



# Planning & Zoning Board



# ZON23-00235

Sean Pesek, Planner II

June 14, 2023



# Request

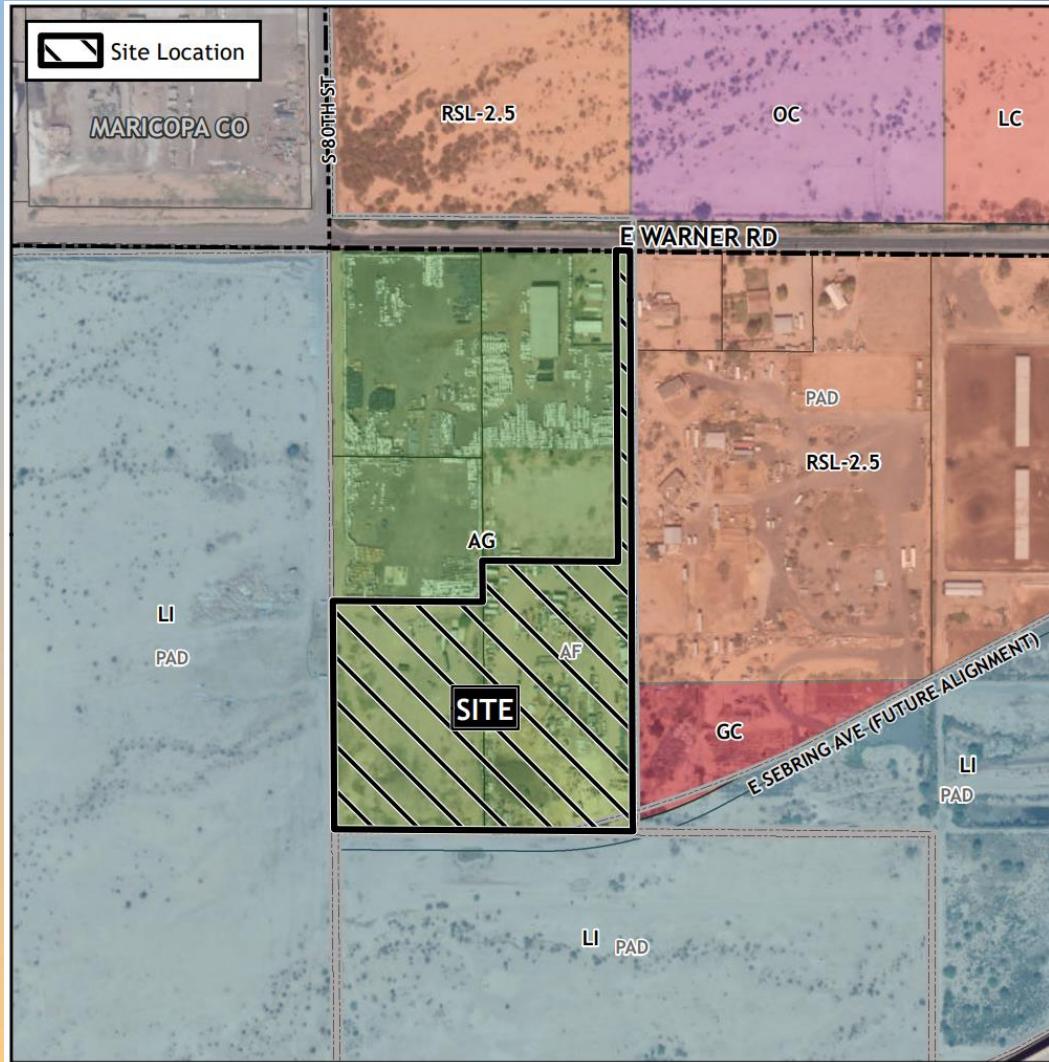
- Rezone from AG to LI-PAD
- Site Plan Review
- To allow for an industrial development





# Location

- South of Warner Road
- East side of 80<sup>th</sup> Street
- North side of East Sebring Avenue

