



# Planning and Zoning Board



# ZON23-00092



# Request

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

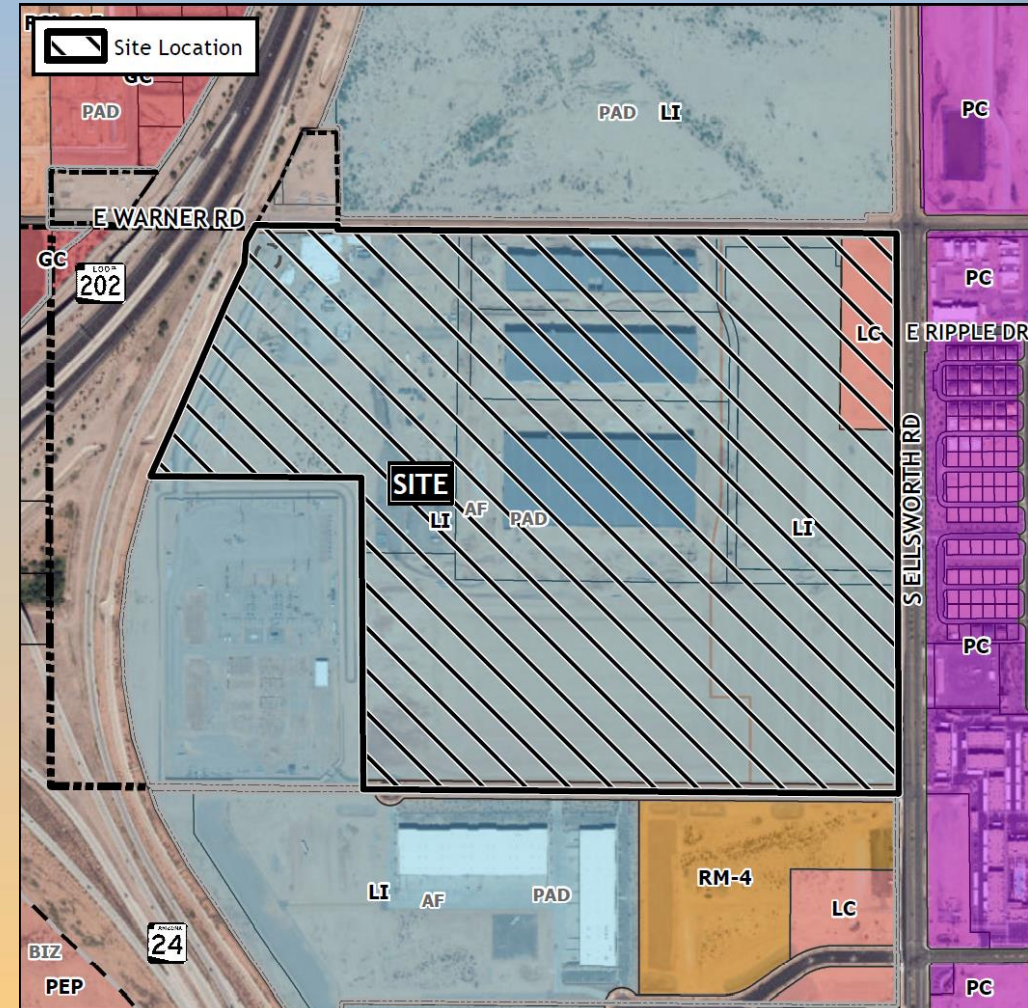






