



# Planning and Zoning Board



# ZON23-00092

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# Request

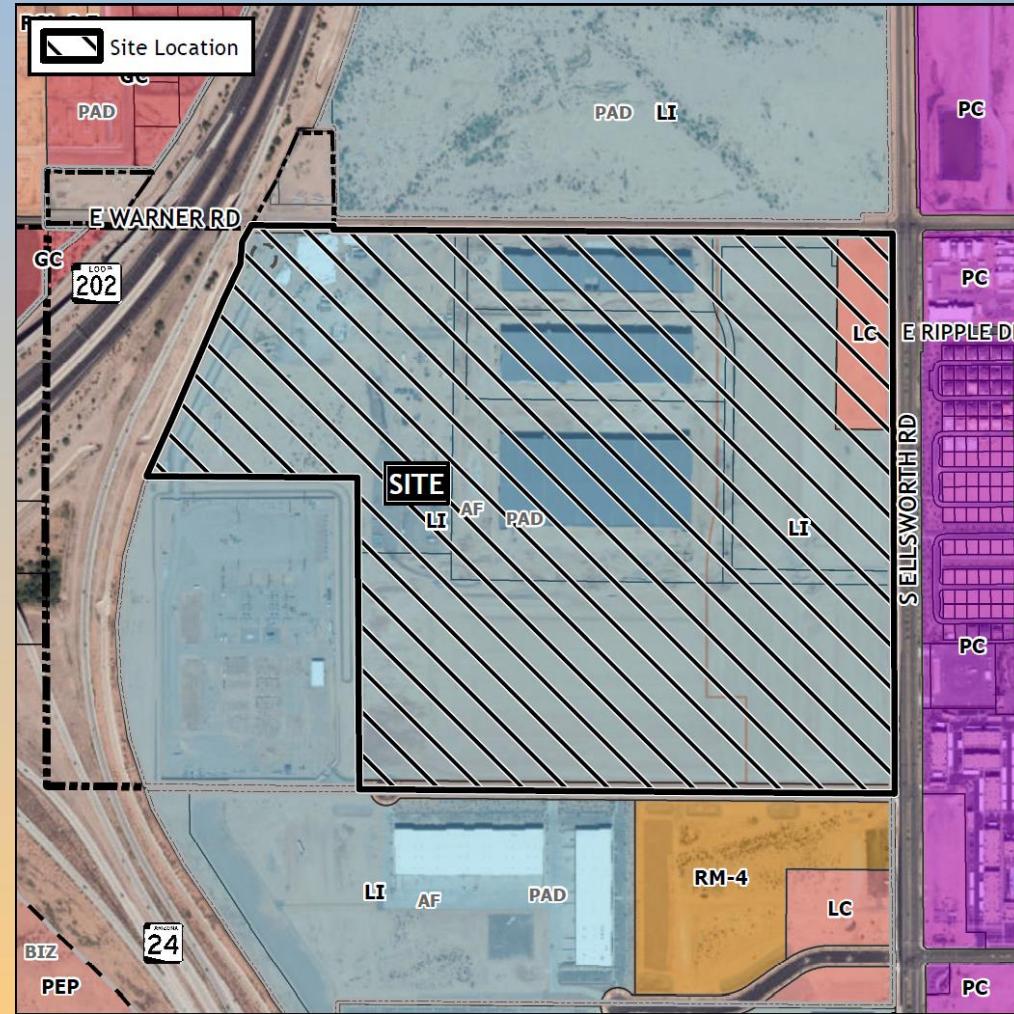
- Site Plan Modification
- To allow for an accessory truck facility for a user within the larger industrial center