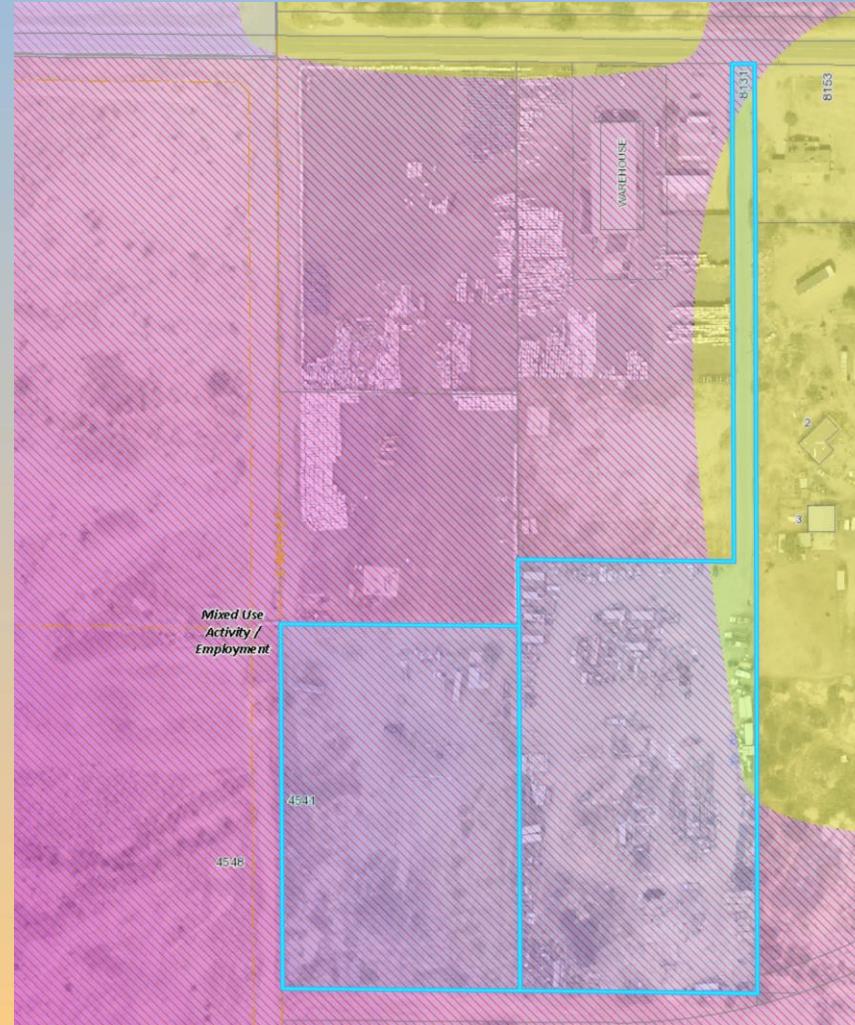




# General Plan

## Employment

- Wide range of employment opportunities
- Light industrial is a primary zoning district
- Warehouse is a primary land use

