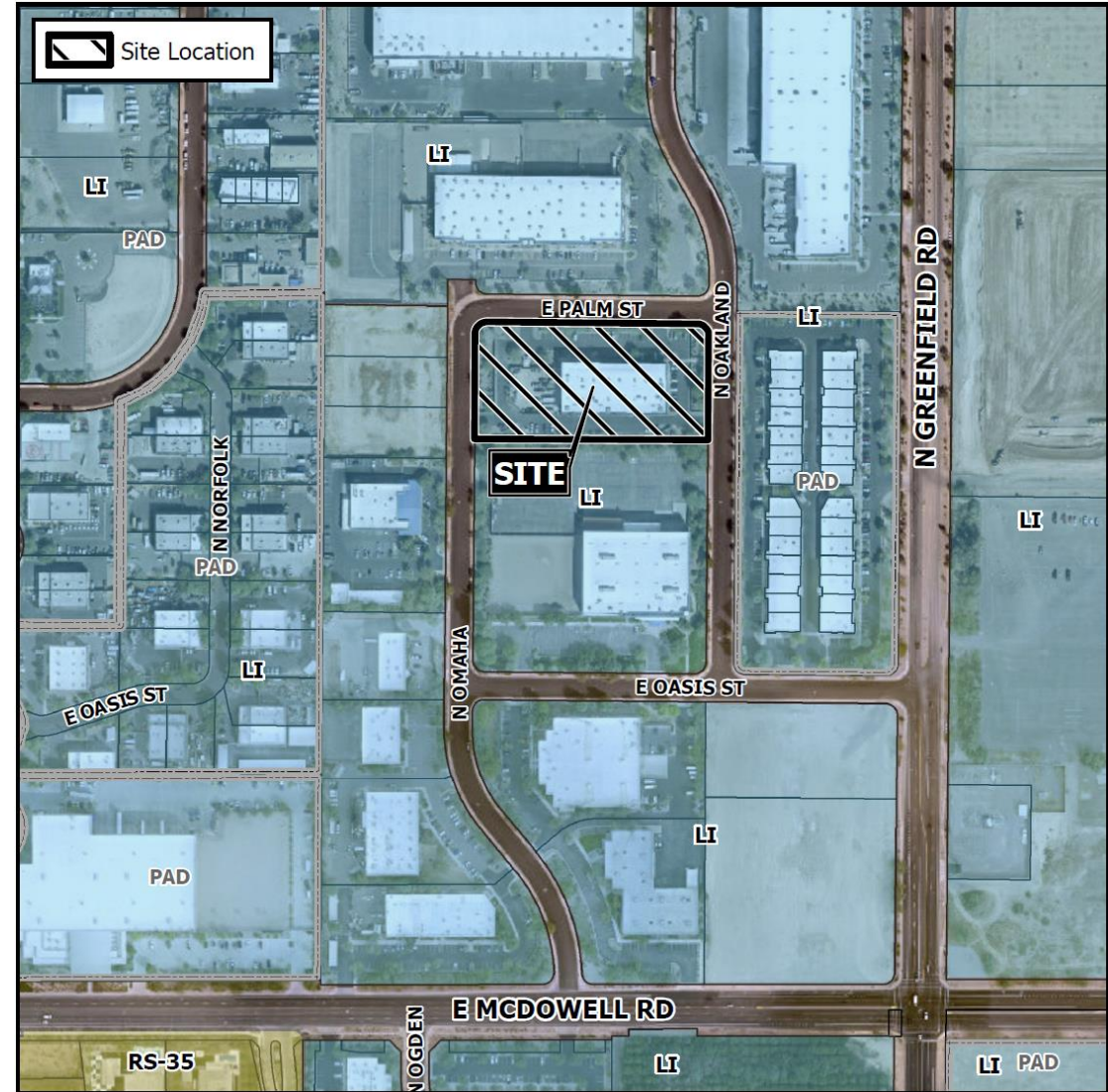
- Site Plan Modification

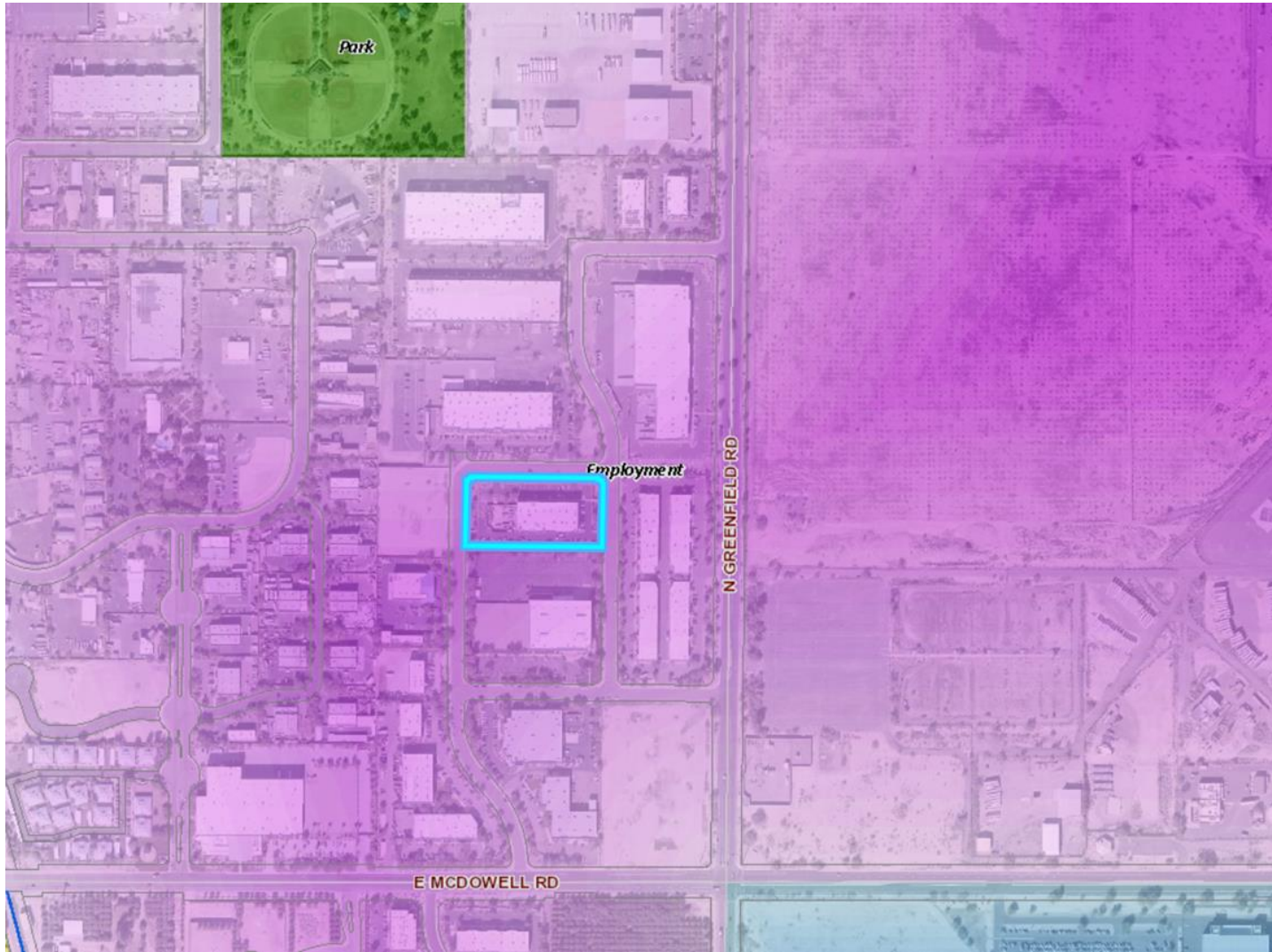
Purpose

- Allow for a building expansion at an existing industrial development

Location

- West of Greenfield Road
- North of McDowell Road
- Within an existing industrial park





