



PLANNING & ZONING BOARD

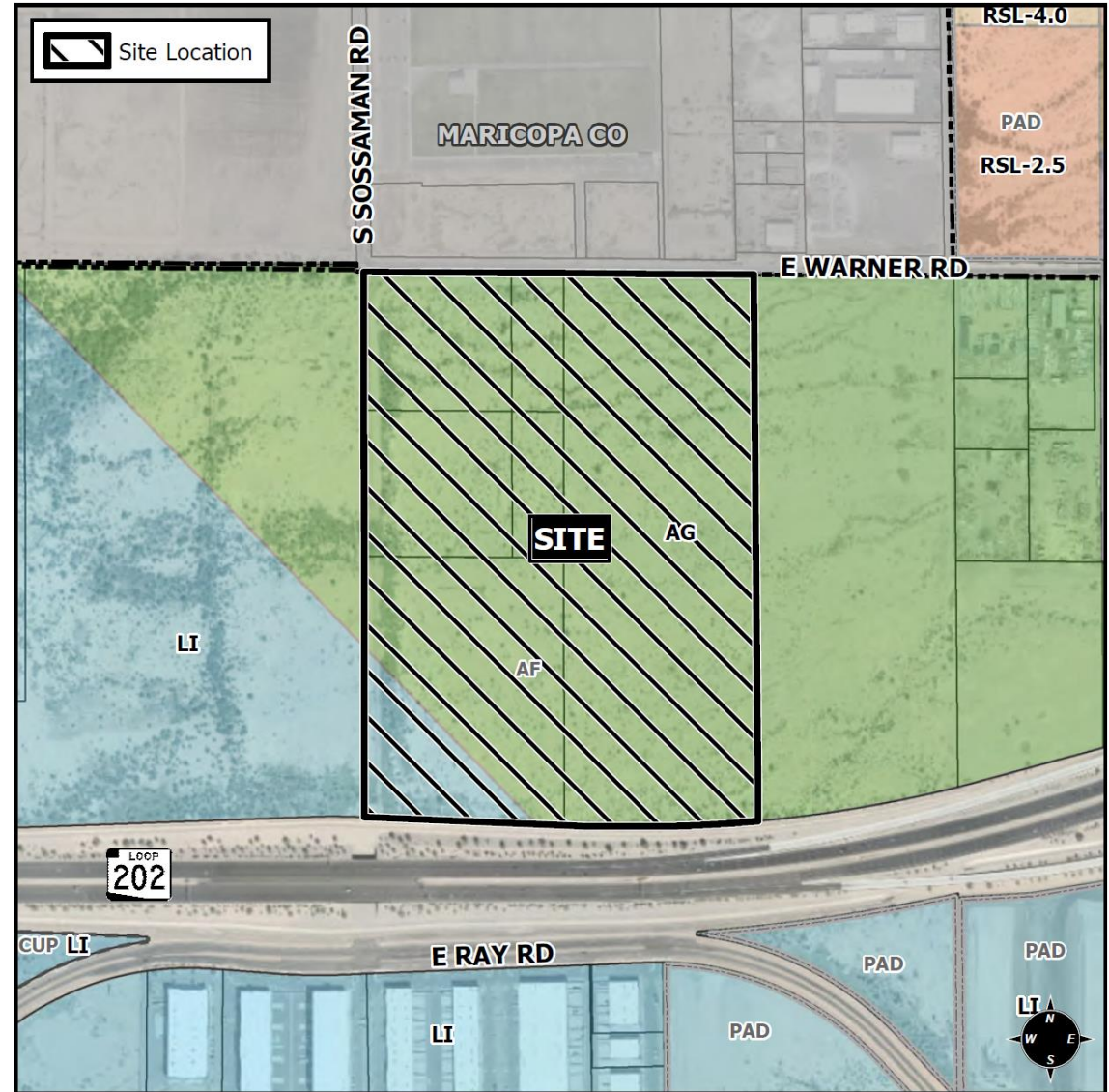
July 28, 2021

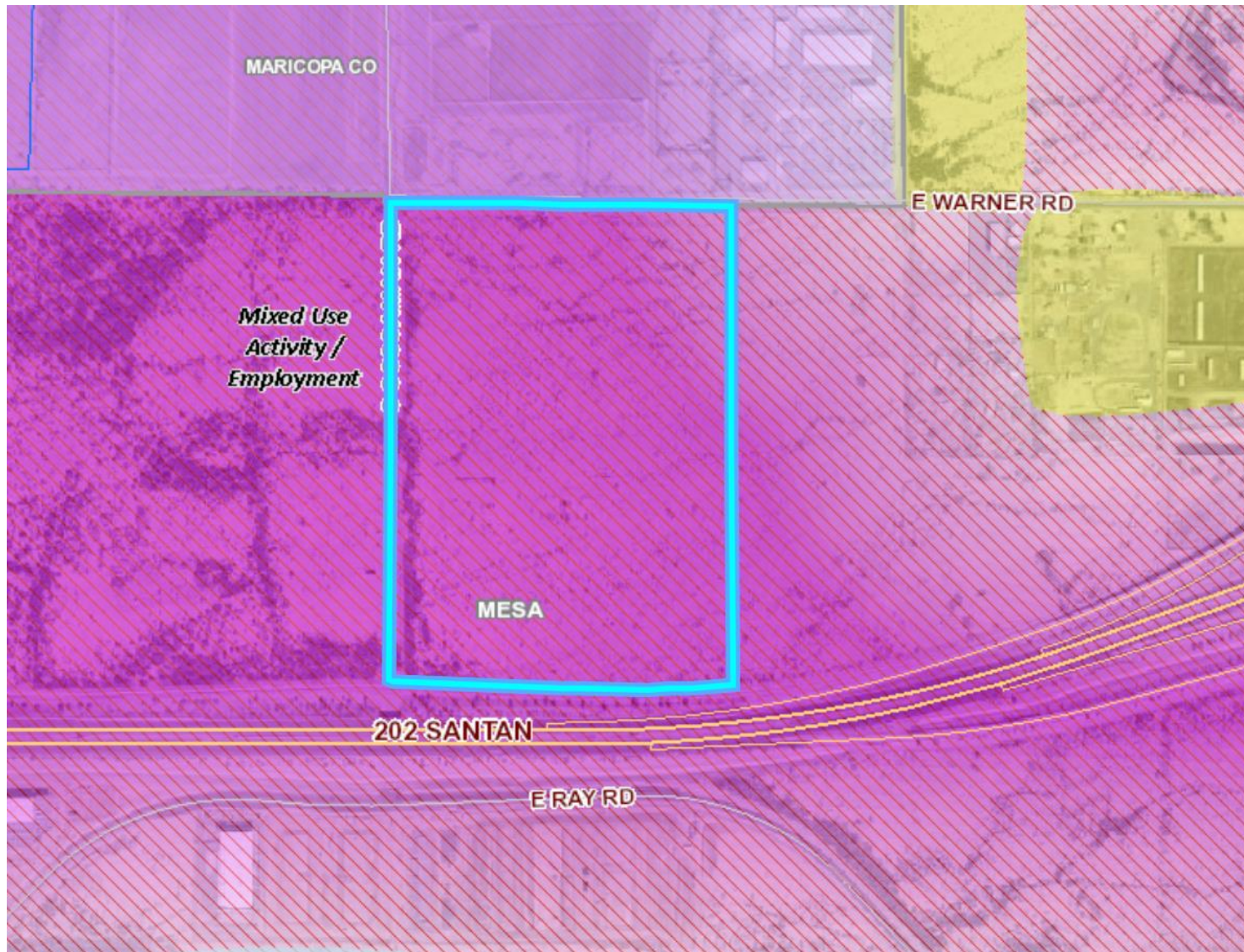


ZON21-00394

Location

- South of Warner Road
- East of Sossaman Road alignment
- North of the Loop 202





General Plan

Mixed Use Activity
District/Employment

- Consistent with
Employment District.
 - Providing a wide range of
employment opportunities