# Location

- East of SR Loop 202
- South of E Warner Road
- West side of S Ellsworth Road





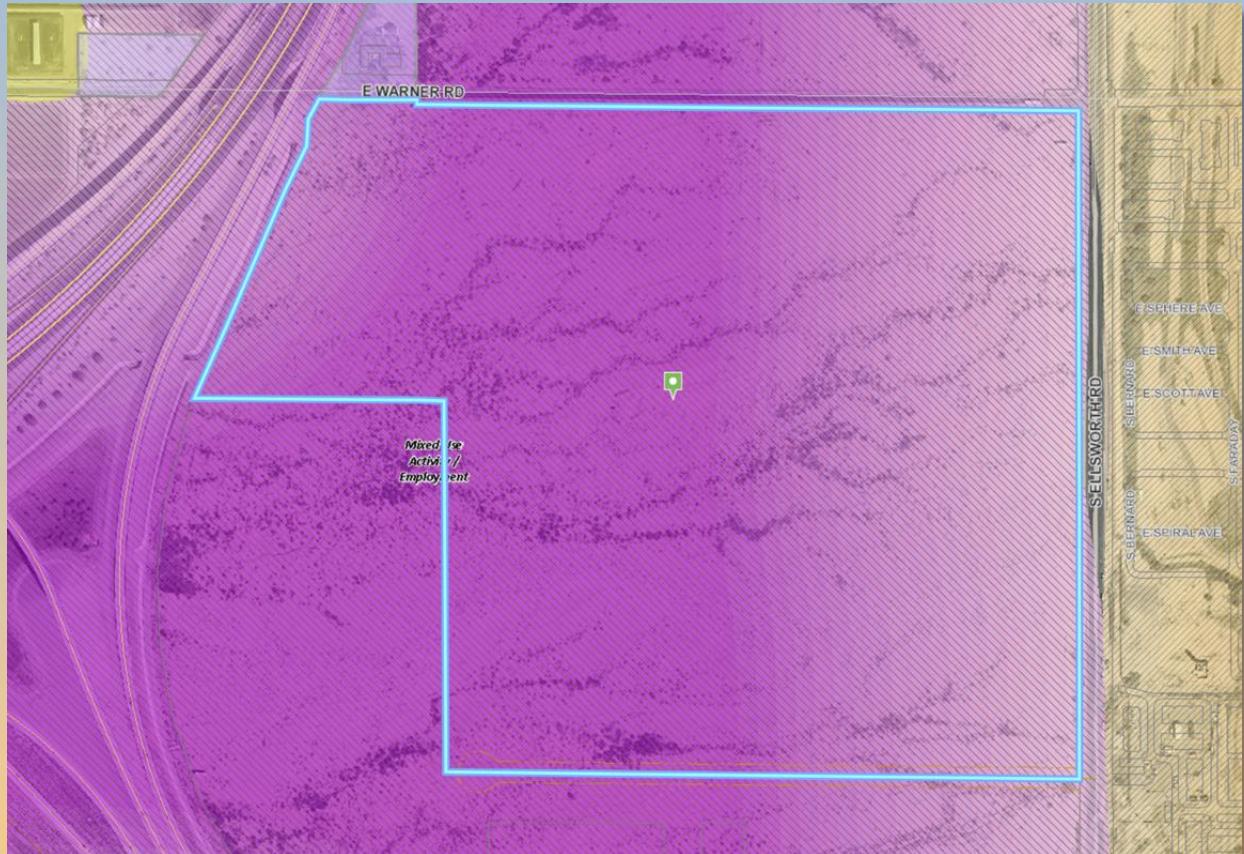
# General Plan

## Employment

- Wide range of employment of employment opportunities in high-quality settings