General Plan

Employment

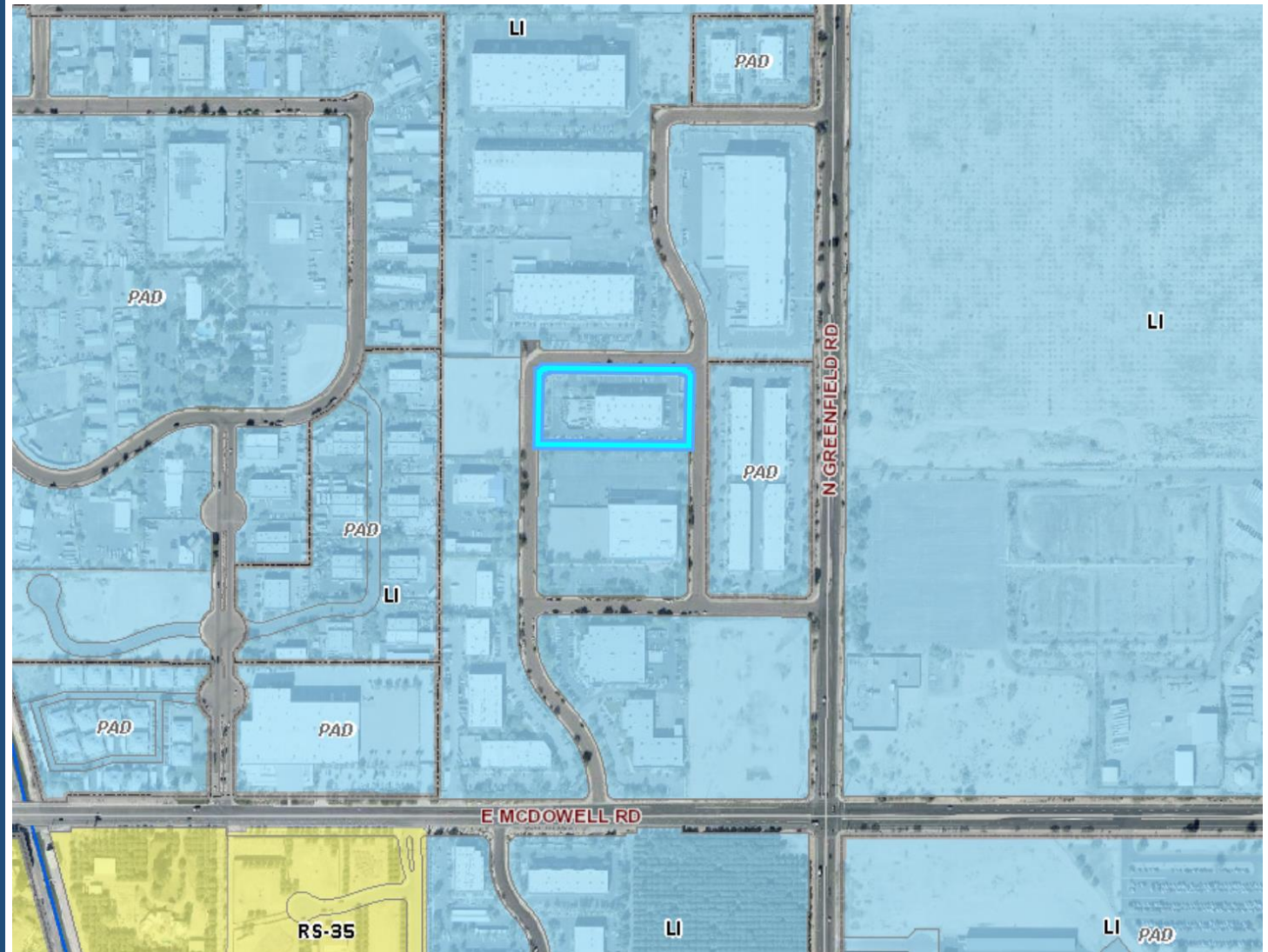
- Purpose: To provide employment type land uses typically with minimal connection to the surrounding area.