Gateway Strategic
Development Plan

- Inner Loop District

Street View



Looking south from Warner Road



Request

- Rezone from LI & AG to LI-PAD; and preliminary plat approval

Purpose

- Allow for an industrial park

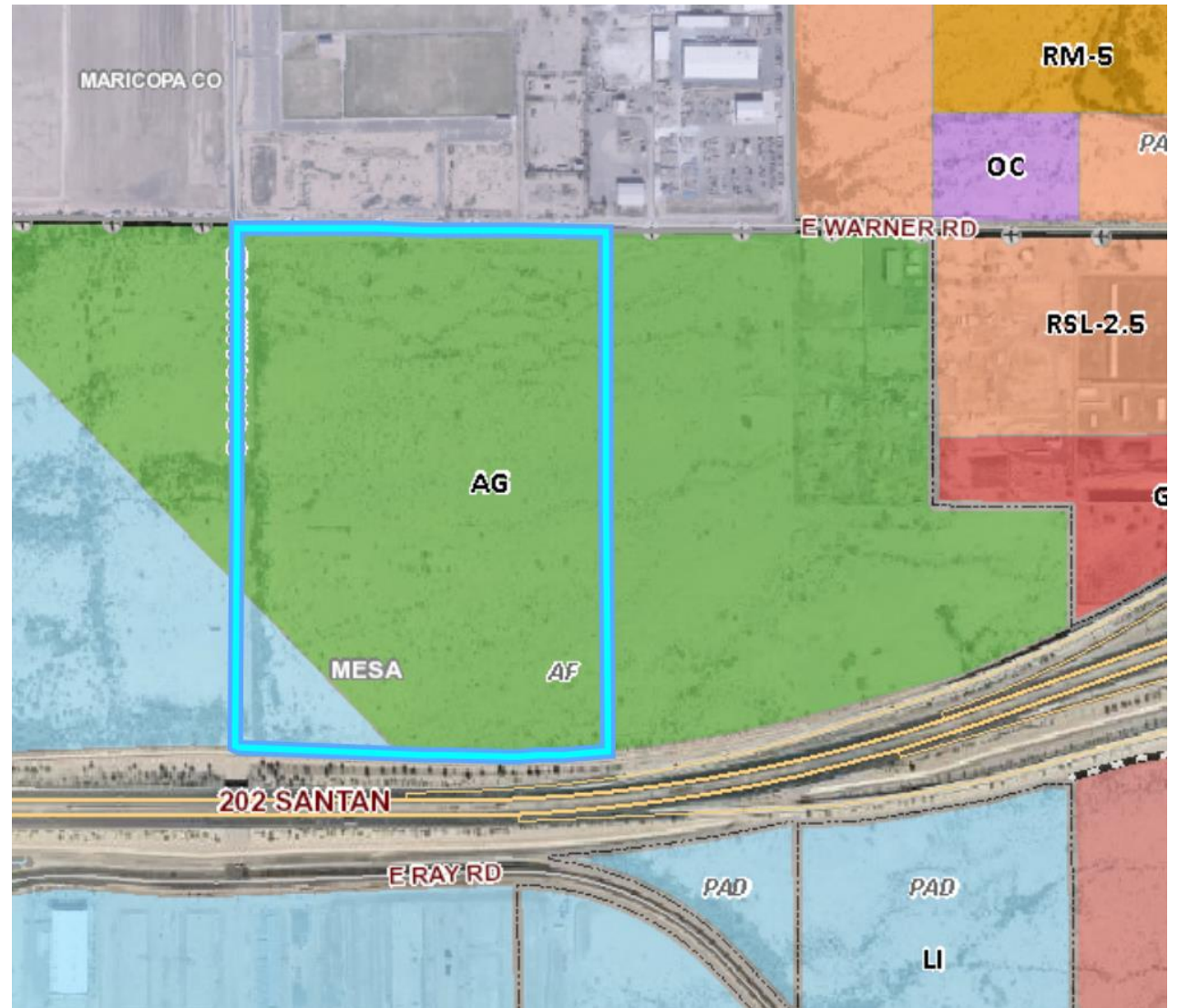
Zoning

Existing:

- Light Industrial (LI)
- Agricultural (AG)