# Location

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







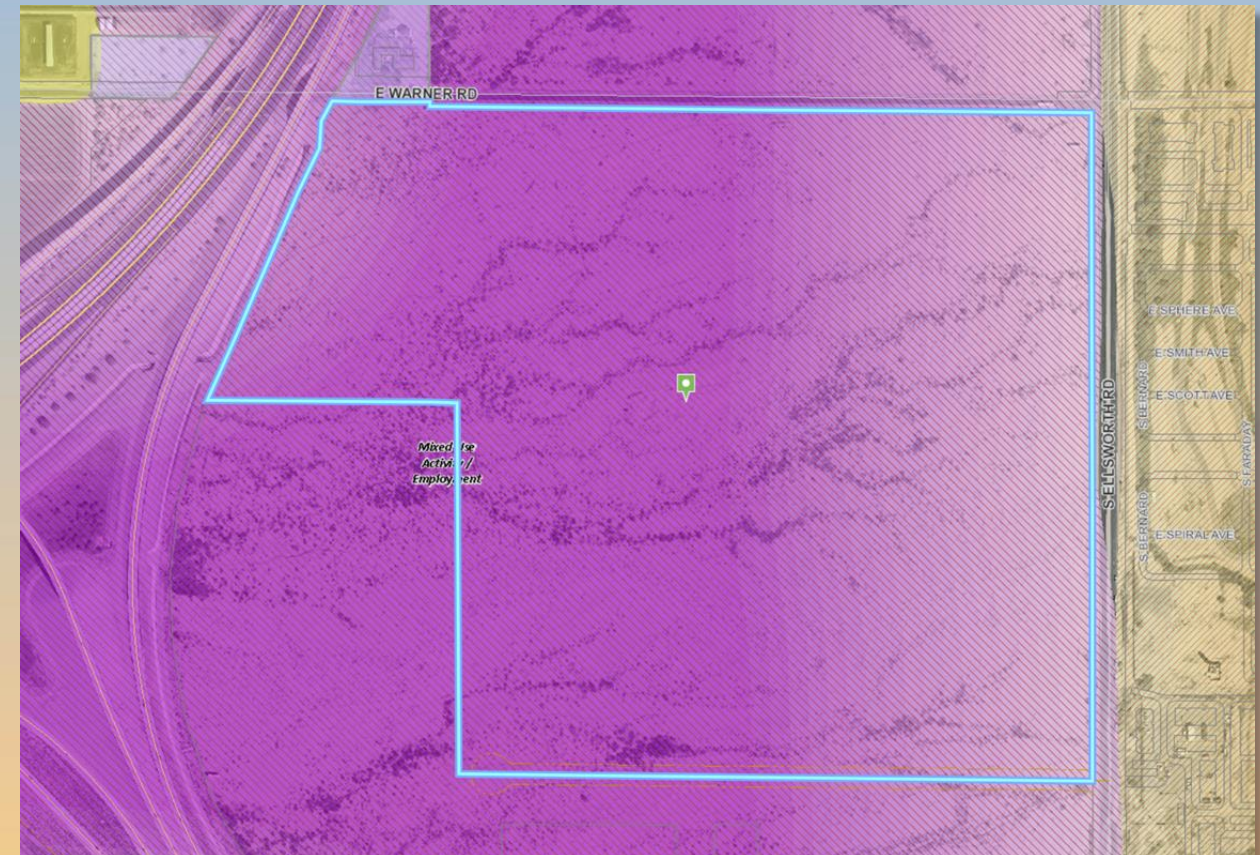
# General Plan

## Employment

