

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: July 24, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Troy Peterson  
Genessee Montes  
Jamie Blakeman\*  
Jayson Carpenter  
Chase Farnsworth

### **MEMBERS ABSENT**

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Tulili Tuiteleleapaga-Howard  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers declared a quorum present; the meeting was called to order at 3:03 pm.

#### **2 Election of the Planning and Zoning Board Officers:**

##### **a. Chair**

Boardmember Montes nominated Chair Ayers as Chair. Motion was seconded by Boardmember Peterson.

##### **b. Vice Chair**

Chair Ayers nominated Vice Chair Pitcher for Vice Chair. Motion was seconded by Boardmember Peterson.

#### **3 Annual Planning and Zoning Board Orientation.**

Assistant Planning Director Rachel Nettles presented the Orientation. See attached presentation.

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING STUDY SESSION

**4 Review items on the agenda for the July 24, 2024, regular Planning and Zoning Board Hearing.**

**Staff Planner Tulili Tuiteleleapaga-Howard presented case ZON24-00249. See attached presentation.**

The board had no questions for staff.

**Staff Planner Cassidy Welch presented case ZON24-00251. See attached presentation.**

Staff Planner Cassidy Welch explained the different height requirements in the PEP and LI zoning in response to Boardmember Peterson's questions.

Assistant Planning Director Rachel Nettles noted that an additional comment card was received by staff after the deadline but had similar concerns as the one provided to the Board.

Ms. Welch responded to Vice Chair Pitcher's question and explained the height increase is needed for the interior operations in the building and added that the significant amount of rooftop mechanical equipment will require appropriate screen.

Vice Chair Pitcher inquired about the number of jobs the data center would create.

Applicant Sean LeRoy answered around 250.

In response to Boardmember Farnsworth questions Mr. LeRoy stated that the SRP easement is 250 feet in width in addition to the 70 feet the proposed building is set back from the property line. He also explained that the cooling mechanism is a closed loop system once the tank is filled the water is circulated for the life of the project.

**Staff Planner Jennifer Merrill presented case ZON24-00137. See attached presentation.**

The board had no questions for staff.

**Case ZON22-01052 was continued to the August 14, 2024 Planning and Zoning Board meeting.**

**Staff Planner Evan Balmer presented case ZON24-00190. See attached presentation**

Chair Ayers asked for clarification on the phasing of this project.

Applicant Susan Demmitt explained that the overall site build out is about five to seven years with the office component being in the first phase of the project and added that there is a specific user for this project.

**5 Planning Director Update: None**

**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)**

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING STUDY SESSION

**6 Adjournment.**

Boardmember Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 4:09 pm.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

Respectfully submitted,

---

Evan Balmer, Principal Planner



Yearly Update and Orientation

**PLANNING & ZONING BOARD**

# Agenda



- Planning Division Functions
- Land Use Review Process
- Tools for Land Use Review
- Zoning Basics and Land Use Regulations
- Planning and Zoning Board Functions
- Meetings
- Open Meeting Law

# Planning Division Functions



Long-Range Planning

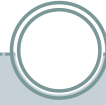


Current Planning



Historic Preservation

# Land Use Review Process



## Land Use Application Review

Staff Review  
(iterative)  
Recommendation

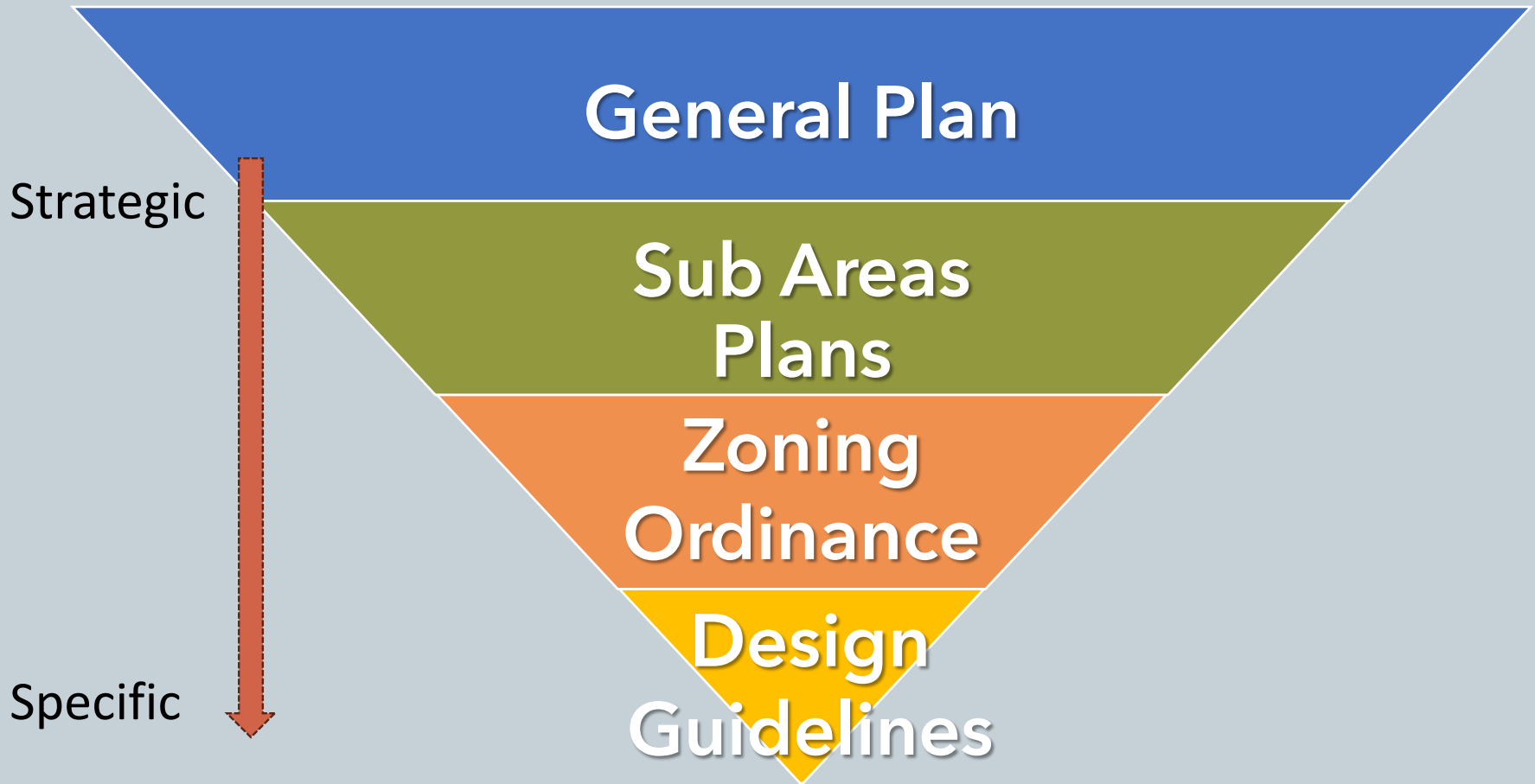
## Public Meetings

Public Notice  
Staff Report

## Entitlements

Approval from  
Planning Director,  
BOA, P&Z, or CC

# Tools for Land Use Review



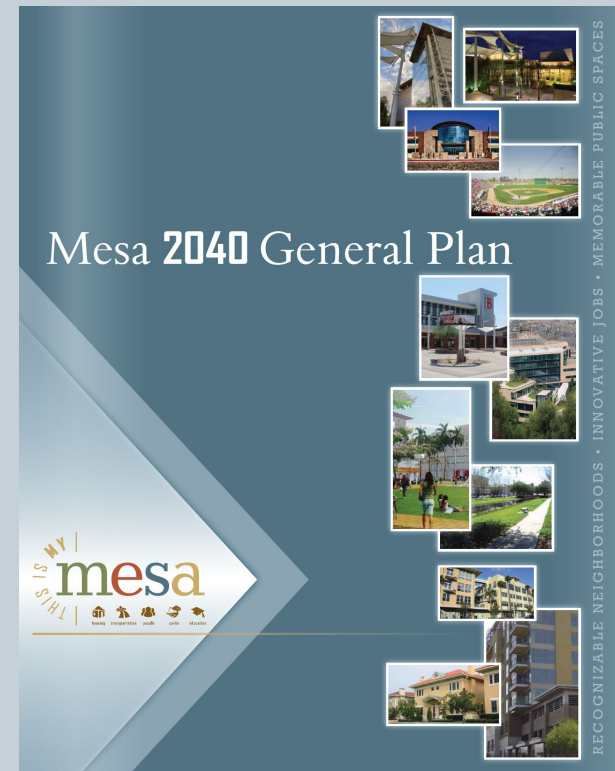


# Tools for Land Use Review



## GENERAL PLAN

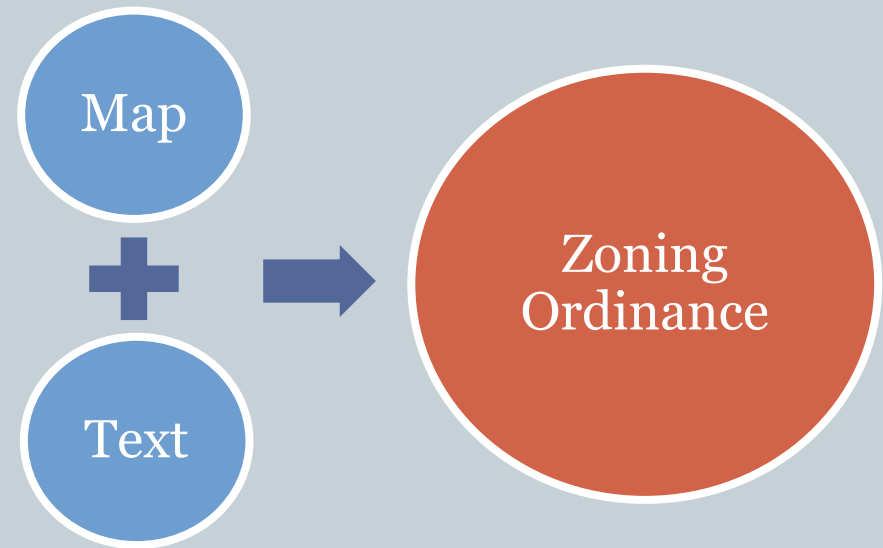
- Official policy guide to achieve desired physical development
- Expression of resident's values and aspirations
- Guide future plans, programs, investments, and other government activities
- Reference point for decision making - helps provide continuity over time



# Zoning Basics



- Implement the future land uses and built environment defined in the General Plan
- Division of land into districts or zones
- Regulate land uses
- Identify specific development standards (i.e., setbacks, building heights, and lot coverage)



# Land Use Regulations



## WHY ARE THEY NEEDED?

### Ordinances/Laws that:

- Direct growth
- Ensure quality development
- Enhance health, safety, morals, and welfare of the City

### Without Them:

- Conflicts in land use (e.g. - industrial near residential)
- Impacts on quality of life
- Increased cost of development - no certainty
- Impacts to natural resources
- Impacts on land values - loss of investment

# P&Z Board Functions



- 7 Member Board
- Review and make recommendations to City Council:
  - General Plan Amendments
  - Rezoning, including overlay zones (e.g., PAD, BIZ)
  - Text Amendments
  - Council Use Permits

# P&Z Board Functions



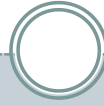
- Act on:
  - Special Use Permits to confirm compatibility with adjacent properties
  - Site Plans and ensure adherence with development standards
  - Preliminary Plats for accordance with Subdivision Regulations

# Special Use Permit - Review



- Conformance with Special Use Permit approval criteria Section 11-70-5(E)
- Consistency with General Plan and Specific Plan policies
- Consistency with the purpose of the zoning district
- Impacts to the surrounding areas
- Adequate public services, public facilities, and public infrastructure are available to serve the proposed project
- Additional approval criteria for some uses and request such as parking reductions, automobile washing, service stations, etc.