Falcon Field Sub Area

- Goal: Ensure the area is an oasis for abundant, high-quality employment uses.

Zoning

- Light Industrial (LI)
- Indoor warehousing is permitted in the LI District



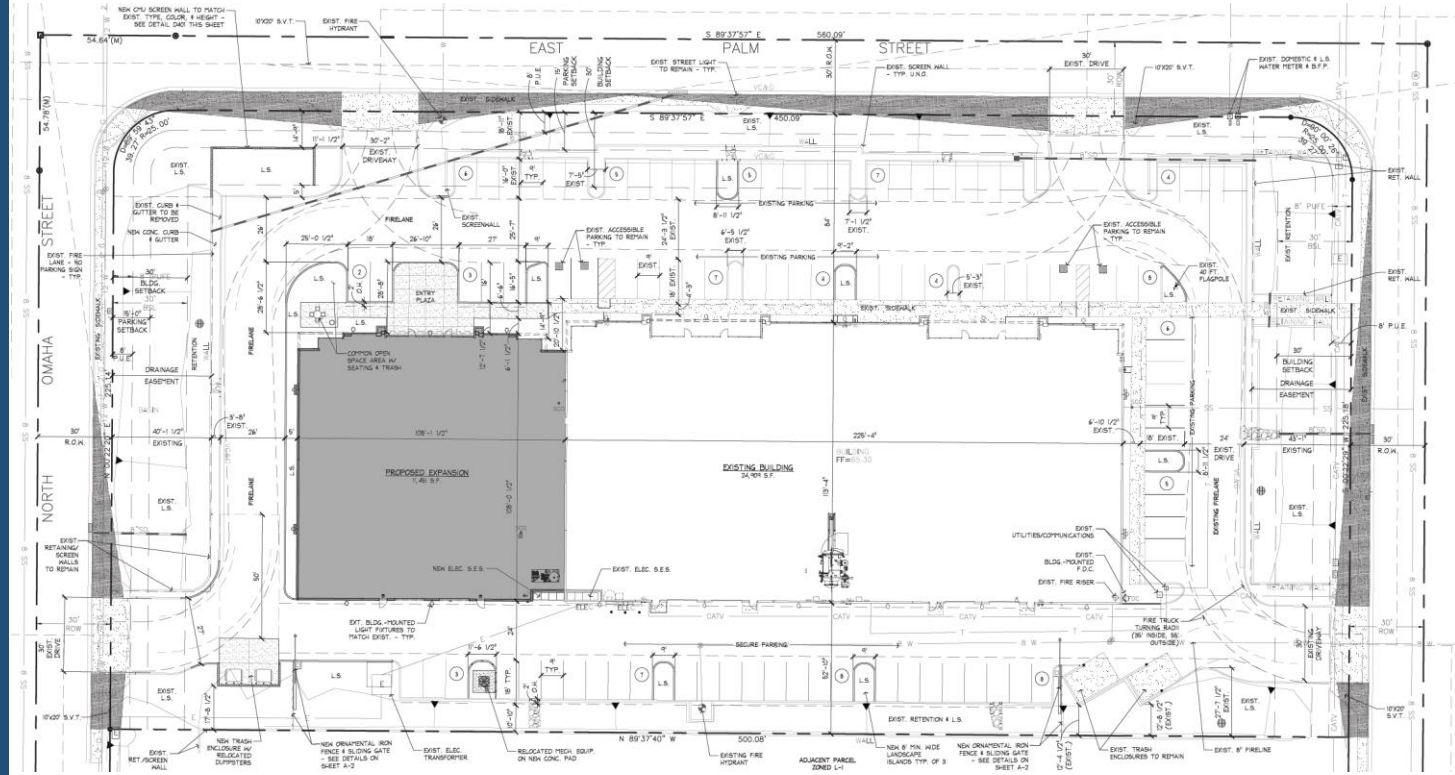
Site Photo



View of existing building from corner of Omaha and Palm Street

Site Plan

- Access from Omaha, Palm, and Oakland
- 11,451 square foot addition
- Screened storage yard south of building
- Outdoor amenity space and entry Plaza