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

## Mixed Use Activity

- Community and regional activity area

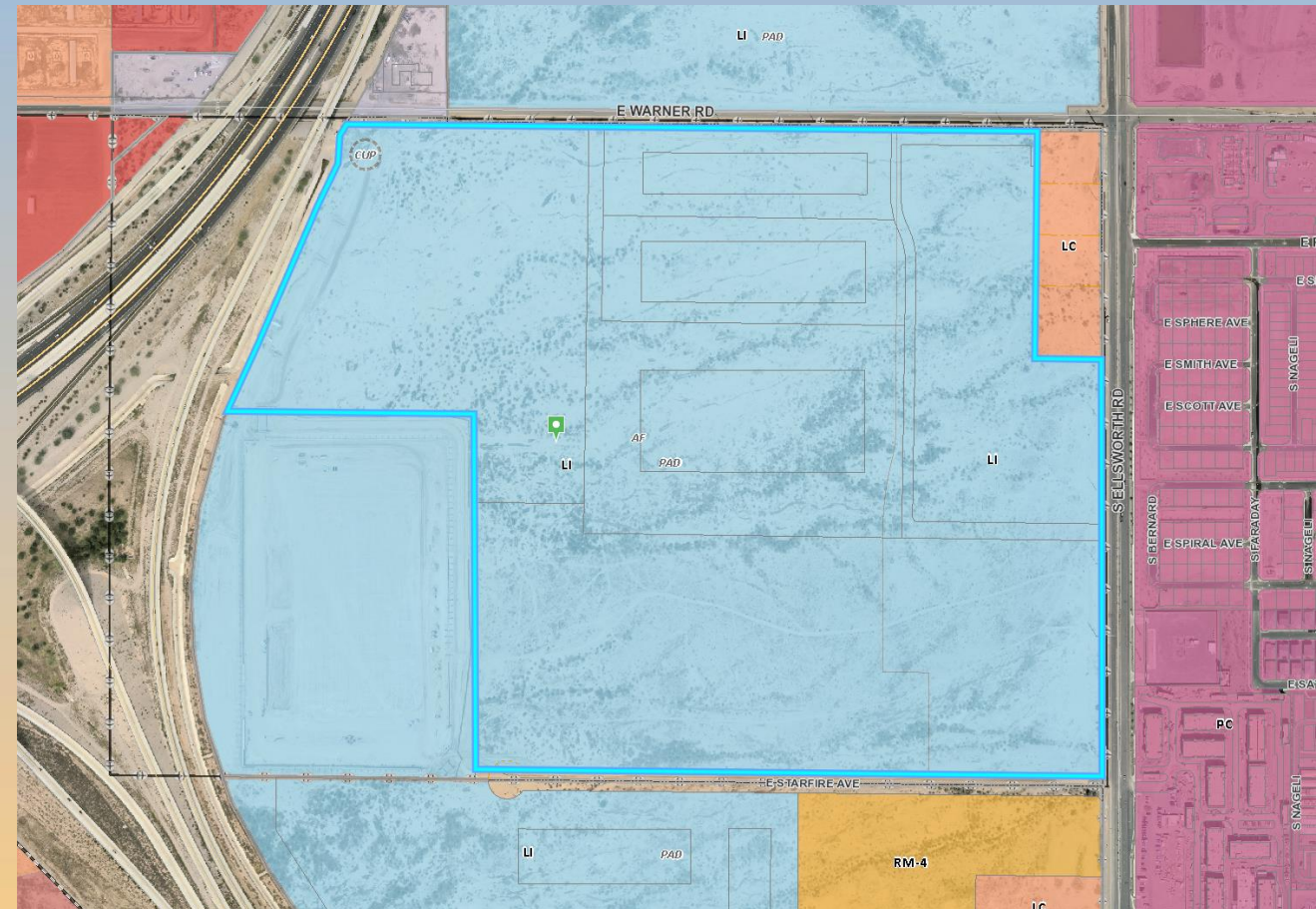






