



Planning and Zoning Board



ZON23-00802

Sean Pesek, Senior Planner

August 14, 2024



Request

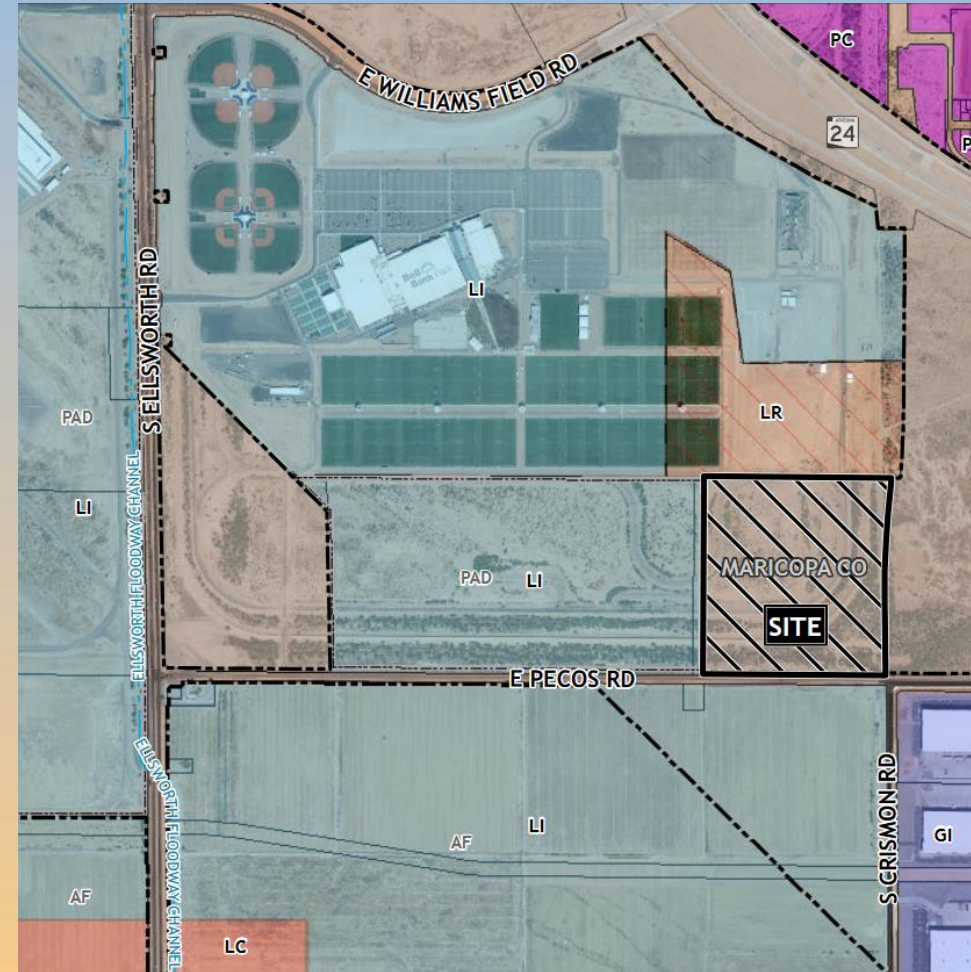
- Rezone from AG to LI-PAD
- Site Plan Review
- Council Use Permit
- To allow for a data center





Location

- North of Pecos Road
- West side of the future Crismon Road alignment
- East of Ellsworth Road





Zoning

- Current Zoning
 - Agricultural (AG)
- Proposed Zoning
 - LI-PAD
- Indoor Warehousing and Storage and Office are permitted uses within the LI district





General Plan

Current - Mixed Use Community

- Cohesive urban village with a mix of residential and non-residential uses

Proposed – Employment

- Provide a wide range of employment opportunities in high quality settings





Site Photo



Looking north from Pecos Road



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height –</u> <i>MZO Table 11-7-3(A)</i>	40 feet	70 feet
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)(1)</i> -Width along exterior walls with a public entrance adjacent to parking stalls	15 feet	10 feet
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> - Warehousing and Storage (exclusive of Mini-Storage) -General offices, retail, and services	1 space per 900 sq. ft. (1,012 spaces required) 1 space per 375 sq. ft. (240 spaces required) (1,252 total required)	1 space per 0 sq. ft. (no spaces provided) 1 space per 380 sq. ft. (236 spaces provided)