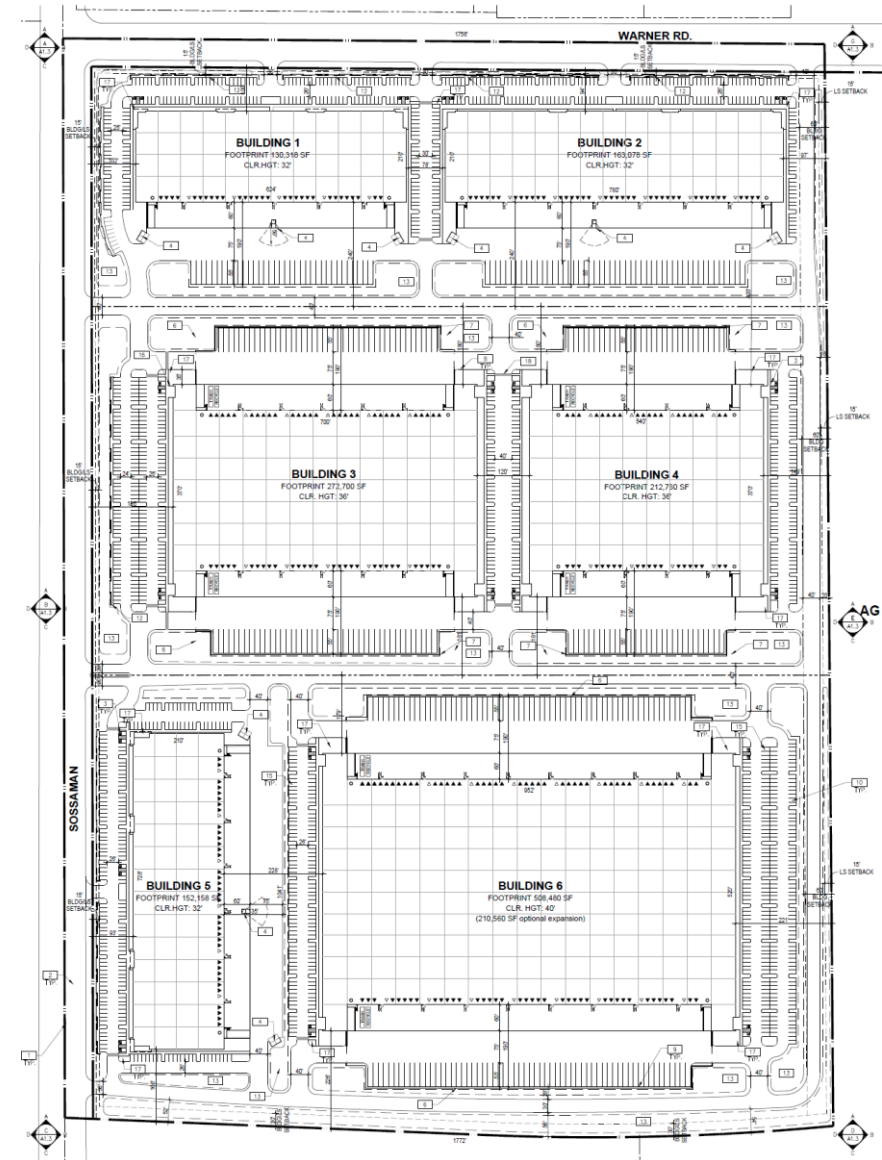
Proposed:

- LI-PAD



Site Plan

- 6 buildings ranging from 130,000 SF to over 508,000 SF
- Height ranging from 45 feet to 60 feet maximum
- Truck docks internal to the site except south side of building 6



PAD Request

Development Standard	Required	Proposed	Staff Recommendation
Maximum Building Height	40 feet	60 feet	As proposed
Required Landscape Yard Width (east property line adjacent to AG)	15 feet	10 feet minimum	As proposed
Number of plants in landscape yard for southern property lines adjacent to Loop 202	3 trees and 20 shrubs per 100 linear feet	1 tree per 20 linear feet	As proposed

PAD Request Cont.

Development Standard	Required	Proposed	Staff Recommendation
Size of plants in landscape yard for southern property lines adjacent to 202 Freeway	50% trees at least 24-inch, remainder 15-gallon	All trees shall be 36-inch box trees	As proposed
Outdoor Storage	Not permitted in front or street-facing side yards	Permitted in compliance with wall/storage exhibit	As proposed
Truck Docks, Loading and Service Areas	Shall be screened from public view by a solid masonry wall at least 8 feet in height	Permitted in compliance with wall/storage exhibit	As proposed

PAD Request Cont.