# Zoning

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







# Site Photos

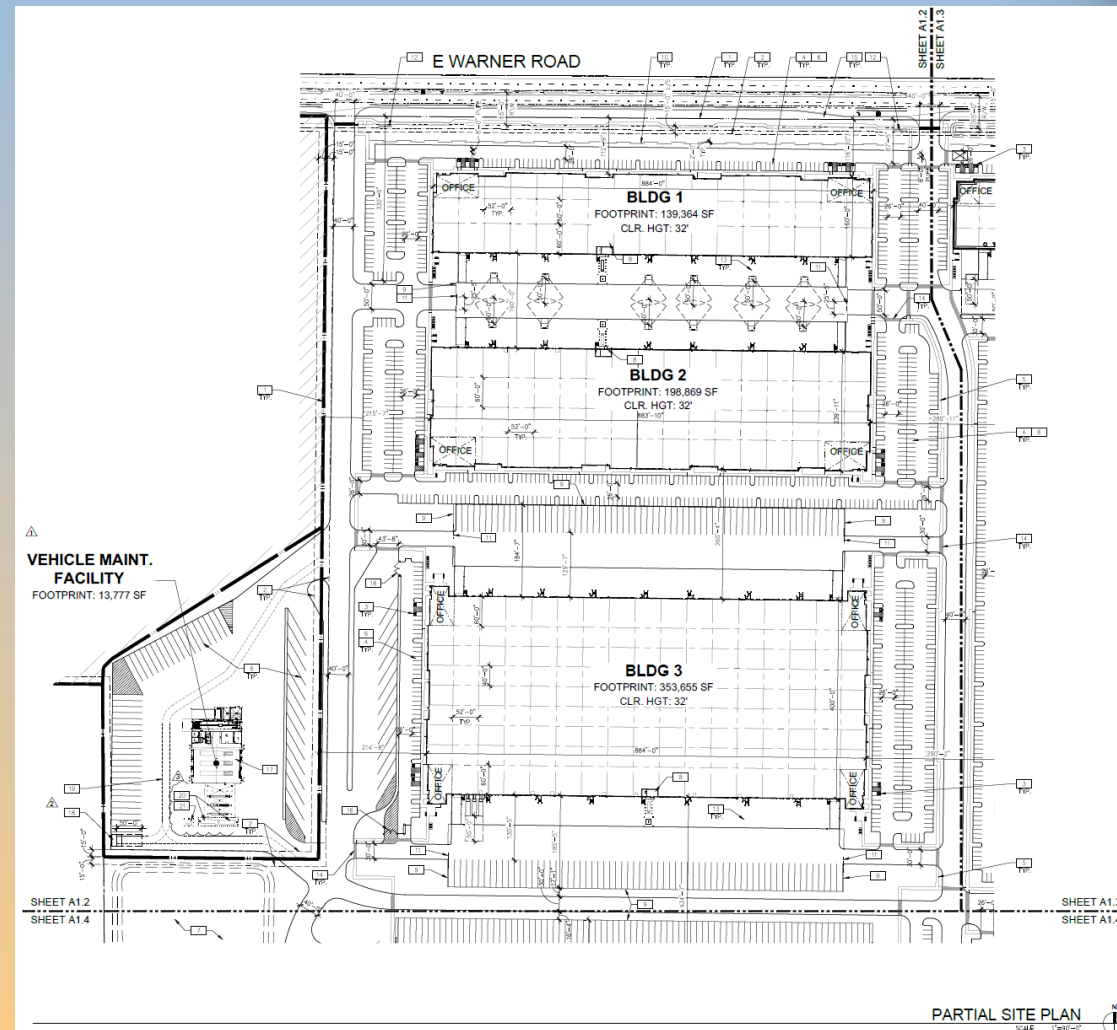


Looking West from S Ellsworth Road