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Solid Waste and Recycling Container Enclosures –</u> <i>MZO Section 11-30-12(A)(1)</i></p>	<p>Solid waste and recycling container enclosures required for all industrial development over 10,000 square feet of gross floor area</p>	<p>Solid waste and recycling container enclosures not required when located inside eight-foot perimeter wall</p>
<p><u>Service Area Location –</u> <i>MZO Section 11-30-13(B)</i></p>	<p>Truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street</p>	<p>Truck docks, loading areas and service areas shall be screened from public view with a solid 8' wall</p>



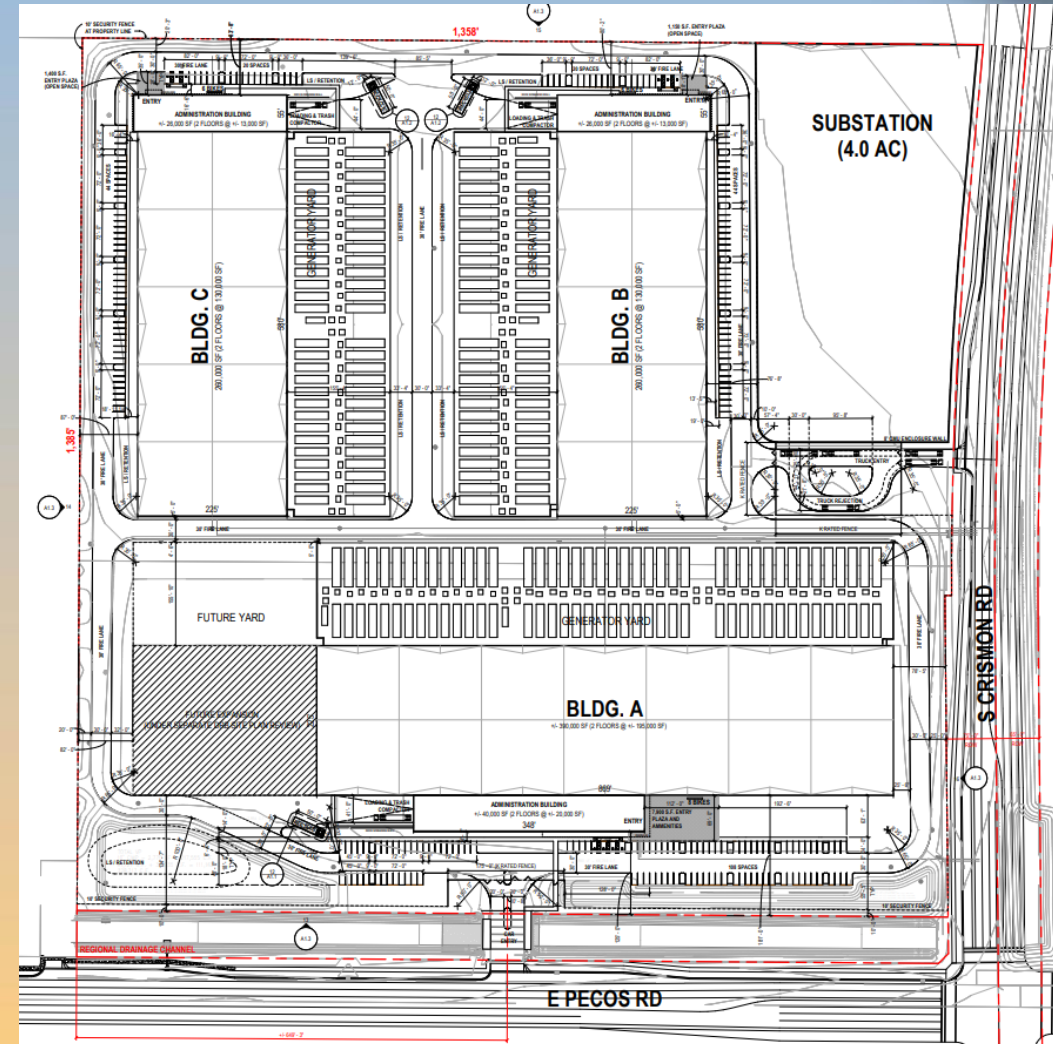
PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Fences and Freestanding Wall Height</u> = <i>MZO Section 11-30-4(B)</i></p>	<p>No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet</p>	<p>No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet</p>
<p><u>Outdoor Storage –</u> <i>MZO Table 11-7-2</i></p>	<p>Accessory outdoor storage must be confined to the rear one-half of the lot</p>	<p>Accessory outdoor storage is permitted throughout the lot</p>