# Site Plan - Review



- Conformance with Site Plan Review approval criteria Section 11-69-5
- Consistency with General Plan and Sub-area Plans policies
- Consistency with applicable development standards
- Consistency with applicable design guidelines
- The site plan is appropriate to the function of the proposed project
- Cannot evaluate the use of the site

# Preliminary Plat - Review



- Conformance with the Subdivision Design Principles and standards Section 9-6-3
- Conformance with the base zoning districts development standards
- Conformance with Lots and Subdivisions standards of Section 11-30-6



# Meetings



- Quorum - At least 4 members of the Board must be present
- The Chair, or in the Chair's absence, the Vice Chair, shall
  - Lead the meeting
  - Maintain order
  - Be the final decision maker for meeting management questions
- If both the Chair and Vice Chair are absent the Board will elect a presiding officer for the meeting

# Meetings



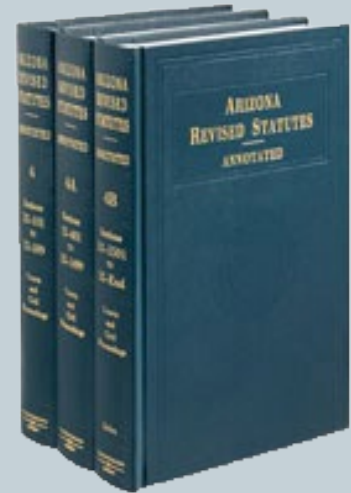
- The Board can only discuss or take action on items adequately described on the agenda
- Agenda must be posted 24 hours in advance
- A concurring vote of a majority of the Board is required to pass a motion
- Meetings of the Board must be open to the public
- Minutes of proceedings kept and filed with the Planning Division as a public record

# Open Meeting Law



## ARIZONA OPEN MEETING LAW ARIZONA REVISED STATUTES TITLE 38, CHAPTER 3, ARTICLE 3.1

“It is the public policy of this state that meetings of public bodies be conducted openly, and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided.” A.R.S. § 38-431.09



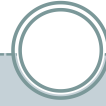
# Definition of a Public Body

Public body: means the legislature, all boards and commissions of this state or political subdivisions including all quasi-judicial bodies and all standing, special or advisory committees or subcommittees of, or appointed by, the public body.



ARIZONA  
OPEN MEETING LAW

# Definition of A Meeting



Meeting: The gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to that action.

Serial Meeting: The gathering, in person or through technological devices, of less than a quorum of the public body at which they discuss, propose or take legal action, and later the same discussion is had with other members of the public body which constitutes a quorum.

Traditional Meeting



Electronic Meeting

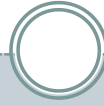


# Social Events and Social Media

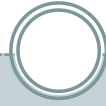


- If a quorum is present at a social event - the board members cannot discuss any item that may come before the Board
- Do not discuss business or items that may come before the Board with other members outside of a formal, noticed, and agendized meeting
- Can express an opinion or discuss an issue with the public at a venue other than a meeting, through the media, other public broadcast communications or technological means if:
  - The opinion or discussion is not principally directed at or directly given to another member of the public body
  - There is no concerted plan to engage in collective deliberation to take legal action

# Violations



- Actions taken by the Public Body are null and void
- Attorney General or County Attorney may investigate
- Potential Penalties:
  - Civil penalties
  - Removal of an individual member if the court makes a finding of intent
  - Assess the individual member with all costs awarded to the plaintiff
  - May not spend public monies for legal counsel



Questions?





# ZON24-00249

Tulili Tuiteleleapaga-Howard, Planner I

July 24, 2024



# Request

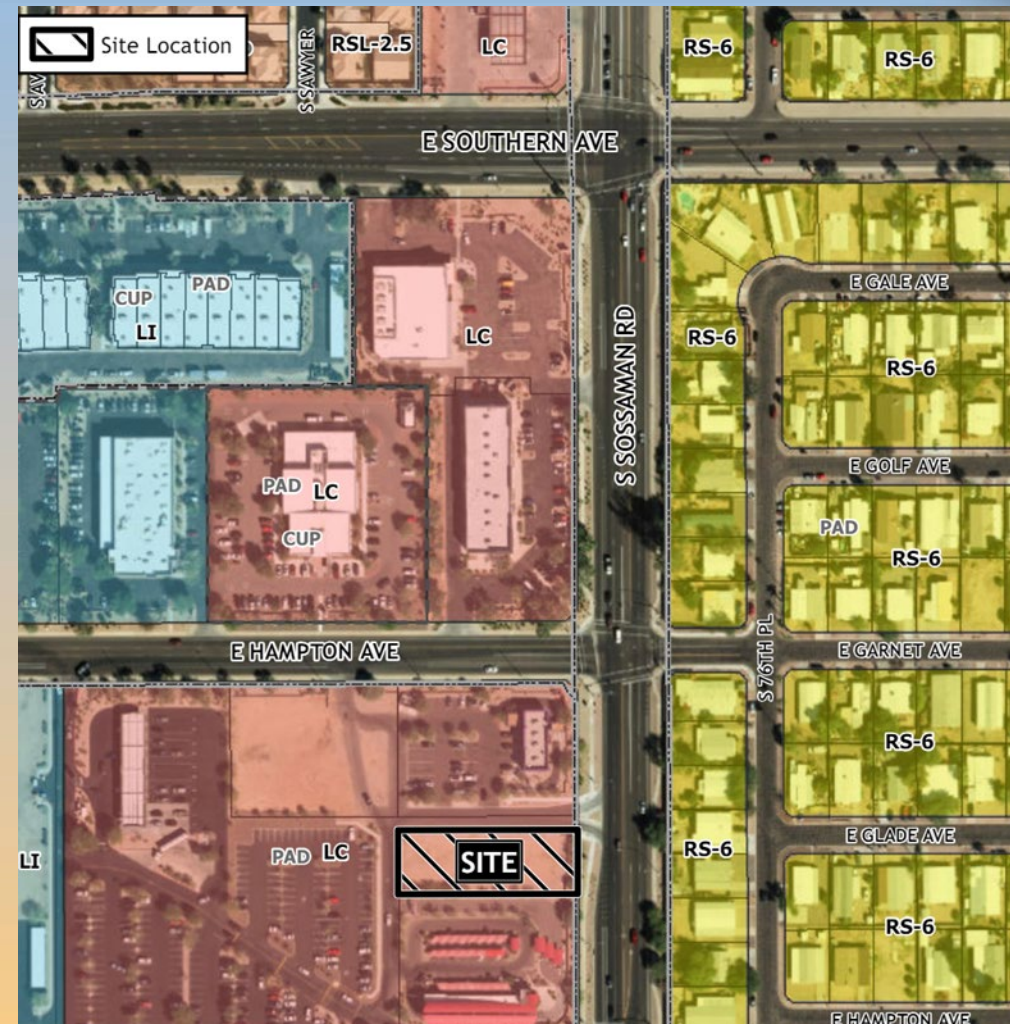
- Major Site Plan Modification
- To allow for a Minor Automobile/Vehicle Repair Use





# Location

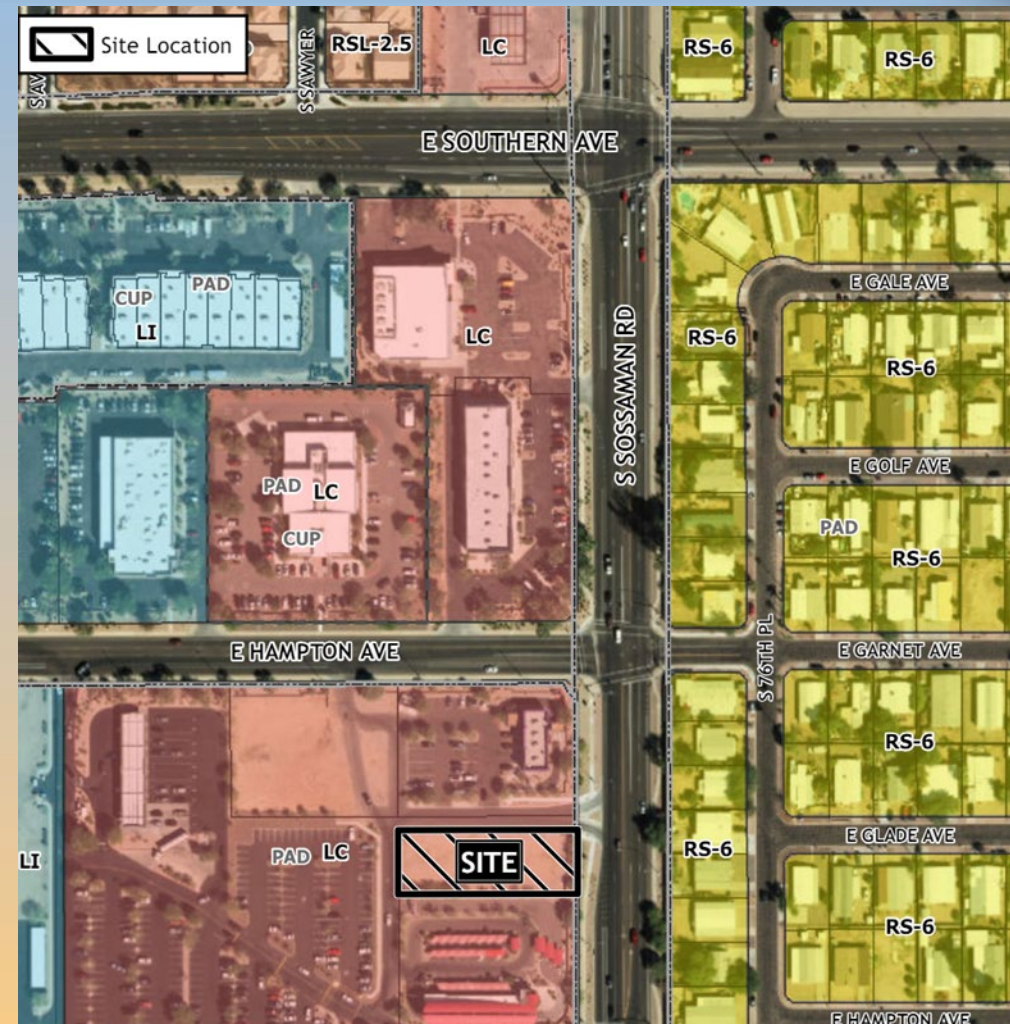
- South of Hampton Avenue
- West of Sossaman Road
- South of Southern Avenue