# Site Plan

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







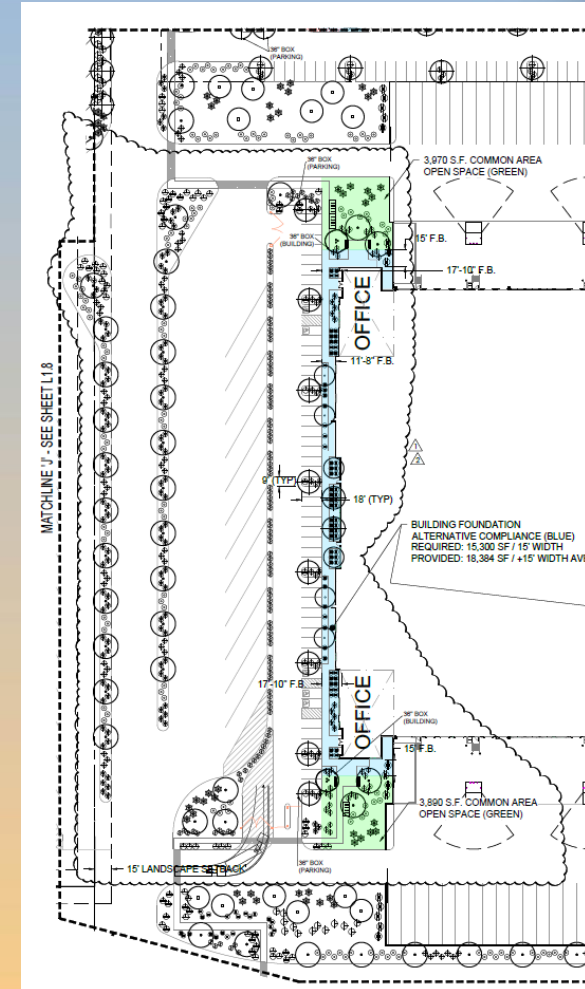
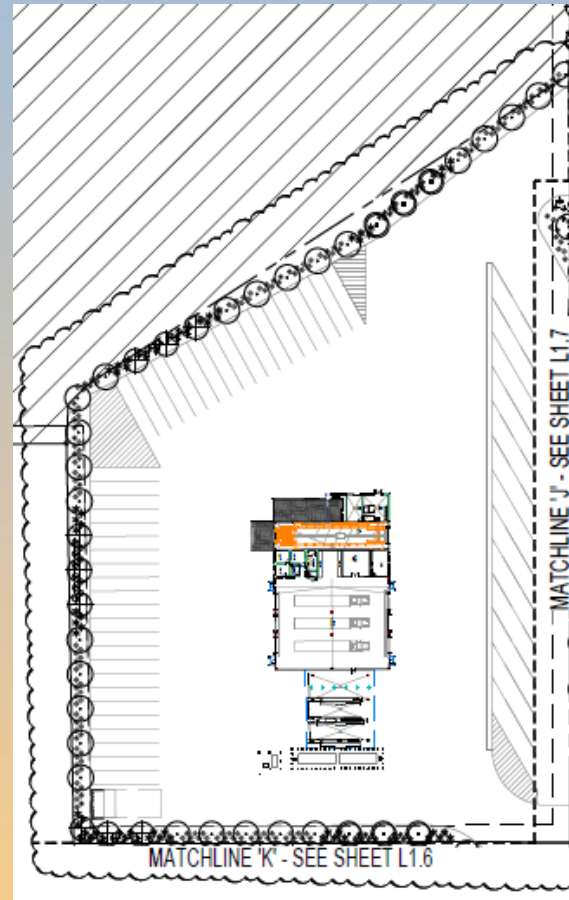
# Landscape Plan