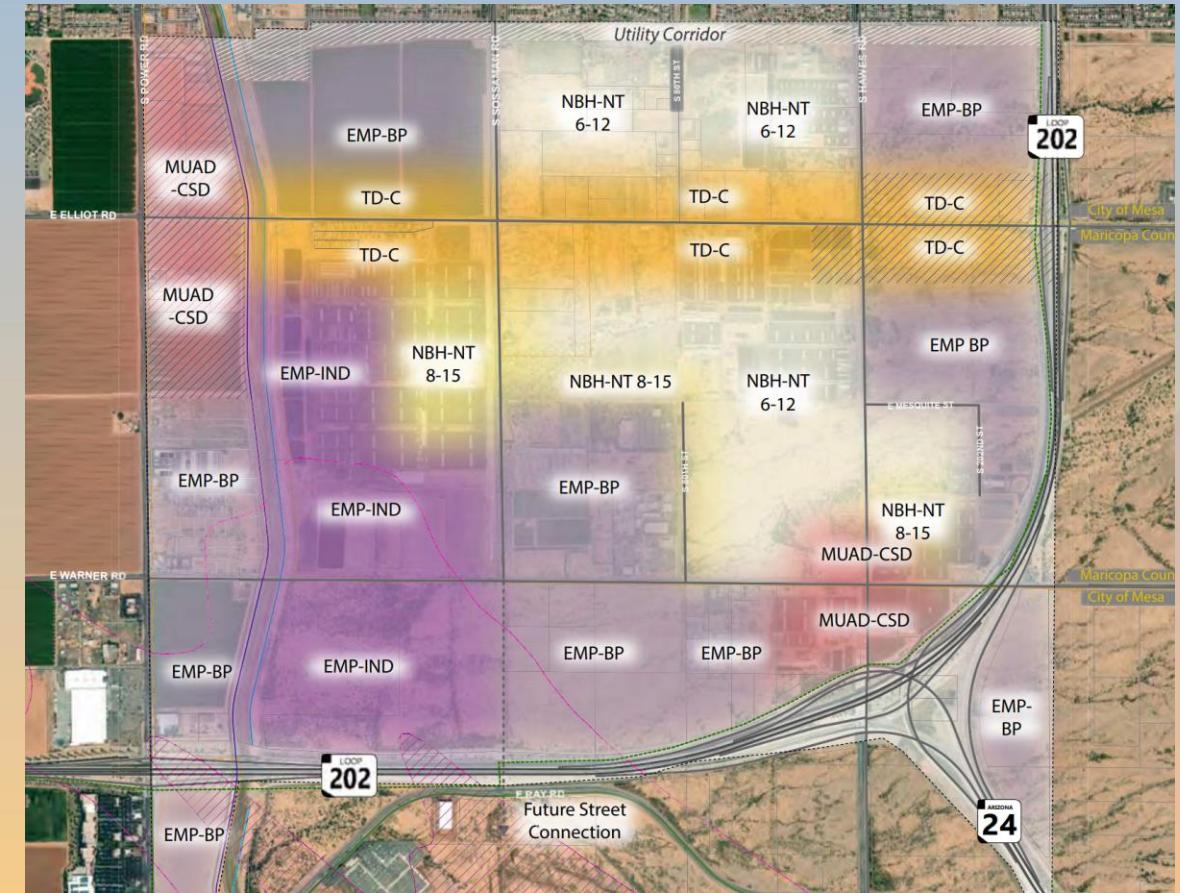




# Mesa Gateway Strategic Development Plan

## Inner-Loop District

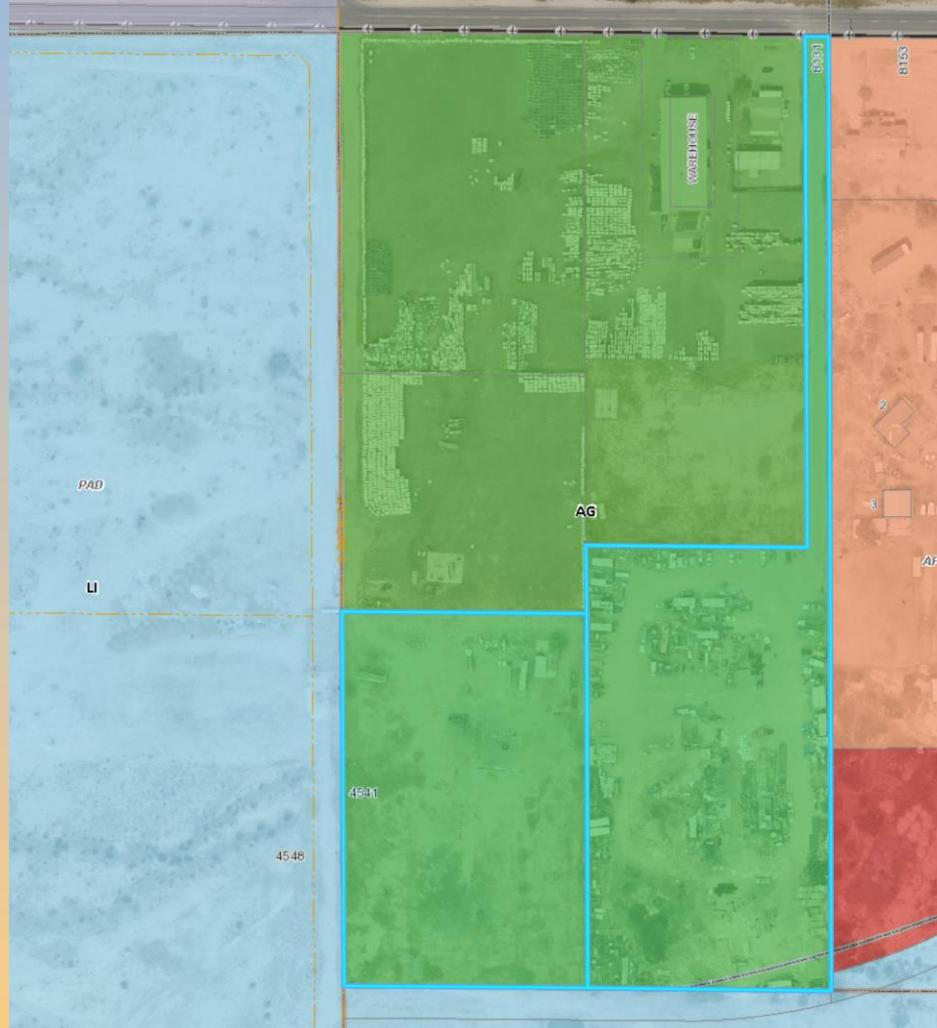
- Employment uses along freeway corridors
- High-quality development that is compatible with over-flight activities