# Zoning

- Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD)

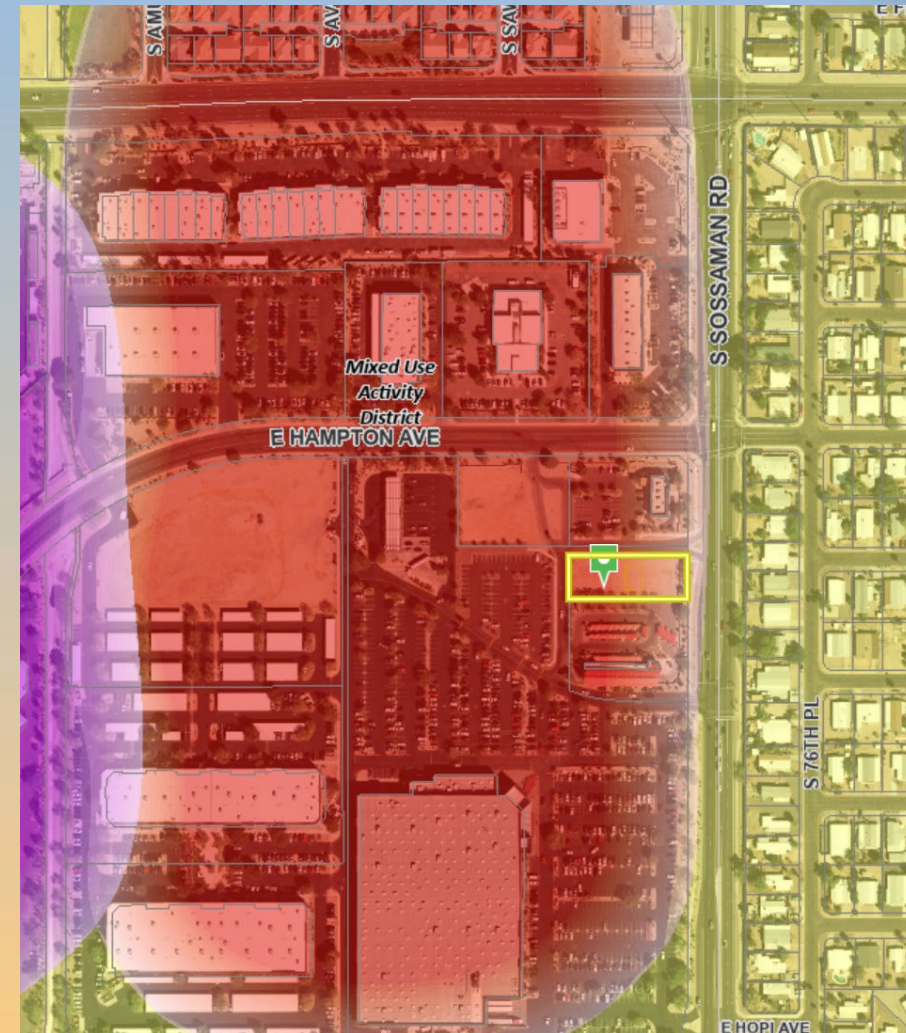




# General Plan

## Mixed Use Activity District

- Create strong and viable centers of commercial activity
- Attract people to unique shopping and entertain experience





# Site Photo



Looking west from Sossaman Road

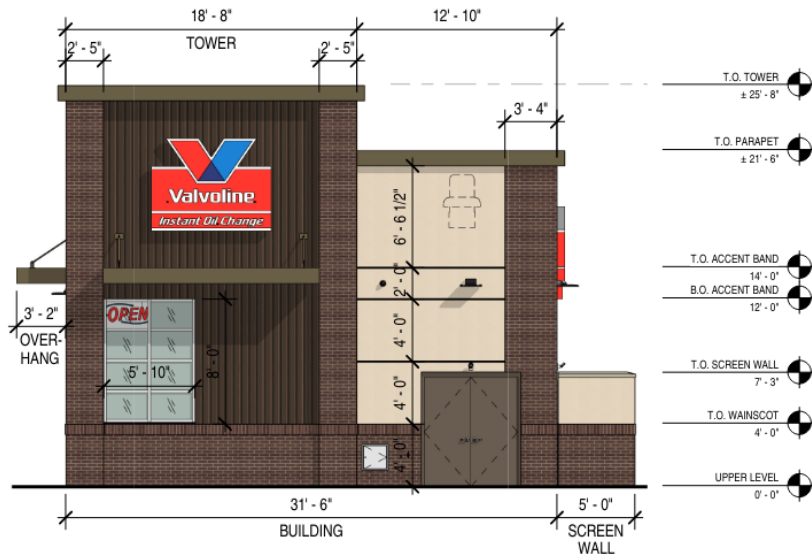




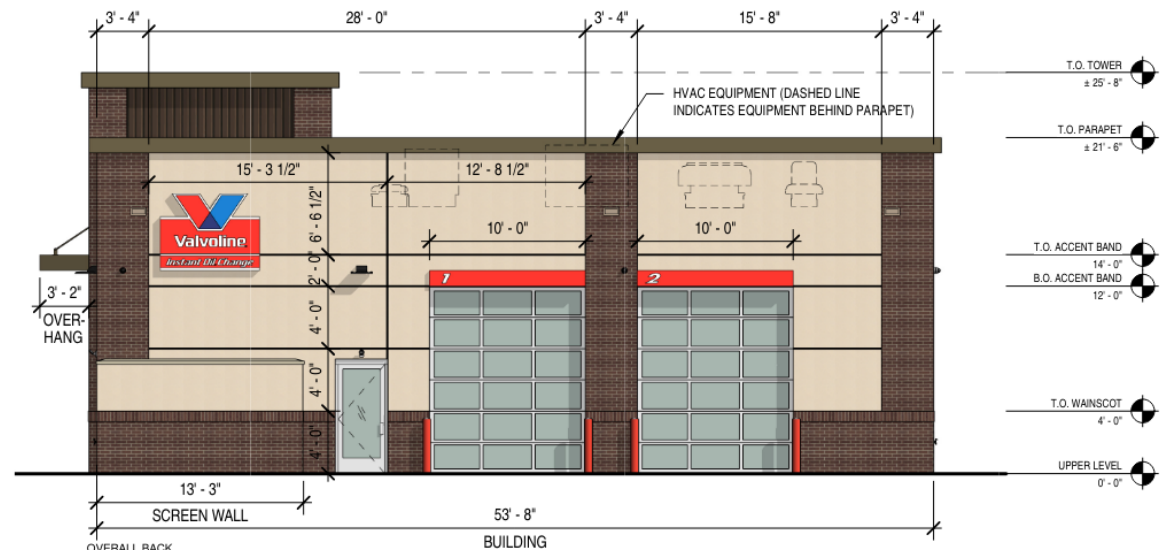




# Elevations



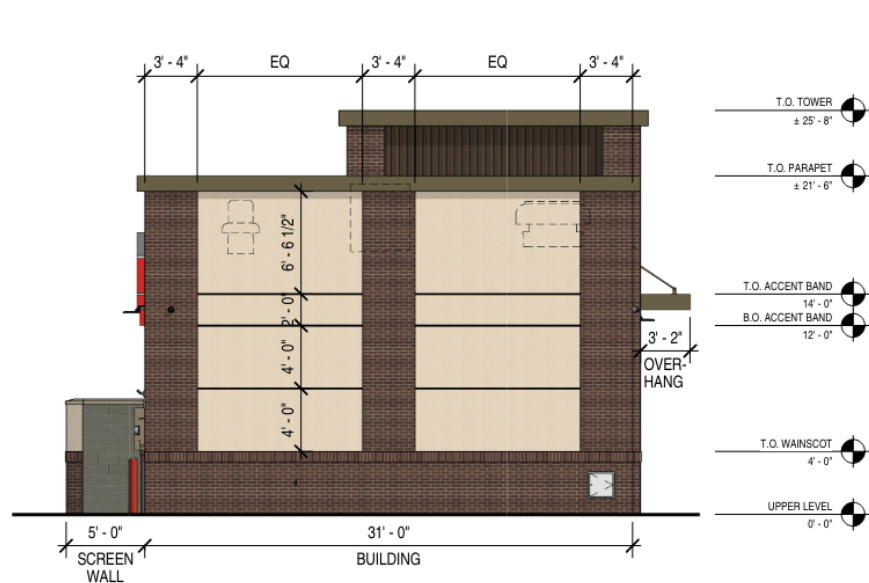
2 OVERALL RIGHT SIDE EXTERIOR ELEVATION (RIGHT)  
Scale: 1/8" = 1'-0"