## Mixed Use Activity

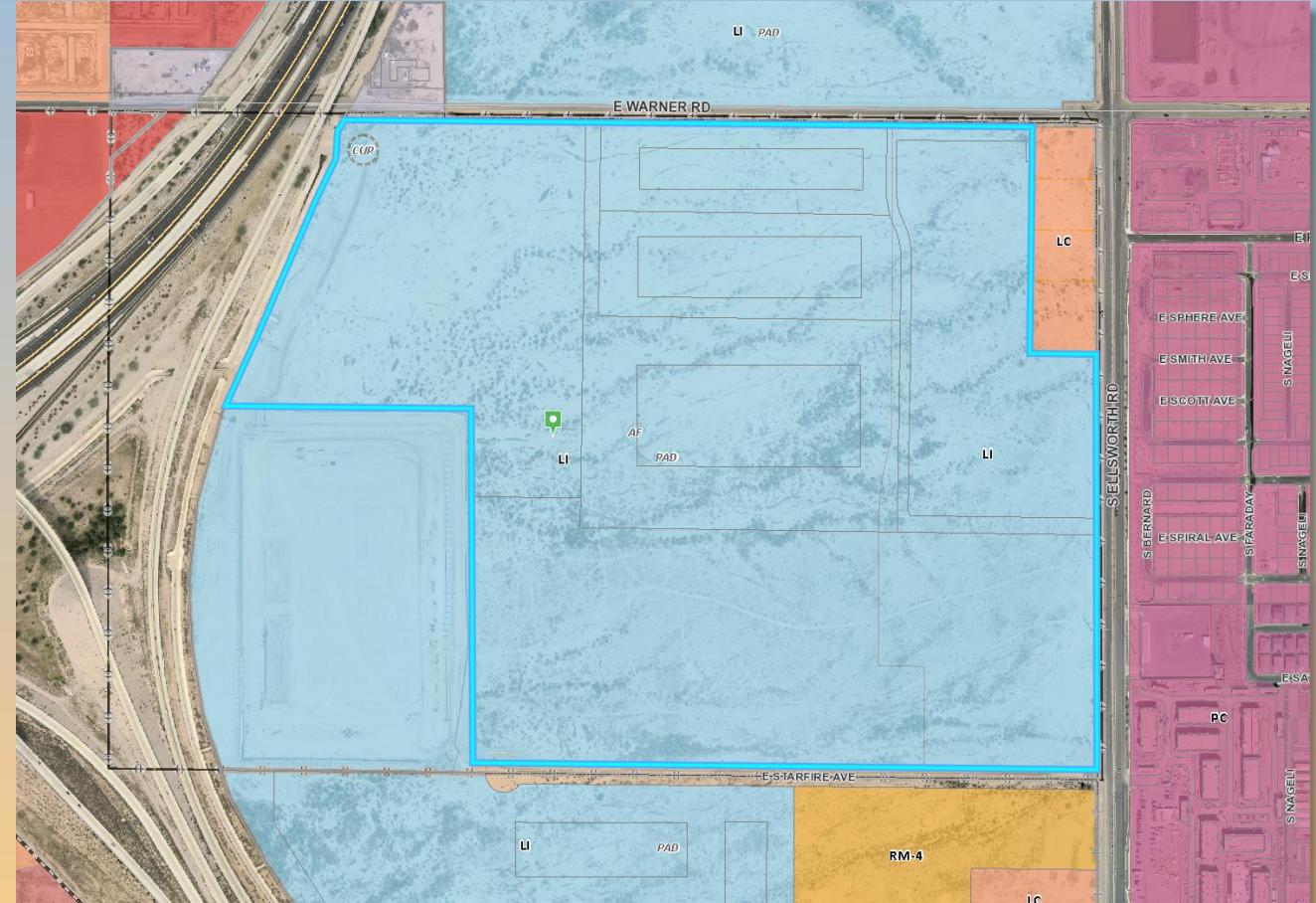
- Community and regional activity area





# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Accessory use for a user within the larger industrial center