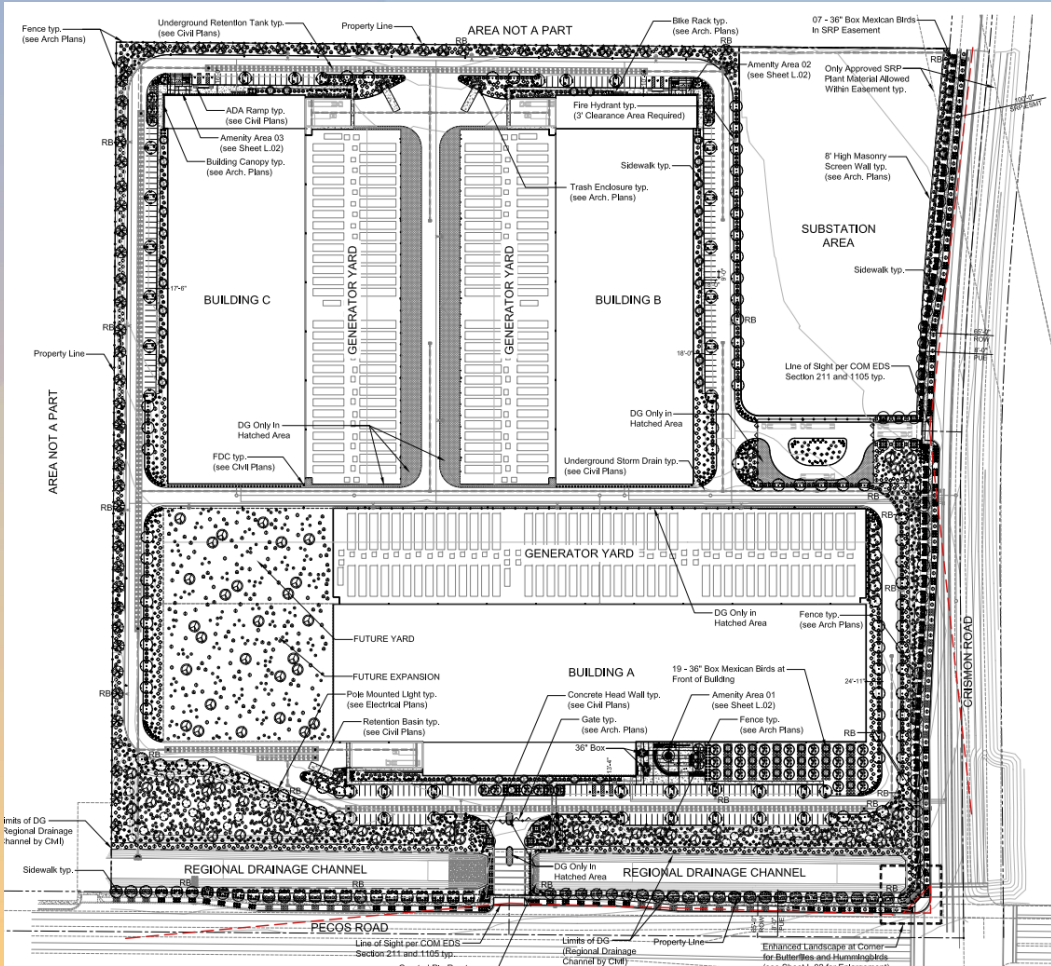
Site Plan

- Three data halls (1,000,000sf of GFA)
- Vehicular access from Pecos; truck access from Crismon
- Future 4ac substation site in the northeast corner
- 10,450sf of employee amenity space provided