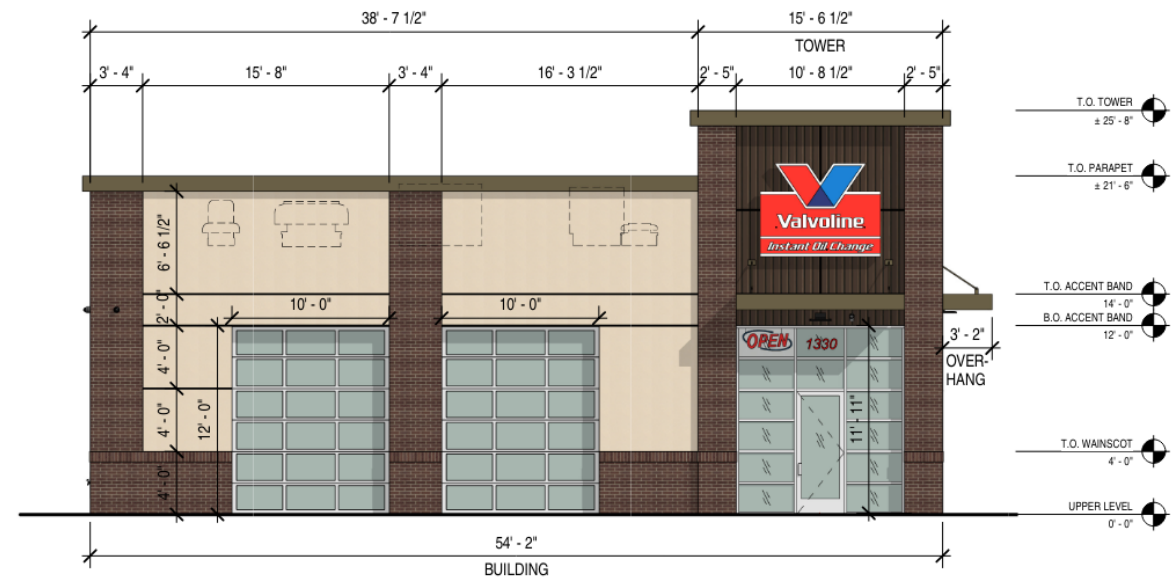
1 OVERALL BACK EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# Elevations



4 OVERALL LEFT SIDE  
EXTERIOR ELEVATION (LEFT)  
Scale: 1/8" = 1'-0"



3 OVERALL FRONT  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# Wall Detail



View from Sossaman Road



# Rendering

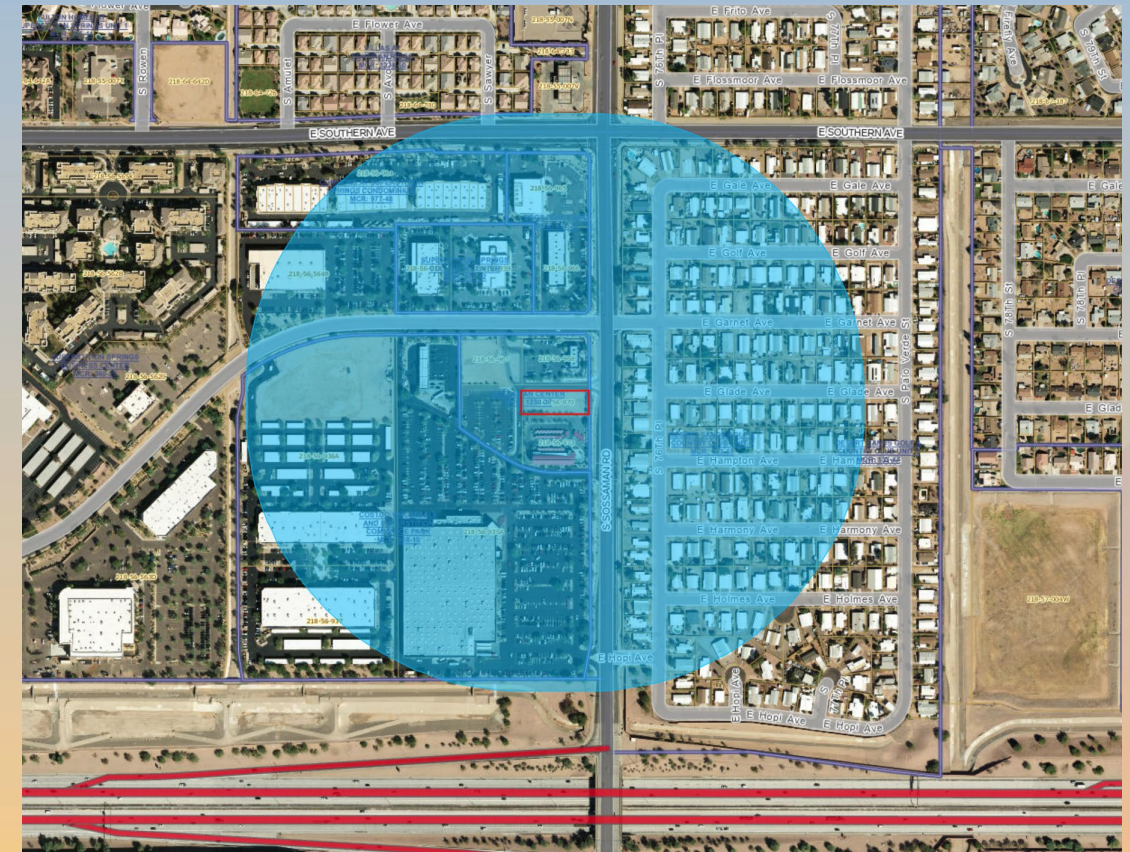


Looking northwest from Sossaman Road



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-31-6 of the MZO for Automobile/Vehicle Repair Development Standards
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions***