# Site Photos

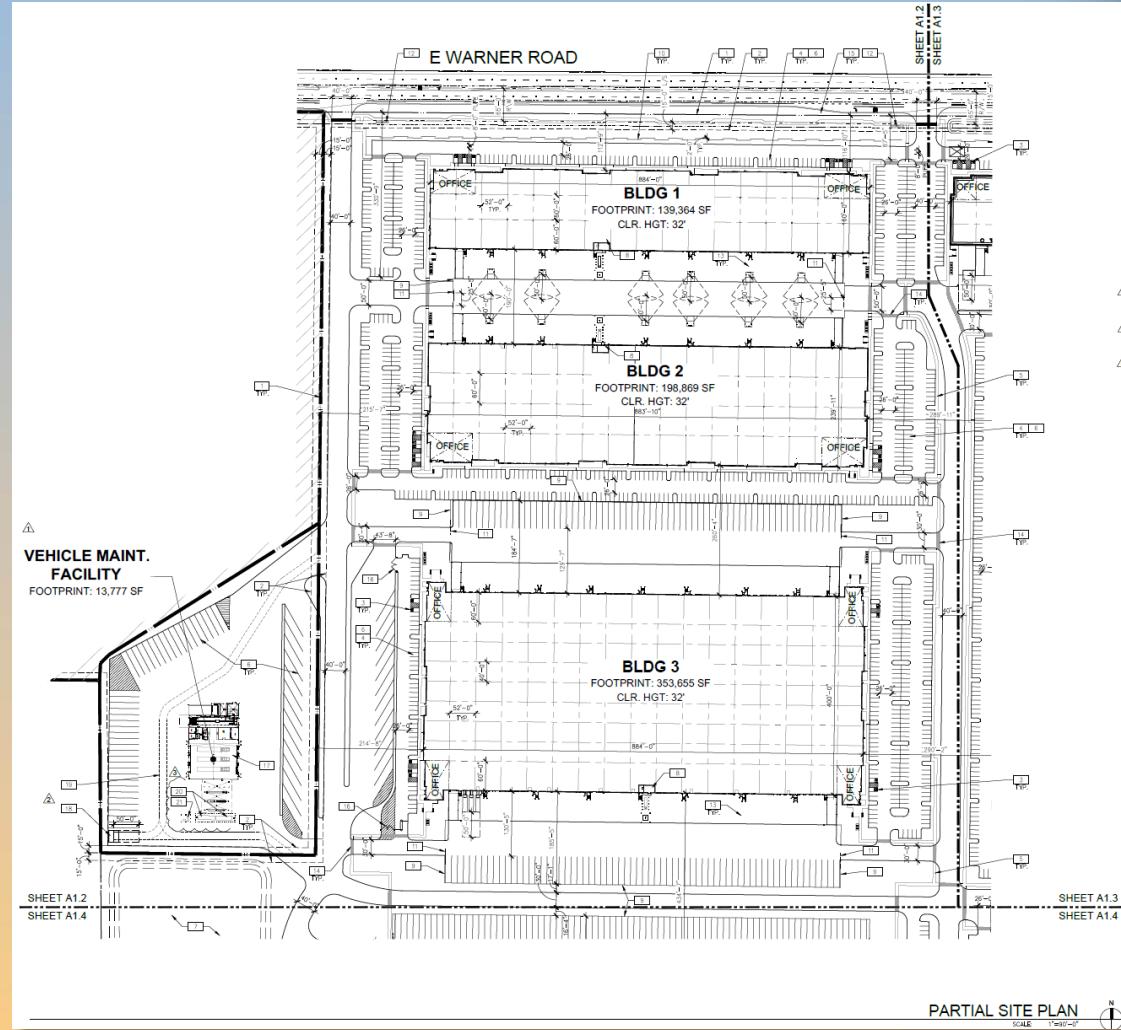


Looking West from S Ellsworth Road



# Site Plan

- 1 New accessory structure for the user of Building 3
- Screened by an 8' high CMU wall and Building 3

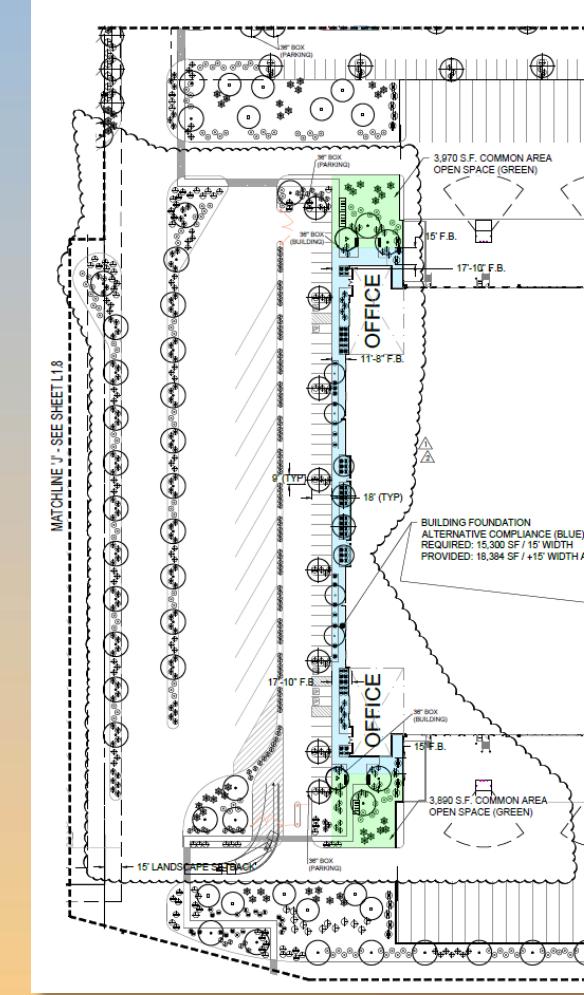
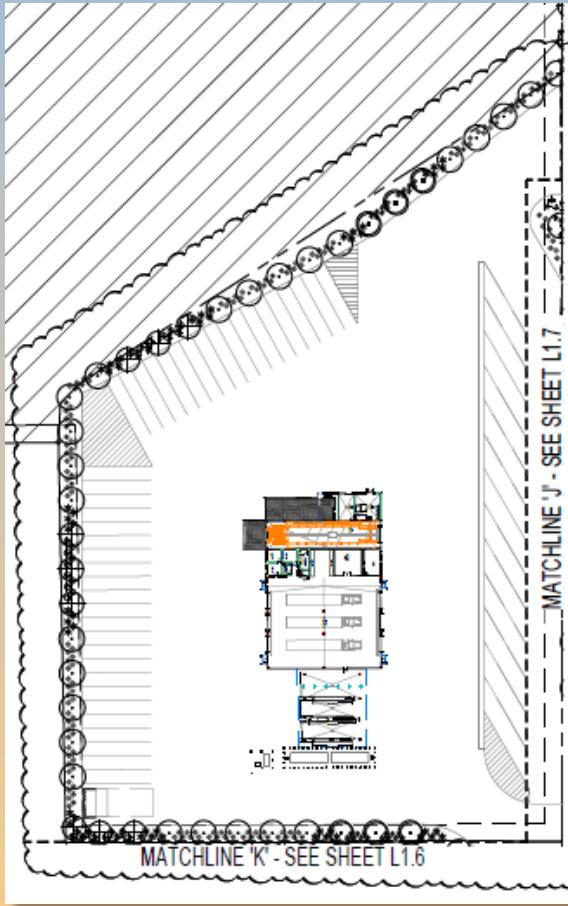