Landscape Plan



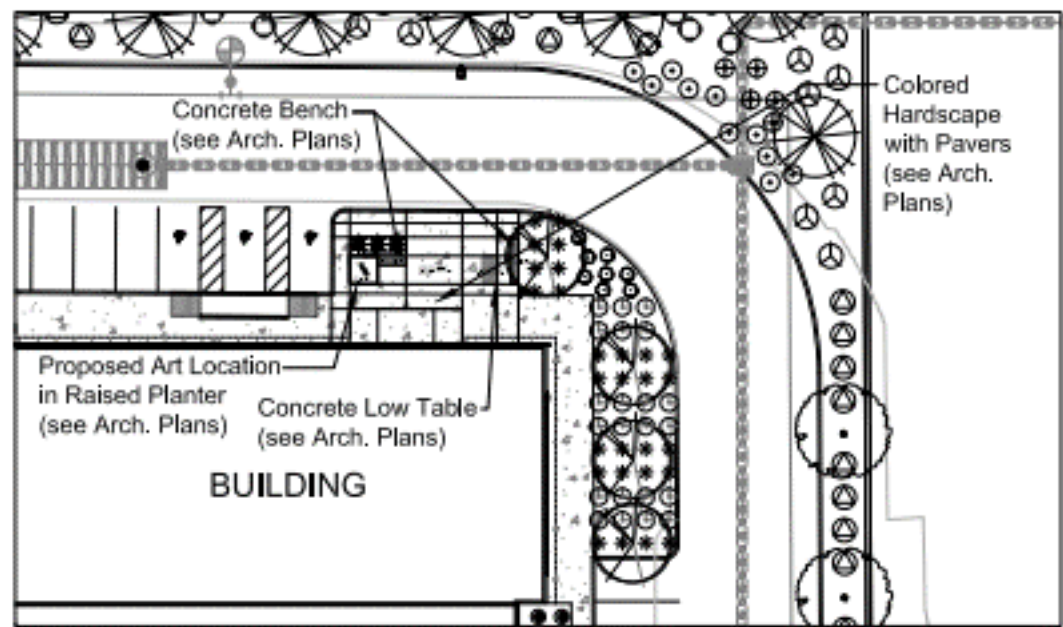
LANDSCAPE LEGEND
 ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
 (U.O.N. - UNLESS OTHERWISE NOTED)
 (In trade marked Mountain States Nursery)

TREES	SIZE	QTY
Caesalpinia mexicana	24" Box U.O.N	34
Mexican Bird of Paradise	36" Box Matching, High Breaker, Multi Trunk	28
Quercus virginiana	24" Box Matching, Standard	100
Ulmus parvifolia	24" Box Matching, Standard	36
Acacia aneura	36" Box Matching, Standard	21
Prosopis velutina	24" Box Matching, Multi Trunk	75
Prosopis chilensis	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral'	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba'	24" Box Matching, Multi Trunk	34
Ebenopsis ebano	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral'	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum'	36" Box Matching, Standard	27
Acacia salicina	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push'	48" Box Standard	01