Board of Adjustment

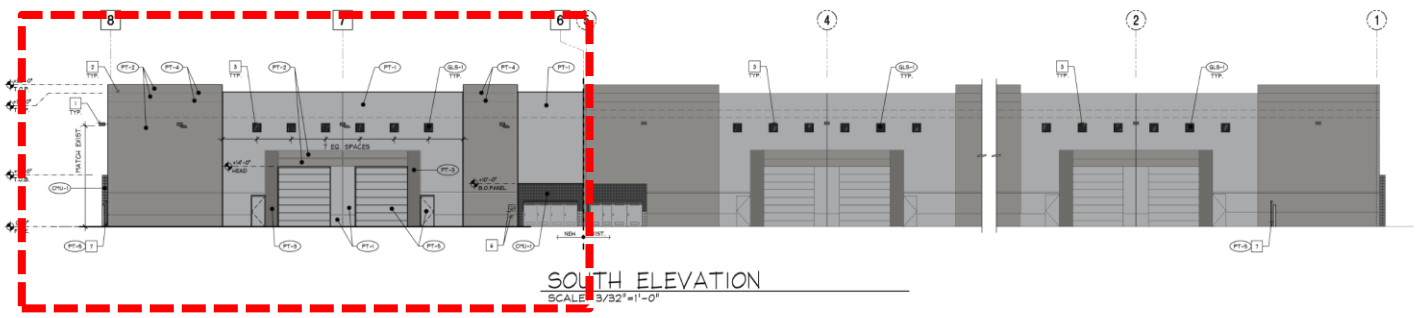
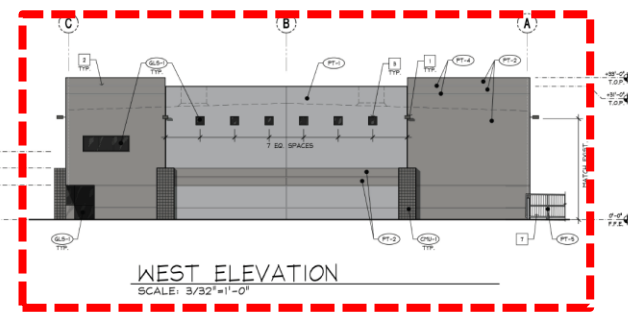
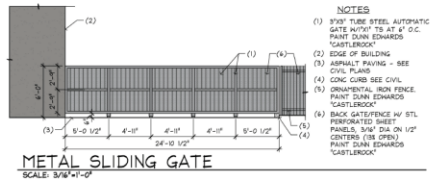
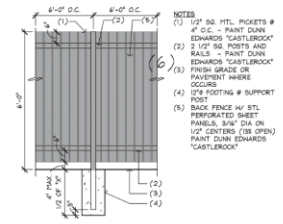
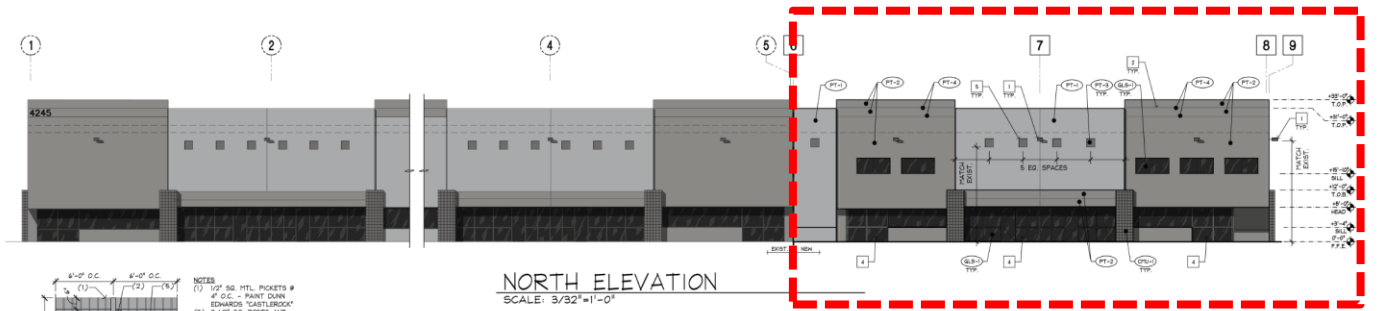
- Approved by the BOA on May 4, 2022