Development Standard	Required	Proposed	Staff Recommendation
Required Parking Ratio	1 Space per 900 square feet	1 Space per 1,100 square feet	As proposed
Parking Clusters	No more than 200 parking spaces per cluster	Maximum 300 parking spaces allowed together in one cluster	As proposed
Foundation Base	15 feet wide foundation base area	Minimum 12-foot foundation base area	As proposed

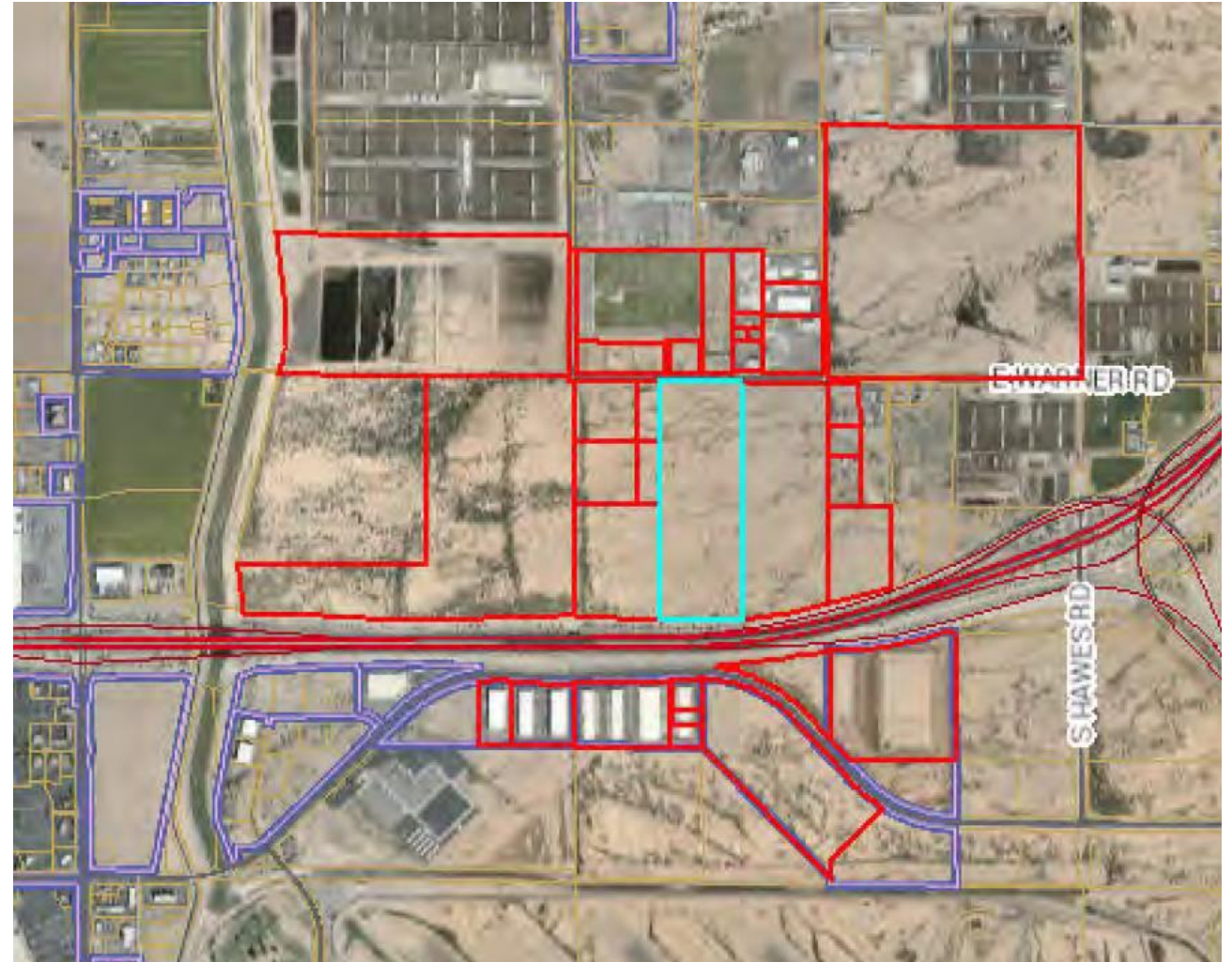
Design Review

- July 13, 2021
- DRB recommended minor changes



Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- Neighborhood meeting May 25, 2021
- No response received



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff Recommendation

Approval with Conditions



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