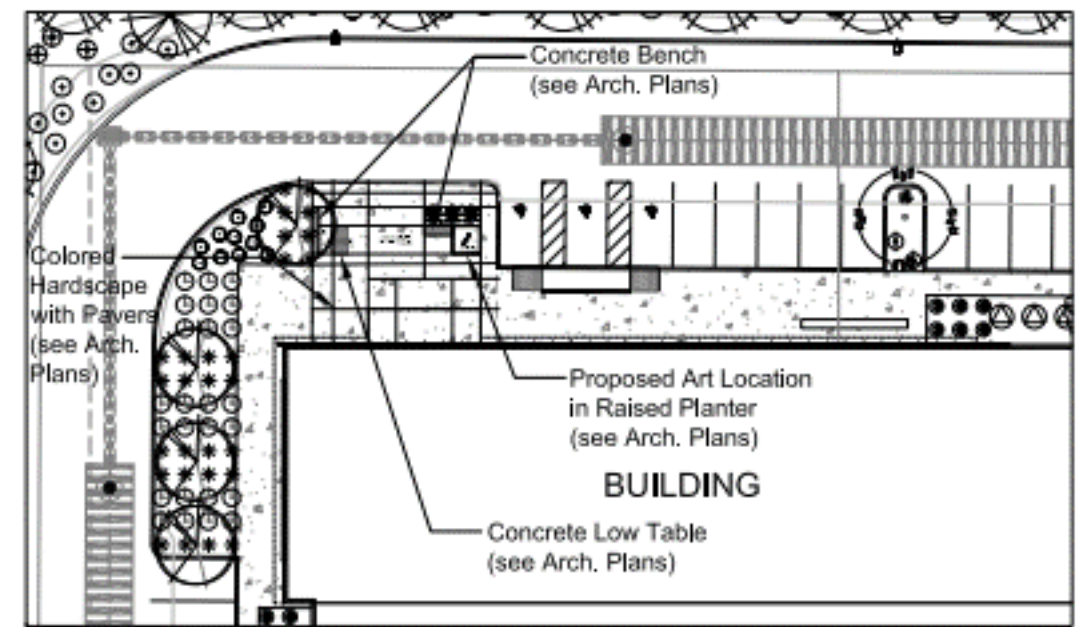
SHRUBS / ACCENTS	SIZE	QTY
Caesalpinia gilliesii	5 Gallon	259
Yellow Bird of Paradise		
Hesperaloe parviflora 'Yellow'	5 Gallon	324
Yellow Yucca		
Agave desmettiana	5 Gallon	28
Smooth Agave		
Hesperaloe funifera	5 Gallon	94
Giant Hesperaloe		
Eremophila hygrophana	5 Gallon	72
Blue Bell Emu		
Nolina microcarpa	5 Gallon	618
Bear Grass		
Hesperaloe parviflora 'Red'	5 Gallon	76
Red Yucca		
Callistemon citrinus 'Little John'	5 Gallon	272
Little John Dwarf Bottlebrush		
Bougainvillea 'Torch Glow'	5 Gallon	304
Torch Glow Bougainvillea		
Mulinbergia rigens	5 Gallon	439
Deer Grass		
Leucophyllum x 'Heavenly Cloud'	5 Gallon	479
Heavenly Cloud Sage		
Nerium oleander 'Petite Pink'	5 Gallon	756
Petite Pink Oleander		
Tecoma sp 'Sparky'	5 Gallon	506
Sparky Tecoma		
Lantana camara	5 Gallon	97
Red Lantana		
Dasyliiron wheeleri	5 Gallon	241
Desert Spoon		
Yucca rupicola	5 Gallon	198
Twisted Leaf Yucca		
Asclepias subulata	5 Gallon	06
Milkweed		
Echinoactis grusonii	12" Diameter	117
Golden Barrel		
Euphorbia bracteata	5 Gallon	37
Tall Lady Slipper		