## PLANT SCHEDULE

SYMBOL	BOTANICAL/Common NAME	SIZE	QTY.	REMARKS
<b>TREES</b>				
	ACACIA SALICINA	24" BOX	127	STAKE AS REQUIRED
	WILLOWLEAF ACACIA	24" BOX	450	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM	36" BOX	81	STAKE AS REQUIRED
	PARKINSONIA PREACOX	24" BOX	34	STAKE AS REQUIRED
	PALO BREA	36" BOX	46	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS'	15 GAL.	329	STAKE AS REQUIRED
	THORNLESS CHILEAN MESQUITE	24" BOX	87	STAKE AS REQUIRED
	PROSOPIS 'AZT PODLESS'	24" BOX	0	STAKE AS REQUIRED
	AZT PODLESS MESQUITE	36" BOX	-	STAKE AS REQUIRED
	CHILOPSIS LINEARIS 'DESERT DIVA'	24" BOX	32	STAKE AS REQUIRED
	DESERT DIVA DESERT WILLOW	36" BOX	10	STAKE AS REQUIRED
	PROSOPIS JULIFLORA	15 GAL.	66	STAKE AS REQUIRED
	VELVET MESQUITE	15 GAL.	-	STAKE AS REQUIRED
	PHOENIX DACTYLIFERA	25" CLEAR TRUNK	20	-
	DATE PALM	25" CLEAR TRUNK	20	-
<b>SHRUBS</b>				
	CASSIA NEMOPHILA	1 GAL.	150	1 GPH EMITTER
	DESERT CASSIA	1 GAL.	150	1 GPH EMITTER
	EREMOPHILA HYGROPHANA 'BLUE BELLS'	5 GAL.	987	1 GPH EMITTER
	BLUE BELLS EMU	5 GAL.	987	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE'	5 GAL.	1507	1 GPH EMITTER
	VALENTINE EMU	5 GAL.	1507	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL.	312	1 GPH EMITTER
	GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET'	1 GAL.	288	1 GPH EMITTER
	N.C.N.	1 GAL.	288	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANAE 'RIO BRAVO'	5 GAL.	1,595	1 GPH EMITTER
	RIO BRAVO SAGE	5 GAL.	1,595	1 GPH EMITTER
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL.	1,608	1 GPH EMITTER
	THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMITTER
	TECOMA 'CRIMSON FLARE'	5 GAL.	216	1 GPH EMITTER
	CRIMSON FLARE ESPERANZA	5 GAL.	216	1 GPH EMITTER
<b>ACCENTS</b>				
	HESPERALOE FUNIFERA	5 GAL.	391	1 GPH EMITTER
	GIANT YUCCA	5 GAL.	391	1 GPH EMITTER
	HESPERALOE PARVIFLORA	5 GAL.	539	1 GPH EMITTER
	RED YUCCA	5 GAL.	539	1 GPH EMITTER
	HESPERALOE CAMPANULATA 'MSM NUEVO LEON'	5 GAL.	1,554	1 GPH EMITTER
	LIONHEART® P.P.#32069	5 GAL.	1,554	1 GPH EMITTER
<b>GROUND COVER</b>				
	EREMOPHILA GLABRA 'MINGEW GOLD'	1 GAL.	1,591	1 GPH EMITTER
	OUTBACK SUNRISE EMU	1 GAL.	1,591	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED	2" DEPTH ALL LANDSCAPE AREAS	8" DEPTH AS SHOWN
	DECOMPOSED GRANITE RIP-RAP 'EXPRESS GOLD'	6-8" SIZE	8" DEPTH AS SHOWN	8" DEPTH AS SHOWN

### 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



## 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



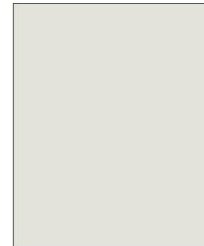




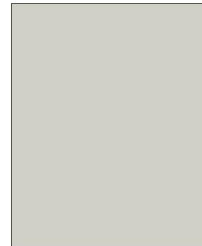
# Colors and Materials



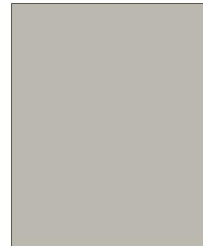
1 VITRO OPTIBLU GLASS



2 SHERWIN WILLIAMS:  
ETHEREAL WHITE -  
SW 6182



3 SHERWIN WILLIAMS:  
CONSERVATIVE GRAY -  
SW 6183



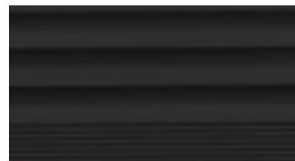
4 SHERWIN WILLIAMS:  
MINDFUL GRAY - SW 7016



5 SHERWIN WILLIAMS:  
GAUNTLET GRAY - SW 7019



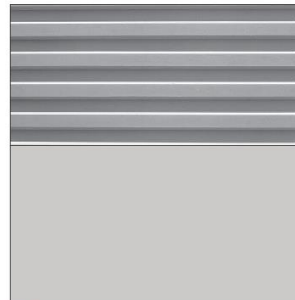
6 SHERWIN WILLIAMS:  
PEPPERCORN - SW 7674