# ZON24-00251

# CyrusOne Data Center

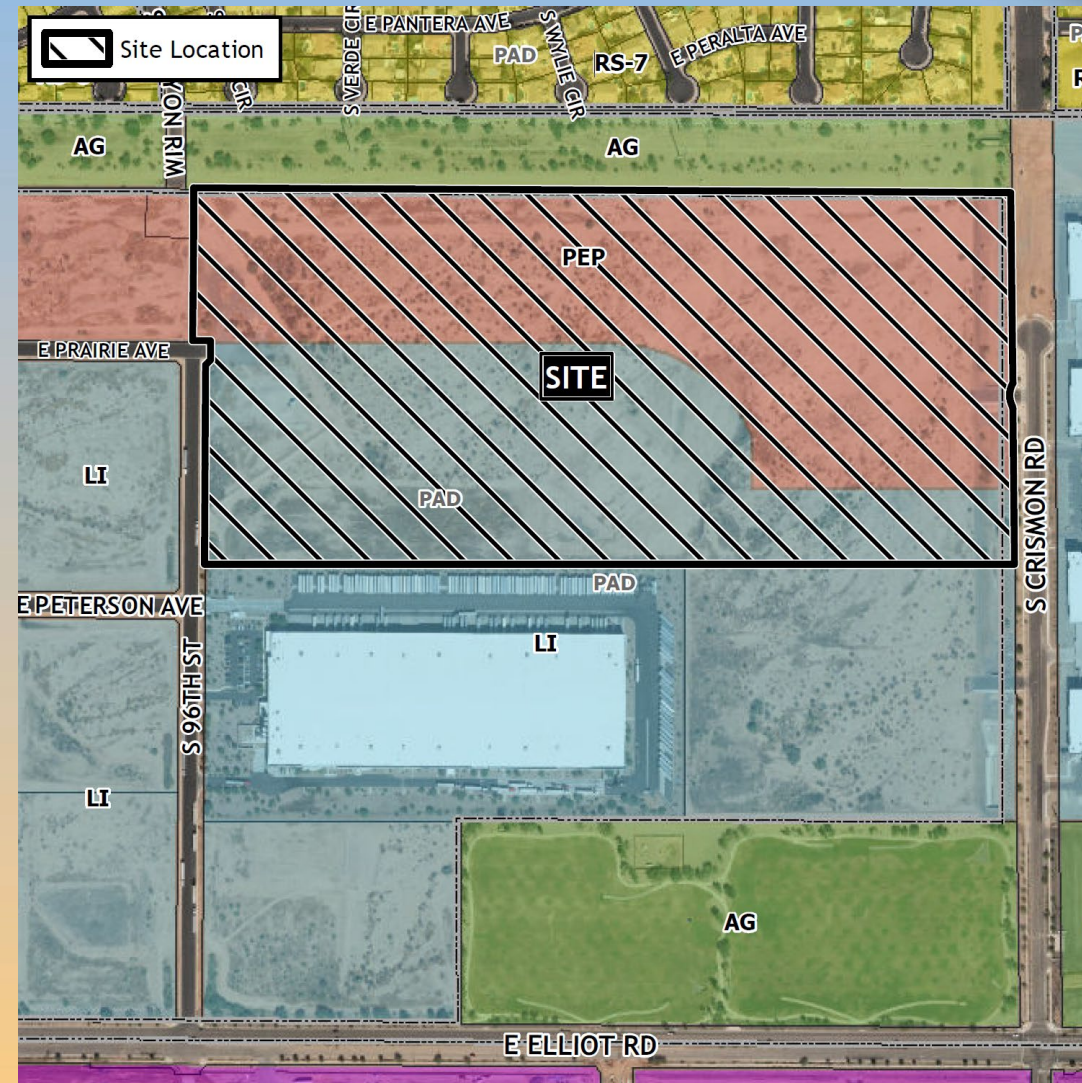
Cassidy Welch, Senior Planner

July 24, 2024



# Location

- North of Elliot Road
- West of Crismon Road







# Request

- Site Plan Review
- Special Use Permit
- To allow for a data center





# General Plan

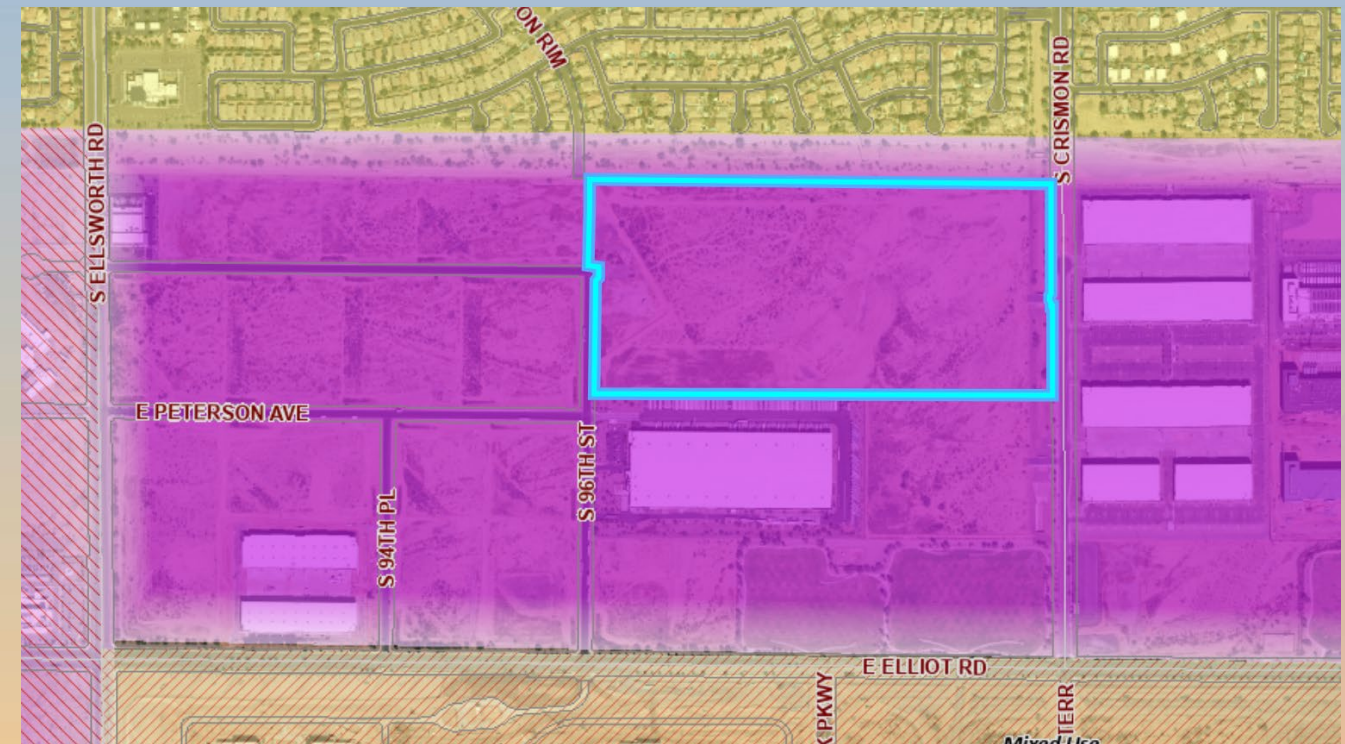
## Employment, Industrial

- Wide range of employment
- Manufacturing, warehousing

## Mesa Gateway Strategic Development Plan

### Mixed-Use Community District

- Business parks, light industrial and other high-intensity employment are compatible







# Site Photos

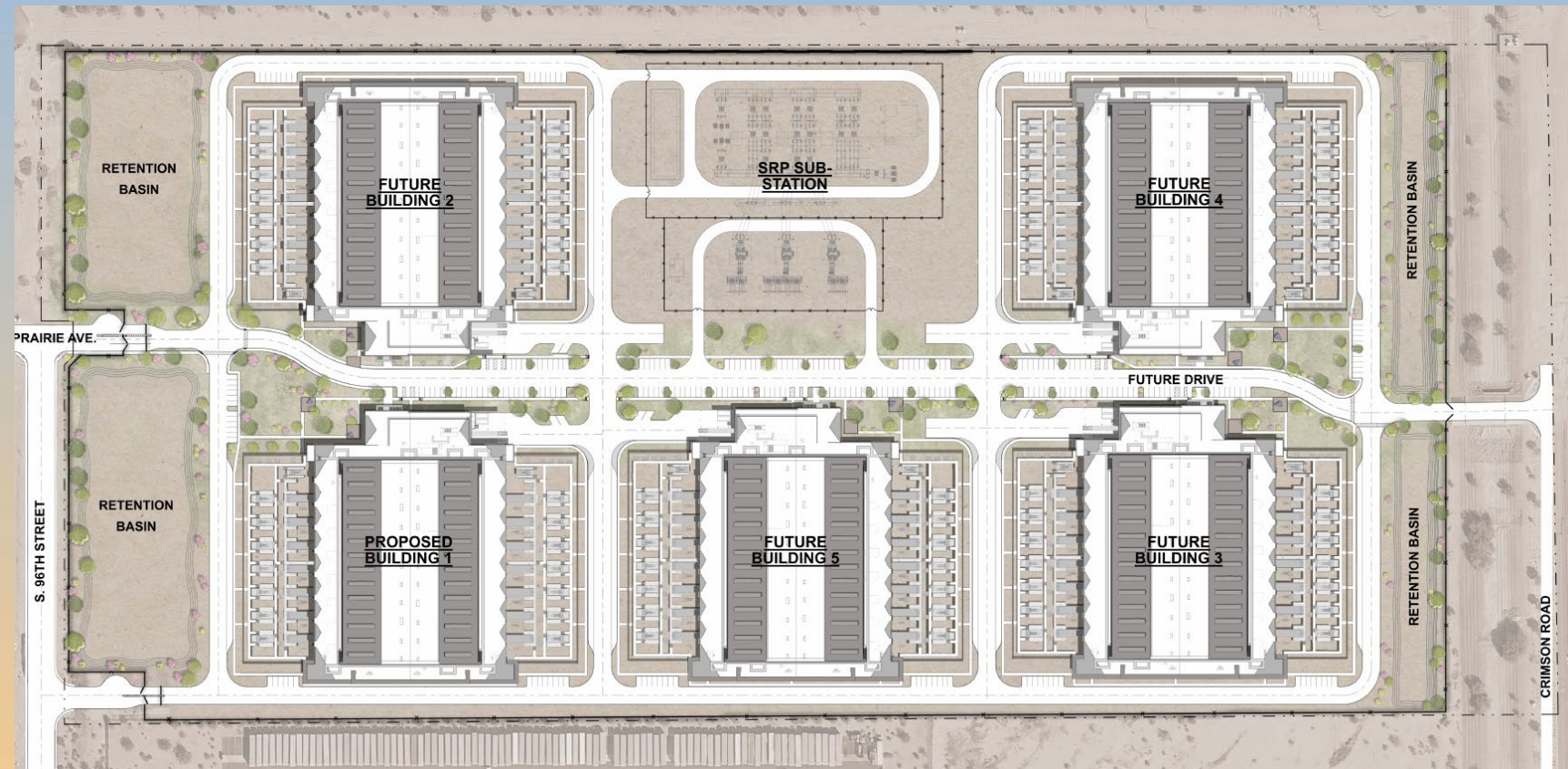


Looking east towards the site



# Site Plan

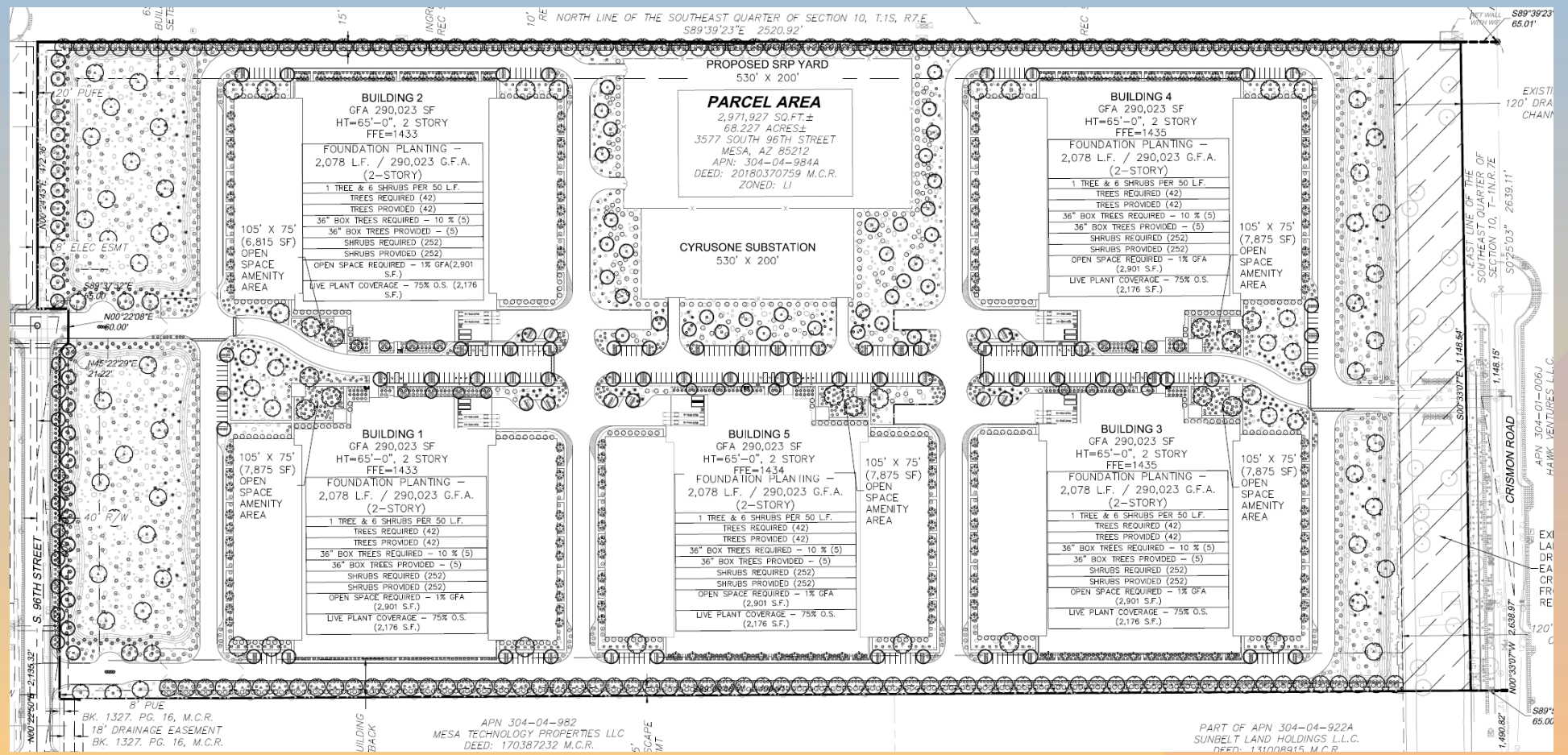
- Five 290,023 SF buildings
- 1,615 spaces required; 281 spaces provided