Amenity Areas



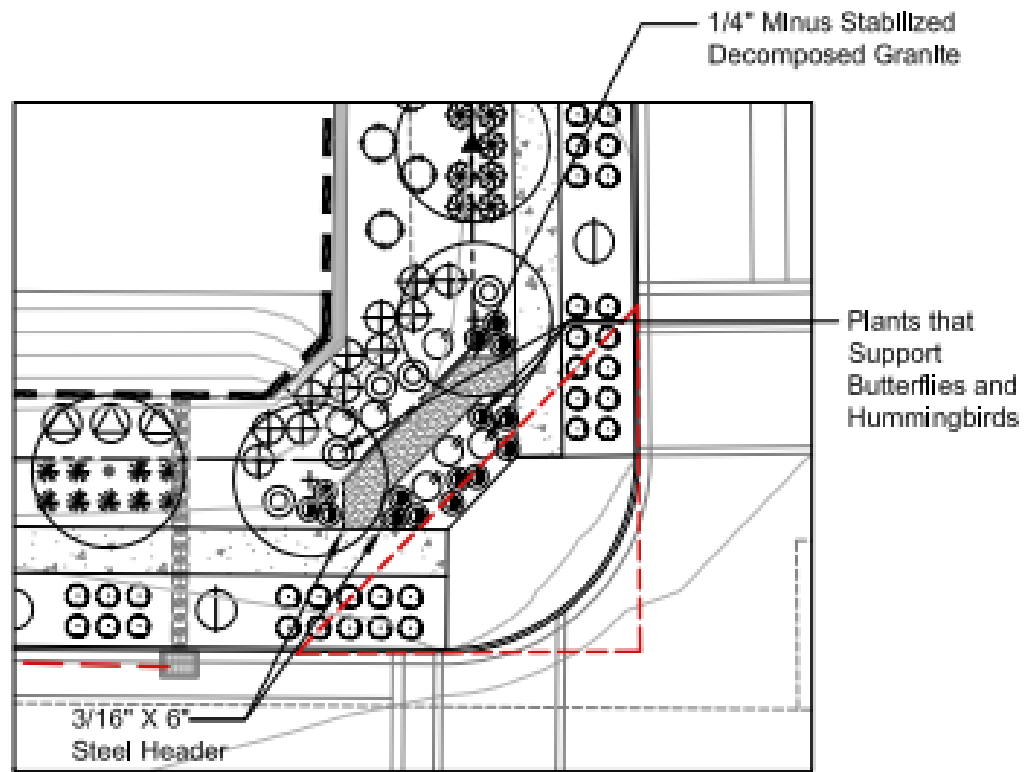
AMENITY ENLARGEMENT 1" = 30'
NODE 2



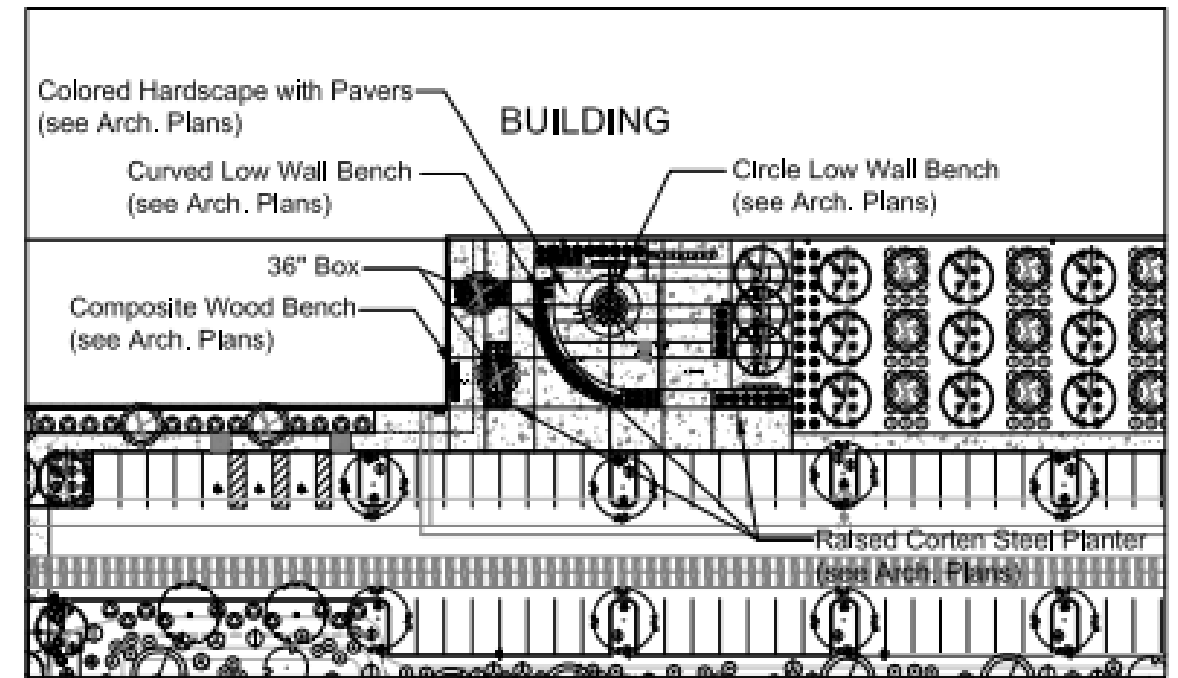
AMENITY ENLARGEMENT 1" = 30'
NODE 3



Amenity Areas



ENHANCED LANDSCAPE AT CORNER 1" = 20'
BUTTERFLY AND HUMMINGBIRD GARDEN



AMENITY ENLARGEMENT 1" = 50'
NODE 1



Building A



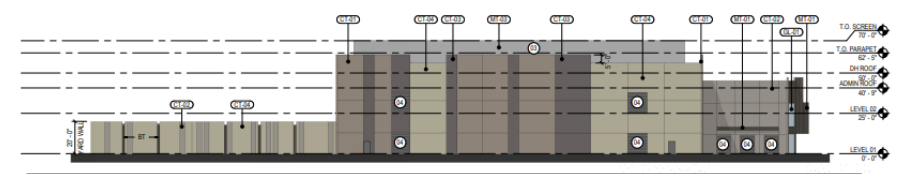
01 BUILDING A - ELEVATION SOUTH
SCALE: 1" = 32'-0"