# Landscape Plan

**PLANT SCHEDULE**

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
•	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	127	STAKE AS REQUIRED
•	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	450 81	STAKE AS REQUIRED
•	PARKINSONIA PREACOX PALO BREA	24" BOX 36" BOX	34 49	STAKE AS REQUIRED
•	PROSOPIS CHILENSIS THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	320 67	STAKE AS REQUIRED
•	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	0 -	STAKE AS REQUIRED
•	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA DESERT WILLOW	24" BOX 36" BOX	32 10	STAKE AS REQUIRED
•	PROSOPIS JULIFLORA VELVET MESQUITE	15 GAL.	65	STAKE AS REQUIRED
•	PHOENIX DACTYLIFERA DATE PALM	25" CLEAR TRUNK	20	-
•	SHRUBS			
•	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	150	1 GPH EMMITTER
•	EREMOPHILA HYGROPHANA BLUE BELL'S BLUE BELL'S EMU	5 GAL.	987	1 GPH EMMITTER
•	EREMOPHILA VALENTINE VALENTINE EMU	5 GAL.	1507	1 GPH EMMITTER
•	LEUCOPHYLLUM RUTICOLUM 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMMITTER
•	ACACIA REEDLENS 'DESERT CARPET' N.C.N.	1 GAL.	288	1 GPH EMMITTER
•	LEUCOPHYLLUM LANGMANIAE RIO BRAVO™ RIO BRAVO SAGE	5 GAL.	1,505	1 GPH EMMITTER
•	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD™ THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMMITTER
•	TECOMA 'CRIMSON FLARE' CRIMSON FLARE ESPERANZA	5 GAL.	216	1 GPH EMMITTER
•	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	391	1 GPH EMMITTER
•	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	539	1 GPH EMMITTER
•	HESPERALOE CAMPINULATA 'NIGHT NUVO LEON' LIONHEART® P.P.#32089	5 GAL.	1,554	1 GPH EMMITTER
•	ACCENTS			
•	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	391	1 GPH EMMITTER
•	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED 6" SIZE	2" DEPTH ALL LANDSCAPE AREAS 6" DEPTH AS SHOWN	
•	DECOMPOSED GRANITE RIP-RAP 'EXPRESS GOLD'	6" SIZE		
•	NOTES:			
	1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE			
	2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.			