# Landscape Plan

SYMBOL	BOTANICAL / COMMON NAME	QTY
<b>EVERGREEN TREES</b>		
○	PARKINSONIA PRAEOCX	73
○	SONORAN PALO VERDE	73
○	PARKINSONIA X 'DESERT MUSEUM'	180
○	DESERT MUSEUM PALO VERDE	326
○	PROSOPIS X 'AZT SEEDLESS'	
○	AZT SEEDLESS HYBRID MESQUITE	
<b>ORNAMENTAL TREES</b>		
⊗	CAESALPINIA CACALACO 'SMOOTHIE'	166
⊗	SMOOTHIE THORNLESS CASCALOTE	21
⊗	CHITALPA TASHKENTENSIS 'PINK DAWN'	187
⊗	PINK DAWN CHITALPA	
<b>SHADE TREES</b>		
⊙	OLNEYA TESOTA	18
⊙	DESERT IRONWOOD	30
⊙	PITHECOLLOBIUM FLEXICAULE	48
⊙	TEXAS EBONY	
<b>EVERGREEN GROUNDCOVER</b>		
●	EREMOPHILA GLABRA 'MINGENOW GOLD'	645
●	OUTBACK SUNRISE EMU BUSH	186
●	LANTANA CAMARA DWARF YELLOW	899
●	YELLOW BUSH LANTANA	1,732
●	LANTANA MONTEVIDENSIS	
●	PURPLE TRAILING LANTANA	
<b>LARGE SHRUBS</b>		
●	AGAVE OVATIFOLIA	168
●	WHALE'S TONGUE AGAVE	153
●	DASYLIRON WHEELERI	86
●	GREY DESERT SPOON	307
●	DODONAEA VISCOSA	581
●	HORSED BUSH	97
●	HESPERALOE FUNIFERA	272
●	GIANT HESPERALOE	235
●	LARREA TRIDENTATA	1,899
●	CREOSOTE BUSH	
●	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	
●	LYNN'S LEGACY LANGMAN'S SAGE	
●	SIMMONDSIA CHINENSIS	
●	JOJOBA	
●	TECOMA X 'ORANGE JUBILEE'	
●	ORANGE JUBILEE YELLOW BELLS	
<b>MEDIUM SHRUBS</b>		
●	CALLIANDRA ERIOPHYLLA	304
●	FAIRY DUSTER	262
●	ENCYLLIA FARINOSA	68
●	BRITTLEBUSH	216
●	HESPERALOE PARVIFLORA	182
●	RED YUCCA	67
●	MUHLENBERGIA RICENS	1,099
●	DEER GRASS	
●	RUELLIA PENINSULARIS	
●	DESERT RUELLIA	
●	YUCCA PALLIDA	
●	PALE-LEAF YUCCA	
<b>GROUNDCOVERS</b>		
○	DECOMPOSED GRANITE @ 2" DEPTH	850,219 SF
○	3/4" SCREENED ROCK PROS DESERT GOLD	850,219 SF
<b>SUBTOTAL:</b>		



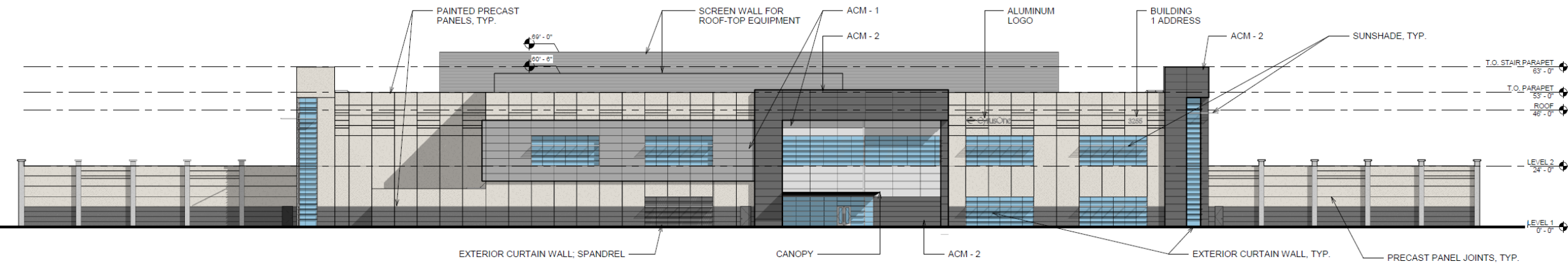


# Special Use Permit

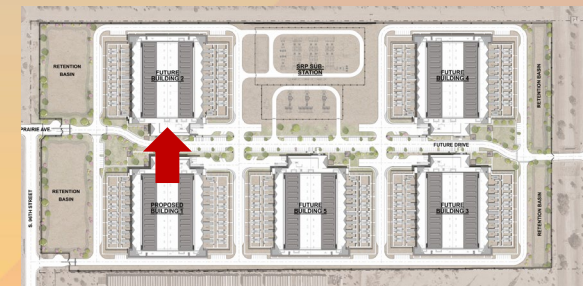
Development Standard	MZO Required	SUP Proposed
<u>Minimum Required Parking –</u> <i>MZO Section 11-32-3</i>	1,615 spaces at 1 space per 900 square feet	<b>281 spaces</b>
<u>Maximum Building Height–</u> <i>MZO Section 11-7-3</i>	40 feet in the LI zoning district  Plan specific for PEP zoning district	<b>69 feet</b>



# Elevations



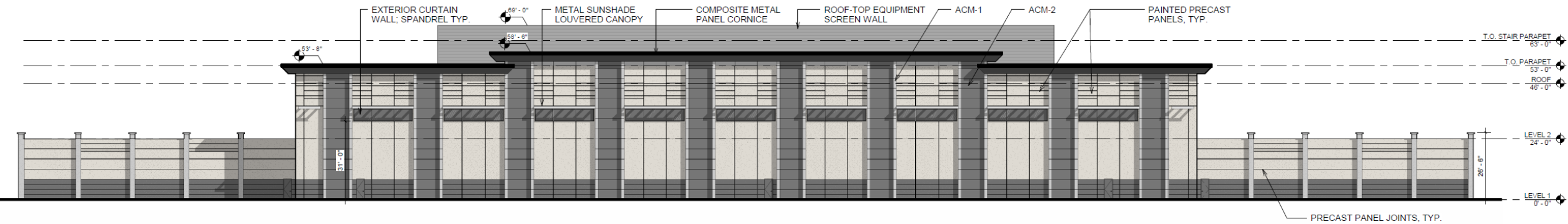
3 EXTERIOR ELEVATION - FRONT  
1" = 20'-0"



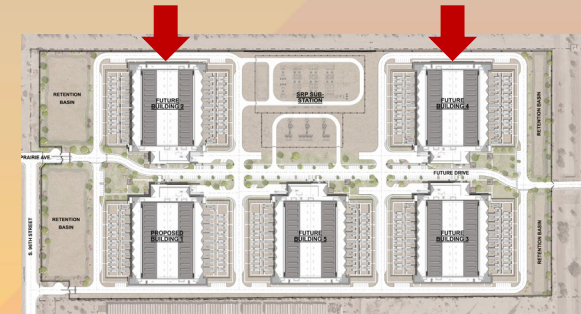




# Elevations



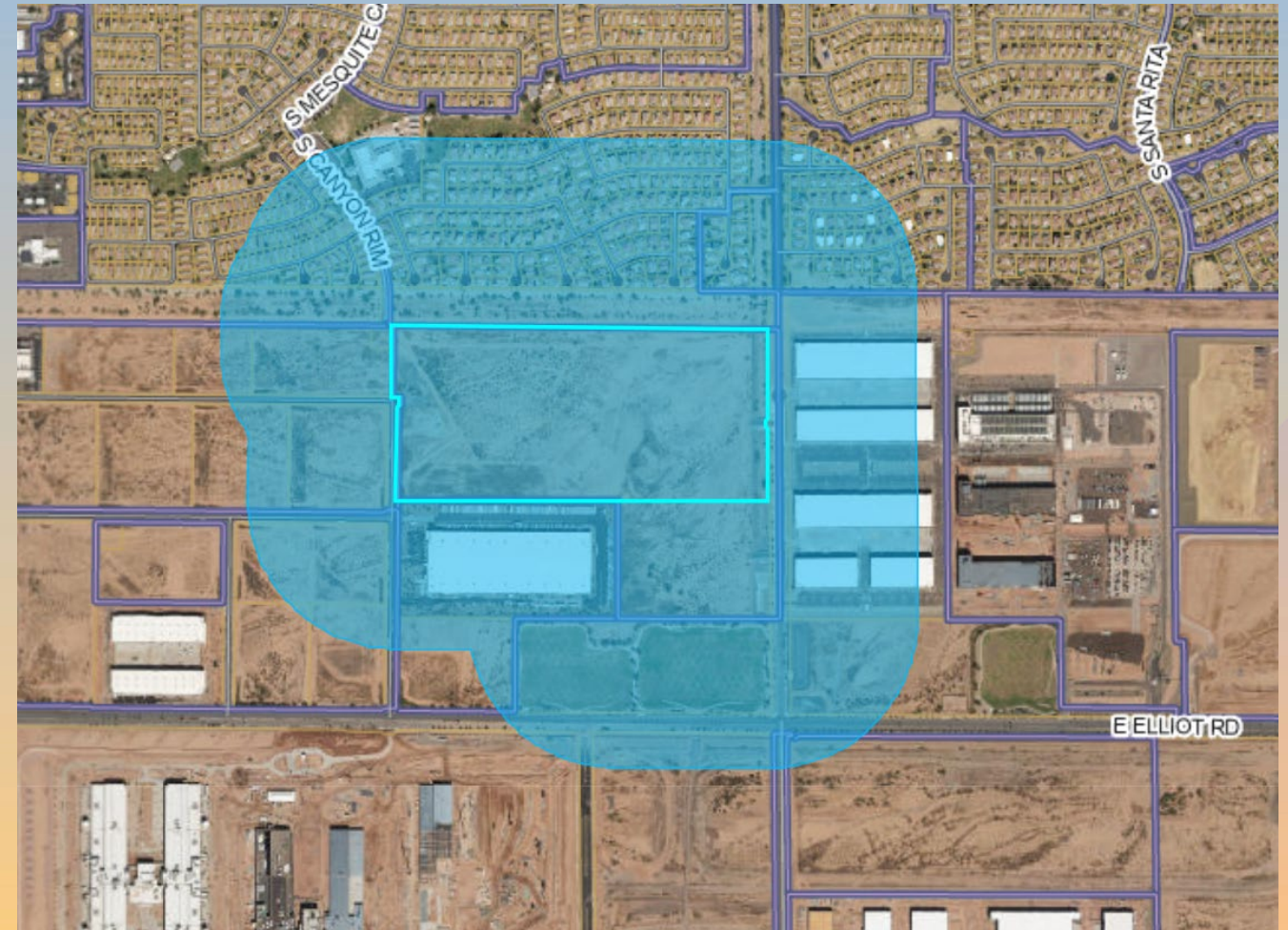
2 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 2, 4  
1" = 20'-0"