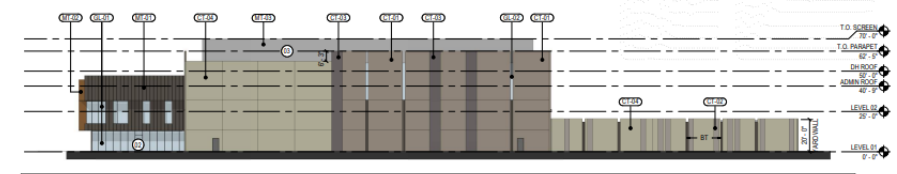
02 BUILDING A - ELEVATION NORTH
SCALE: 1" = 32'-0"



05 BUILDING ENTRY OVERHEAD



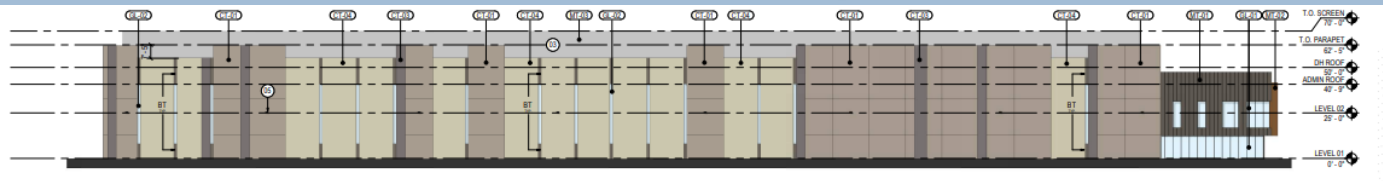
03 BUILDING A - ELEVATION WEST
SCALE: 1" = 32'-0"



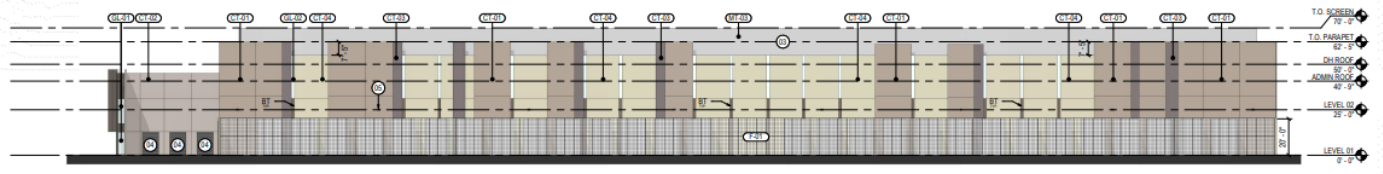
04 BUILDING A - ELEVATION EAST
SCALE: 1" = 32'-0"



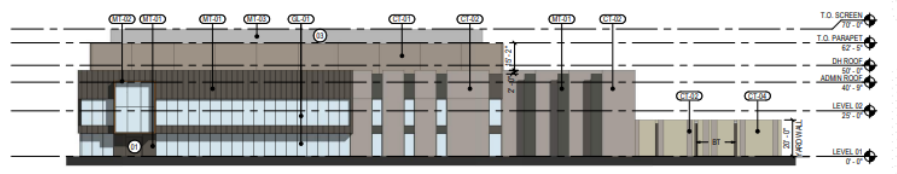
Building B



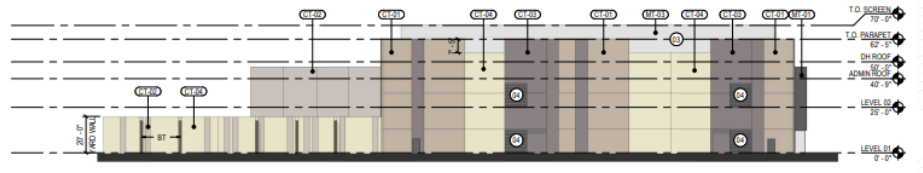
01 BUILDING B - ELEVATION EAST
SCALE: 1" = 32'-0"