SCIP Deviations:

Development Standard	MZO Requirements	Applicant Proposal	Staff Recommendation
<i>Landscaping yard width for Non-Single Residence Uses Adjacent to Other Non-Single Residence</i> - MZO Section 11-33-3(B)(2)(a) South	15'	12'-4" Existing	As proposed
<i>Front and Street Facing Side Landscape yard</i> - MZO Section 11-7-3(A) North	20'	18'-11" Existing	As proposed
<i>Interior Parking Lot Landscaping Islands</i> - MZO Section 11-33-4(B)(2) Landscape Island Size	8'x15'	Minimum 5'-3"x 15' Existing	As proposed
<i>Foundation Base Along Exterior Walls</i> - MZO Section 11-33-5(A) North (Exterior wall with public entrance) East (Exterior wall without a public entrance)	15' 10'	4'-3" Existing 6'-10" Existing	As proposed As proposed
<i>Standard Parking Space and Aisle Dimensions</i> - MZO Table 11-32-2(H)(1) 90-degree parking stall size	9'x18'	9'x16' Existing	As proposed

Design Review

- May 10, 2022
- Minor Comments



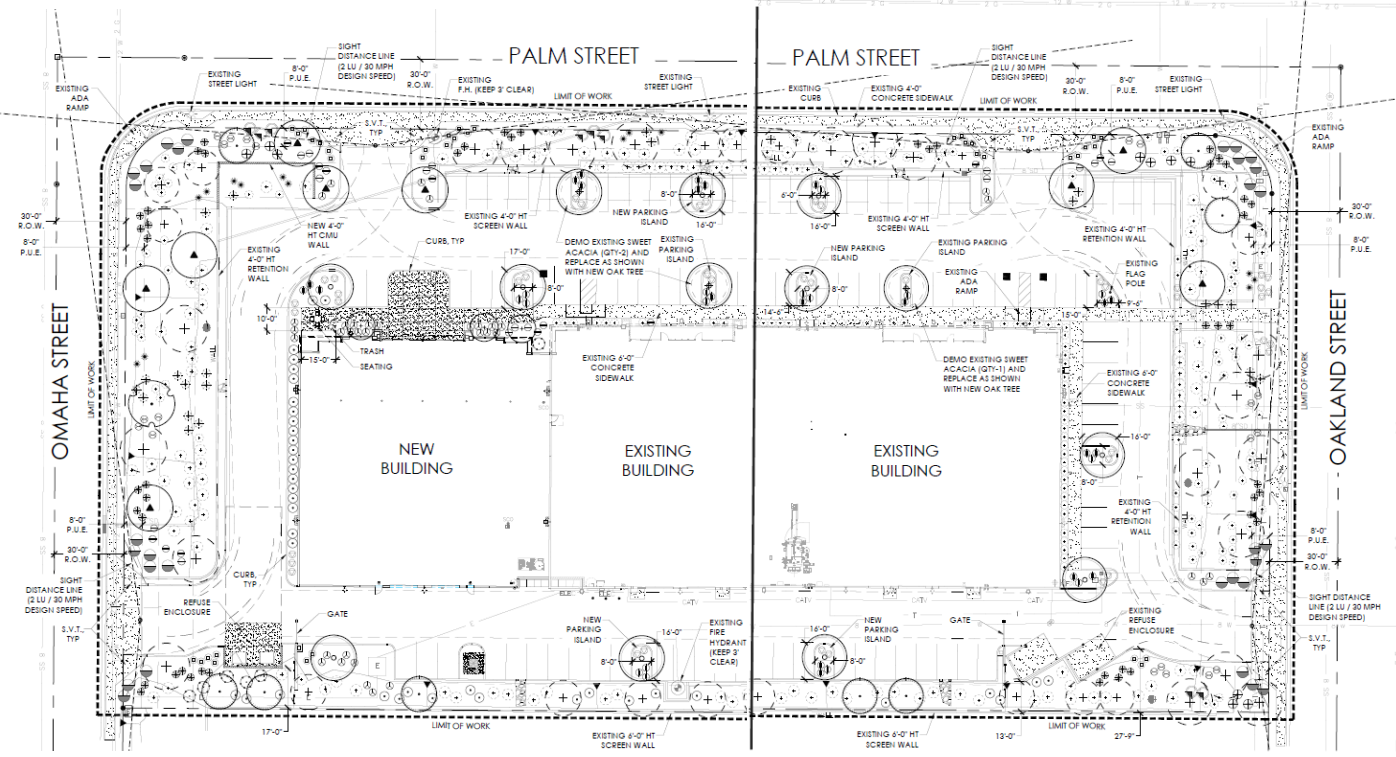
- KEYNOTES**
1. WALL-MOUNTED LED LIGHT FIXTURE - COLOR: DAWN EDWARDS 'LOOKING GLASS' DEAK376 OR EQUAL - SEE PHOTO/METRIC PLAN
 2. CONC. PANEL REVEAL - MATCH EXIST. - TYP.
 3. 2X2 SQ. WINDOWS W/ INSUL. GLAZING PER SCHED. THIS SHEET