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting June 24, 2024
- One neighbor in attendance
- 2 neighbors expressed opposition to height





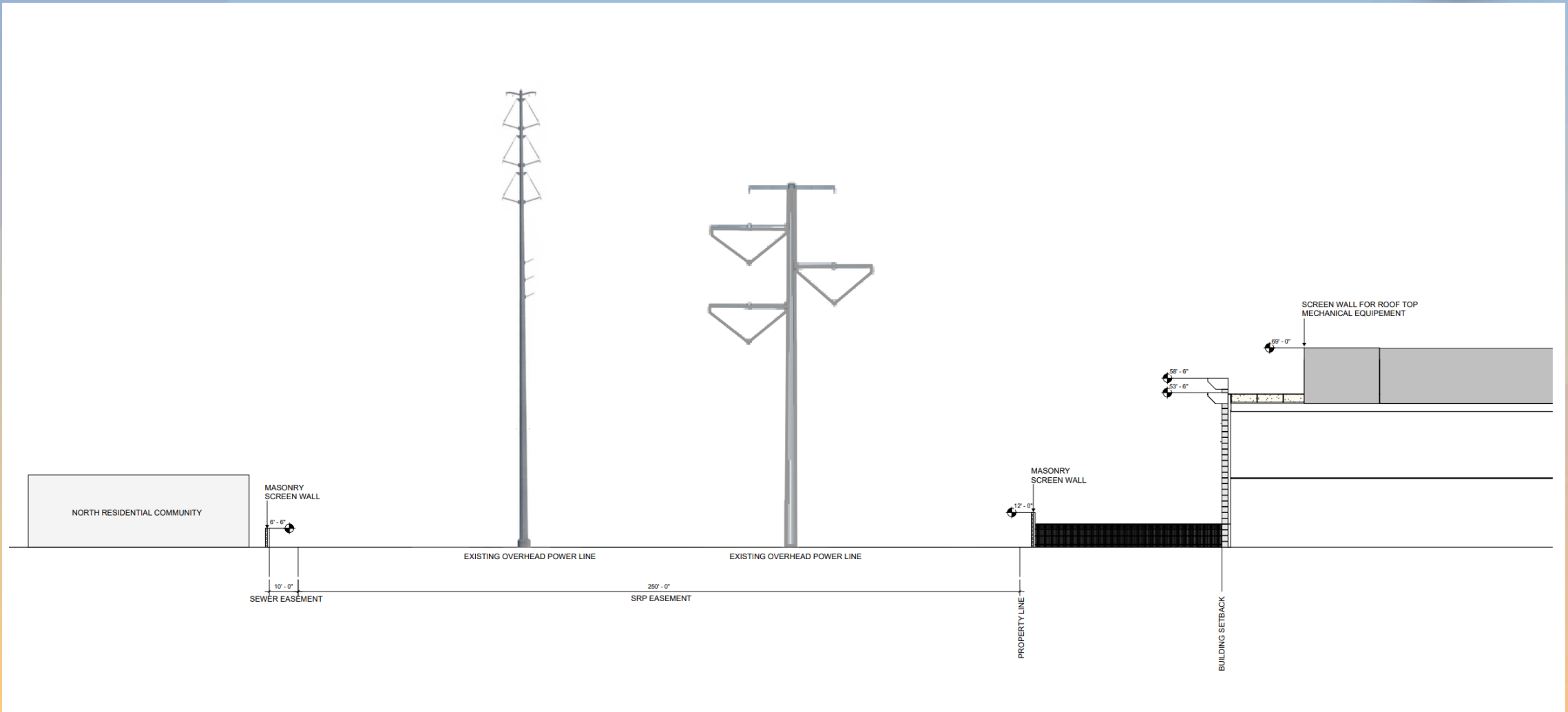
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-69-5 of the MZO for Site Plan Modification
- ✓ Complies with Chapter 70 of the MZO for a SUP

***Staff recommends Approval with Conditions***



# Context





# Renderings



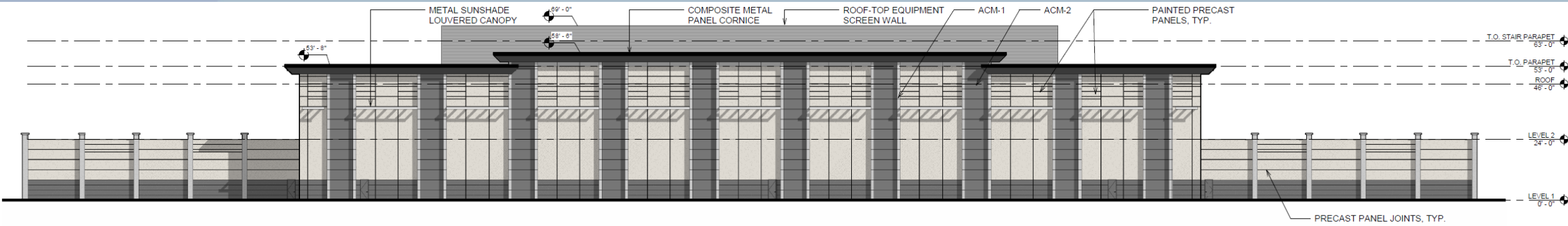


# Renderings

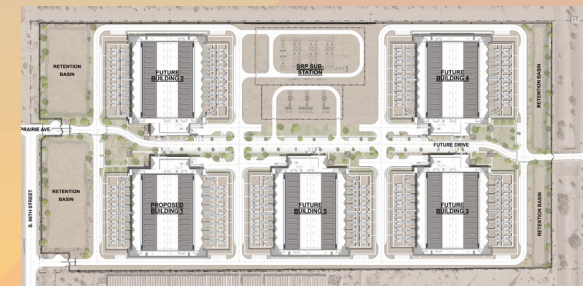




# Elevations



1 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 1, 3, 5  
1" = 20'-0"