02 BUILDING B - ELEVATION WEST
SCALE: 1" = 32'-0"



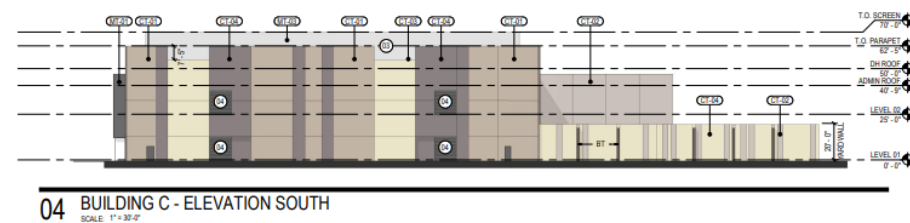
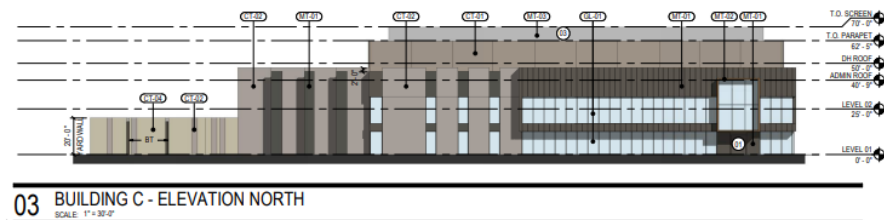
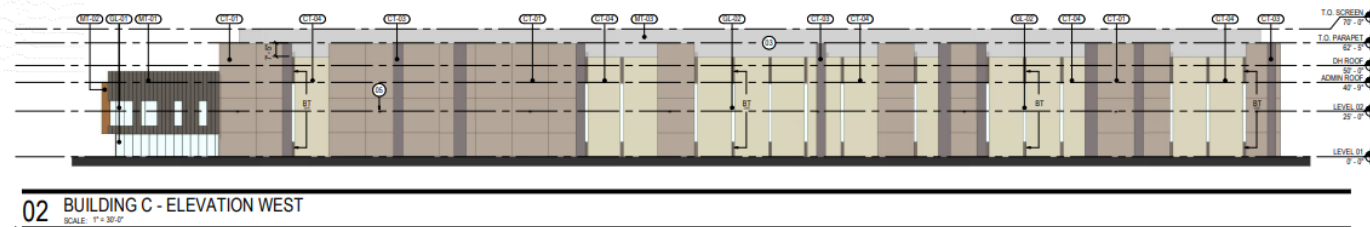
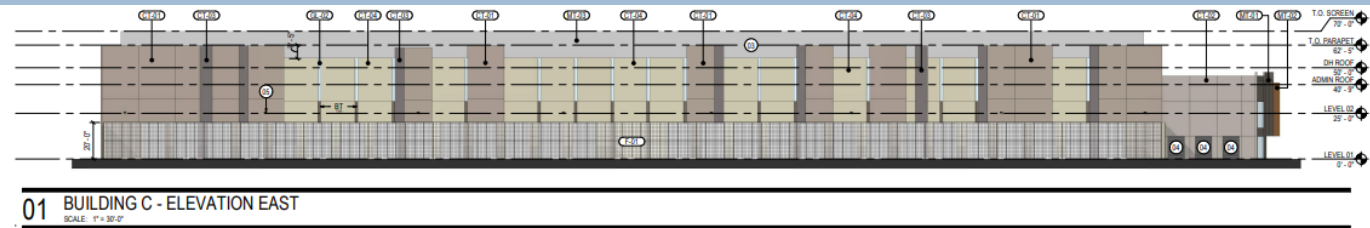
03 BUILDING B - ELEVATION NORTH
SCALE: 1" = 32'-0"



04 BUILDING B - ELEVATION SOUTH
SCALE: 1" = 32'-0"



Building C





Building A Perspective





Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

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



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

Staff recommends Approval with Conditions



Planning and Zoning Board