 4. ALUM. STOREFRONT SYSTEM TO MATCH EXIST. FRAME COLOR - SEE SCHED. THIS SHEET FOR GLAZING
 5. 2X2 ACENT SQUARE TO MATCH EXIST.
 6. BLDG.-MOUNTED F.D.C. # 80' A.P.F. W/ SIGNAGE PER C.O.P. 5125.
 7. HTL. SLIDING GATE - SEE DETAILS THIS SHEET

EXTERIOR COLORS

MARK	FINISH / COLOR
CP1	8"X8" VIV' SINGLE SCREED CRT BLOCK
CP2	PAINT: DAWN EDWARDS 'ISLAND ANCHOR' DEAK377
F	INSULATED LOW-E GLAZING, TINTED TO MATCH EXISTING GLASS IN ALUM. FRAMES TO MATCH EXIST. MAX. U-VALUE: .80 MAX. SHGC: .25
FIELD CONC. PANEL	PAINT: DAWN EDWARDS 'CASTLEROCK' DEAK375
FIELD CONC. PANEL # ACENT BAND	PAINT: DAWN EDWARDS 'LOOKING GLASS' DEAK376
FIELD CONC. PANEL # ACENT SQUARE	PAINT: DAWN EDWARDS 'ISLAND ANCHOR' DEAK377
FIELD CONC. PANEL # ACENT REVEAL	PAINT: DAWN EDWARDS 'CASTLEROCK' DEAK375
DOORS, 4 METAL GATES	PAINT: DAWN EDWARDS 'CASTLEROCK' DEAK375

OPENING CALCULATIONS:
3,346 S.F. / 23,710 S.F. = 14.52%

Landscape Plan



Citizen Participation

- Property owners within 500 feet, HOA's, & Registered Neighborhoods
- Neighborhood Meeting
 - January 24, 2022 via zoom
- No comments from interested parties



Summary

Findings

- Request complies with the 2040 Mesa General Plan
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



PLANNING AND ZONING BOARD

May 25, 2022