7 ALUMINUM STOREFRONT  
ARCADIA, BLACK AB-8



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



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



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

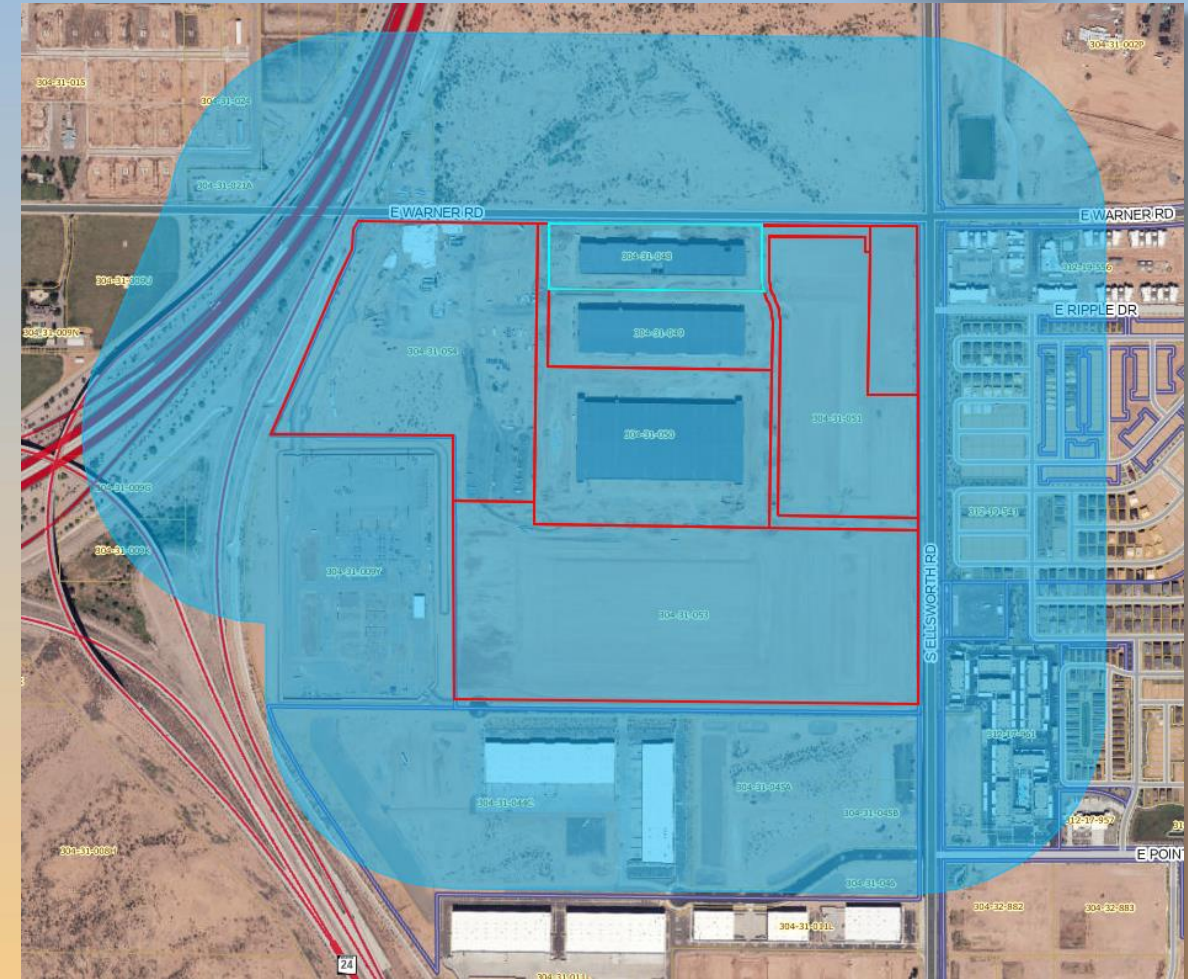






# Citizen Participation

- 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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