# Renderings





# Material Comparison

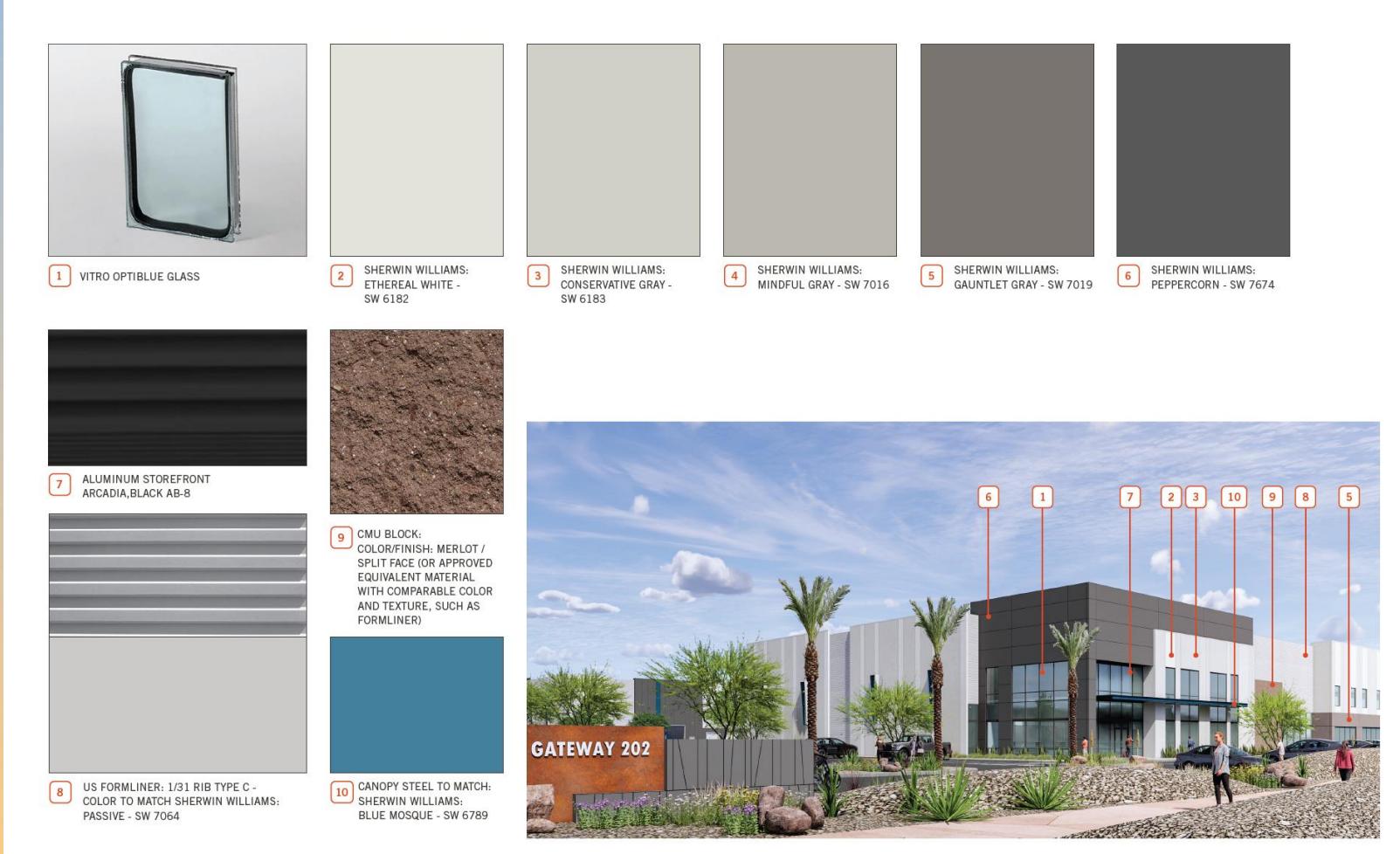
**CORNER RENDERING BUILDING 9**

**KEYNOTES**

- A** SHERWIN WILLIAMS: PEPPERCORN - SW 7674
- B** SHERWIN WILLIAMS: MINDFUL GRAY - SW 7016
- C** CMU
- D** SHERWIN WILLIAMS: BLUE MOSQUE - SW 6789
- E** BLACK ANODIZED ALUMINUM MULLION SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING - VITRO OPTIBLUE GLASS



# Colors and Materials



**1** VITRO OPTIBLUE GLASS

**2** SHERWIN WILLIAMS: ETHEREAL WHITE - SW 6182

**3** SHERWIN WILLIAMS: CONSERVATIVE GRAY - SW 6183

**4** SHERWIN WILLIAMS: MINDFUL GRAY - SW 7016

**5** SHERWIN WILLIAMS: GAUNTLET GRAY - SW 7019

**6** SHERWIN WILLIAMS: PEPPERCORN - SW 7674

**7** ALUMINUM STOREFRONT  
ARCADIA, BLACK AB-8

**8** US FORMLINER: 1/31 RIB TYPE C - COLOR TO MATCH SHERWIN WILLIAMS: PASSIVE - SW 7064

**9** CMU BLOCK:  
COLOR/FINISH: MERLOT / SPLIT FACE (OR APPROVED EQUIVALENT MATERIAL WITH COMPARABLE COLOR AND TEXTURE, SUCH AS FORMLINER)