# Zoning

- Requested zoning is LI-PAD
- Permitted in the LI district subject to compliance with applicable MZO standards





# Site Photo





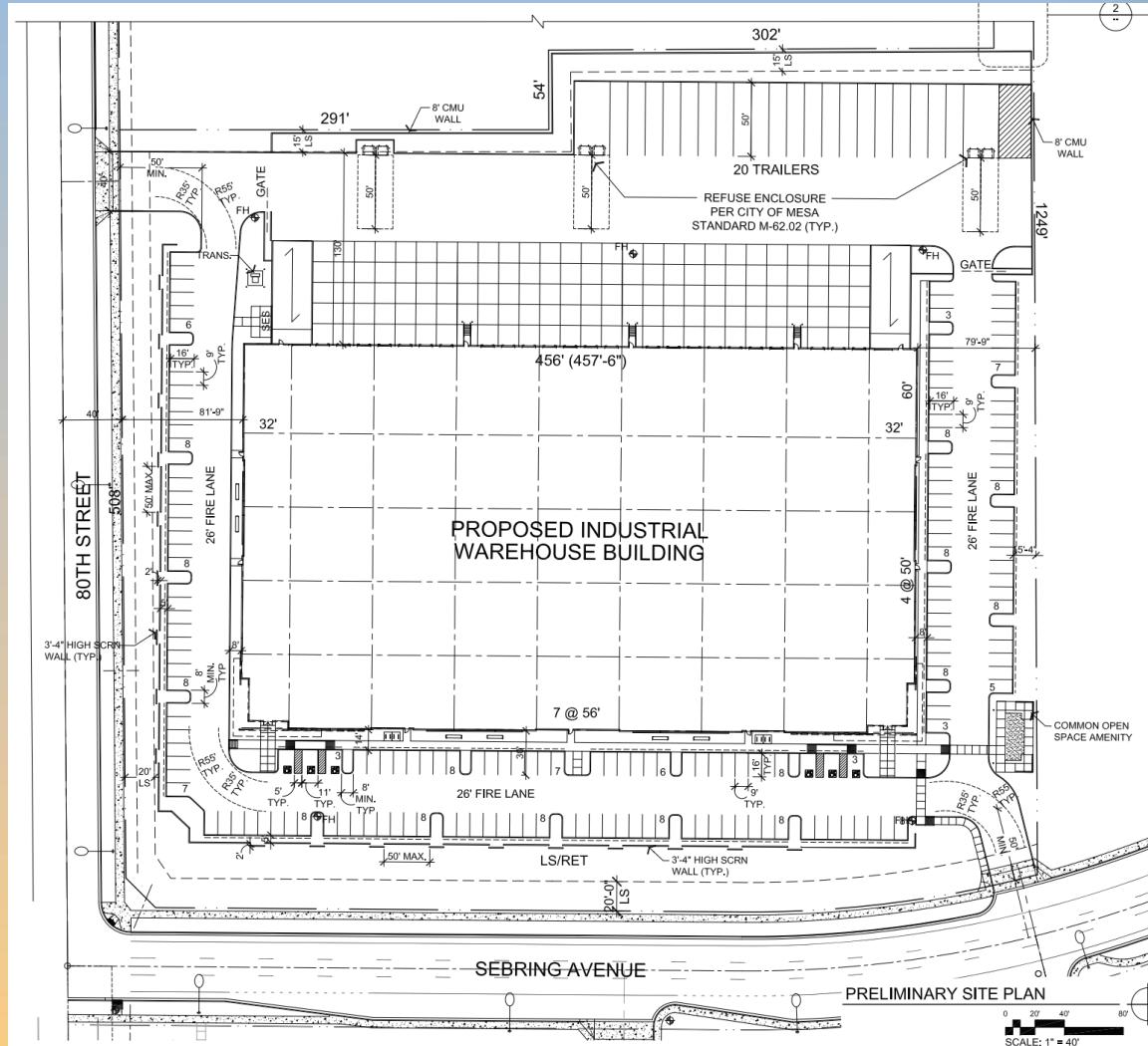
# Site Photo





# Site Plan

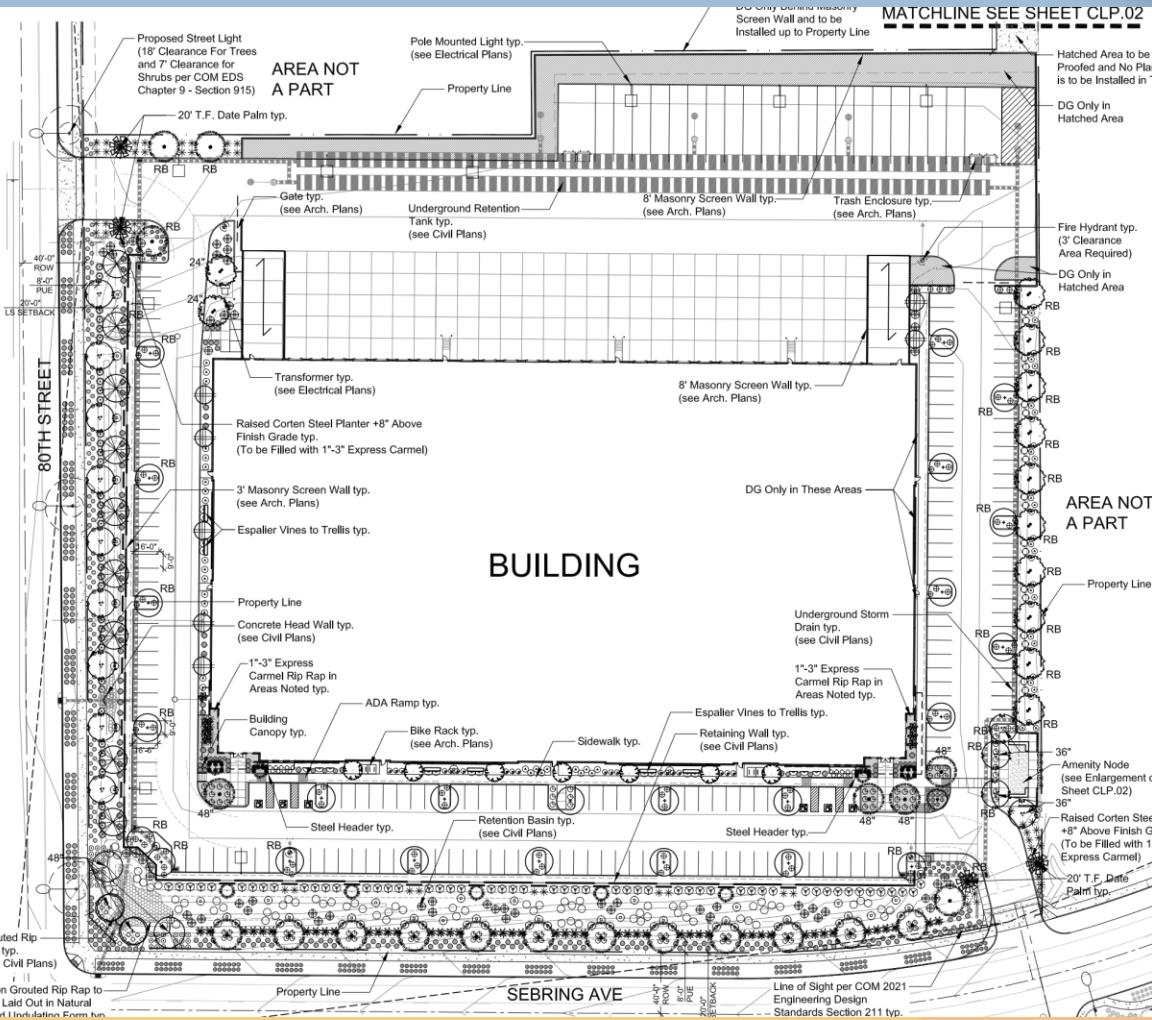
- 1 building - 119,019 square feet of floor area
- Truck access from 80<sup>th</sup> Street; secondary access from Sebring Avenue
- Truck dock screened with 8' walls and automatic gates
- 178 parking spaces required; 179 provided
- Employee amenity area in the southeast corner





# Landscaping

- Foundation base provided along east, south, and west facades
- Amenity node located in the southeast corner
- Minimum tree and shrub quantities comply with MZO





# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height</u> – MZO Section 11-6-3(A)	40 feet	<b>50 feet</b>
<u>Required Landscape Yard Width</u> – MZO Section 11-33-3(B)(1)(a) • Non-single residence uses adjacent to single-residence zoning (east property line)	25 feet	<b>15 feet</b>
<u>Required Tree Quantity in Landscape Yard</u> – MZO Section 11-33-3(B)(1)(c)(i)	35 trees	<b>0 trees</b>



# Rendering



BUILDING PERSPECTIVE - SWC



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on May 16, 2023
- Staff has not been directly contacted by interested parties





# Findings

- ✓ Complies with the 2040 Mesa General Plan and the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

*Staff recommend Approval with Conditions*



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