**10** CANOPY STEEL TO MATCH:  
SHERWIN WILLIAMS: BLUE MOSQUE - SW 6789

**6** **1** **7** **2** **3** **10** **9** **8** **5**

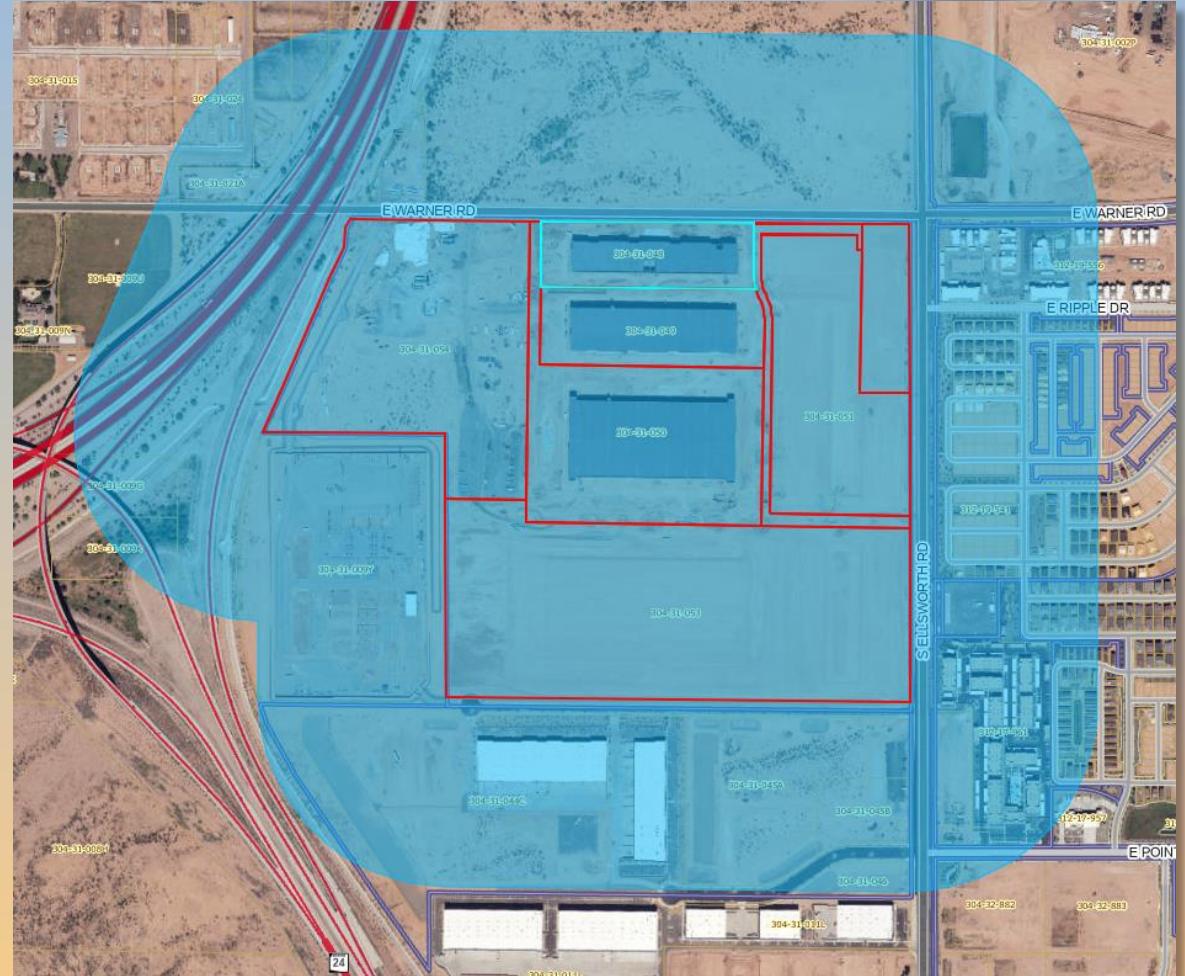
**GATEWAY 202**





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



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