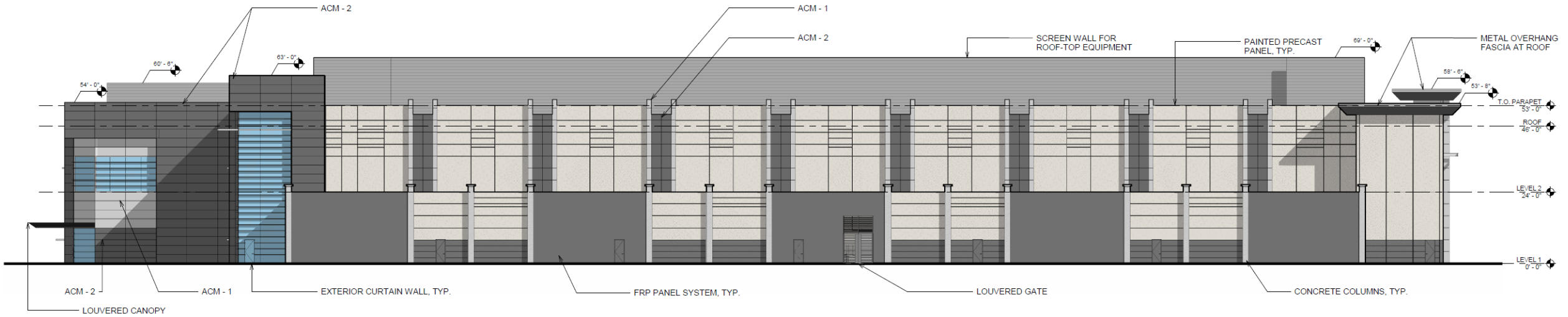




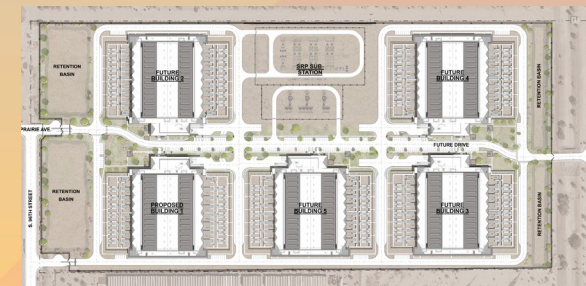




# Elevations

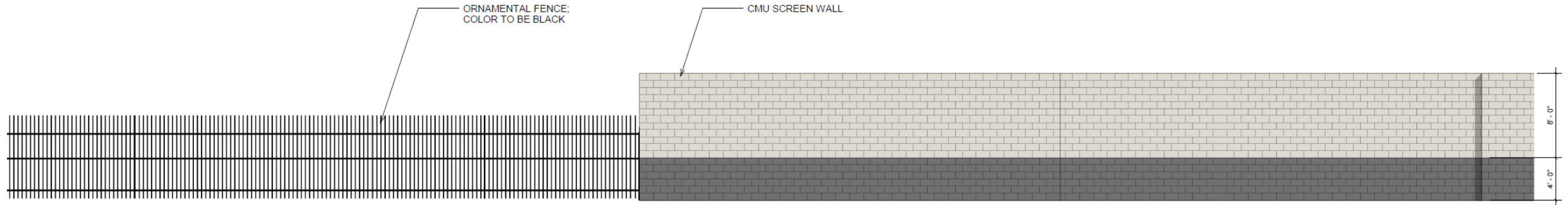


1 EXTERIOR ELEVATION - WEST  
1/16" = 1'-0"





# Elevations



1 North Perimeter Fence Elevation  
3/16" = 1'-0"



# ZON24-00190

Sean Pesek, Senior Planner

July 24, 2024



# Request

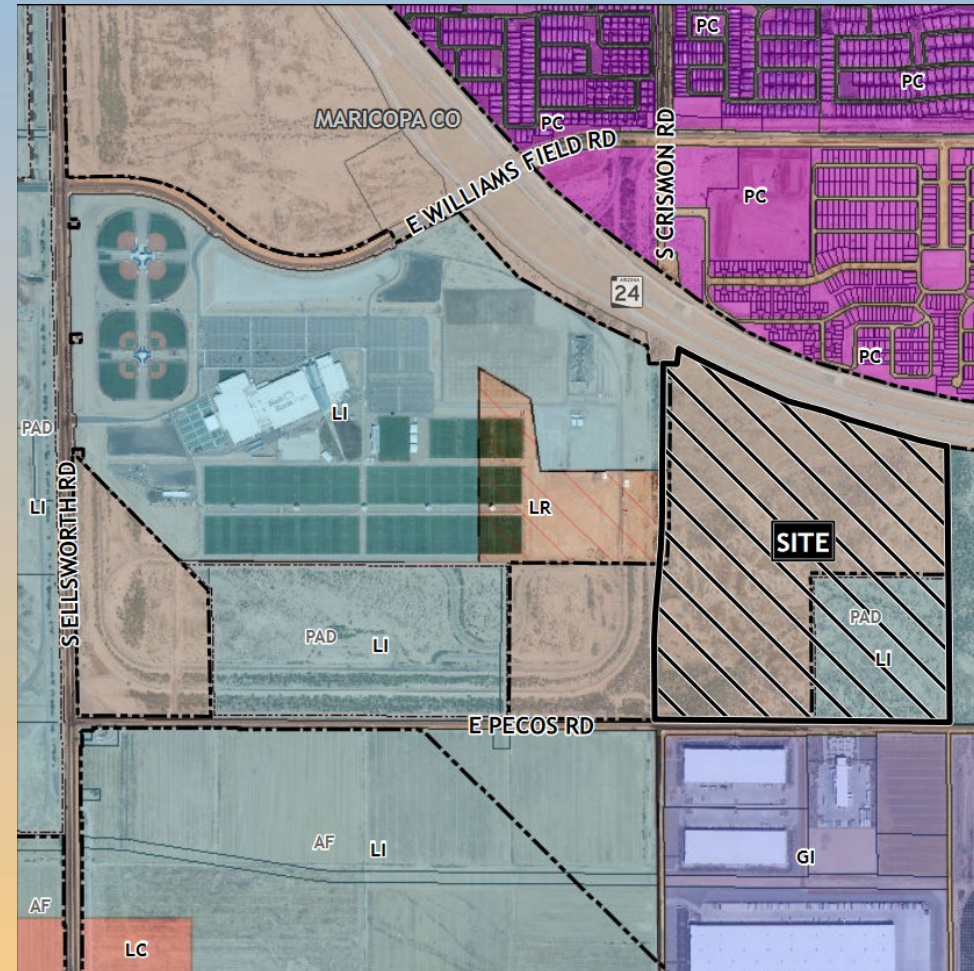
- Rezone from AG and LI-PAD to LI-PAD
- Site Plan Review
- Council Use Permit
- To allow for a data center





# Location

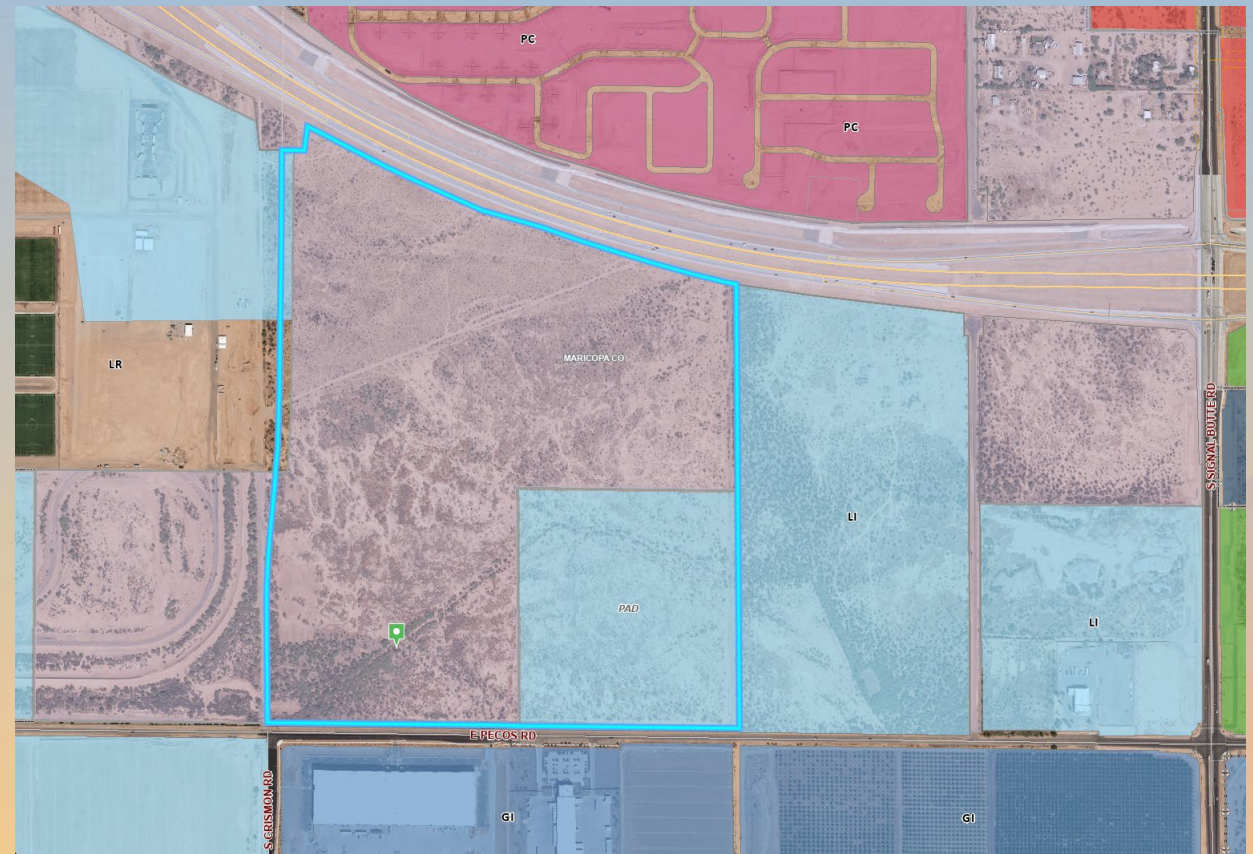
- NEC of Pecos Road and the future Crismon Road alignment
- South of SR-24
- East of Ellsworth Road





# Zoning

- ±37 acres currently zoned LI-PAD
- Remaining acreage to be annexed and initially zoned AG
- Subject request includes a rezoning from AG and LI-PAD to LI-PAD





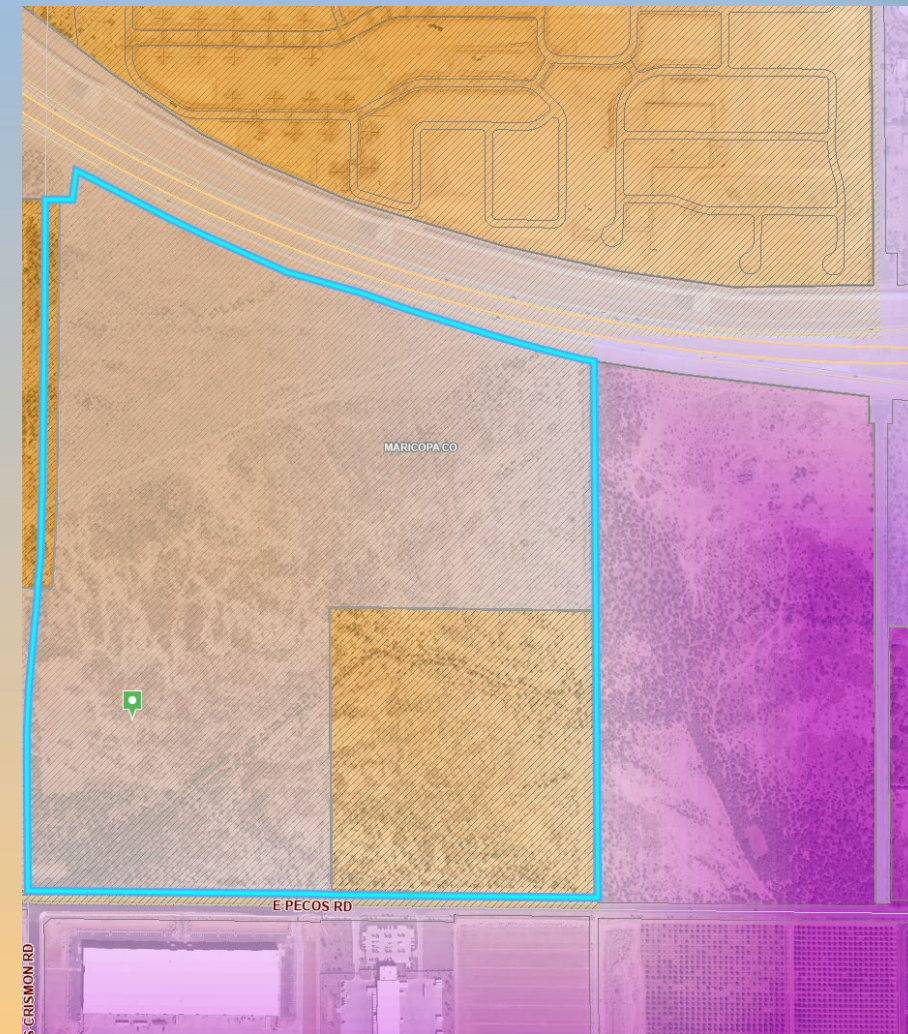
# General Plan

## 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



North from Pecos Road





# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Foundation Base – MZO Section 11-33-5(A)(1)</u>                      -Width along exterior walls with a public entrance adjacent to parking stalls</p>	<p>15 feet</p>	<p>10 feet</p>
<p><u>Required Parking Spaces by Use – MZO Table 11-32-3(A)</u>                      - Warehousing and Storage (exclusive of Mini-Storage)                       -General offices, retail, and services</p>	<p>1 space per 900 sq. ft. (1,865 spaces required)                       1 space per 375 sq. ft. (605 spaces required)                       (2,470 total required)</p>	<p>1 space per 3,830 sq. ft. (436 spaces provided)                       1 space per 375 sq. ft. (666 spaces provided)                       (1,104 total proposed)</p>



# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Solid Waste and Recycling Container Enclosures -</u>  <b><i>MZO Section 11-30-12(A)(1)</i></b></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> <b><i>MZO Section 11-30-13(B)</i></b></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

Fences and Freestanding Wall Height -  
***MZO Section 11-30-4(B)***

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

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

Outdoor Storage -  
***MZO Table 11-7-2***

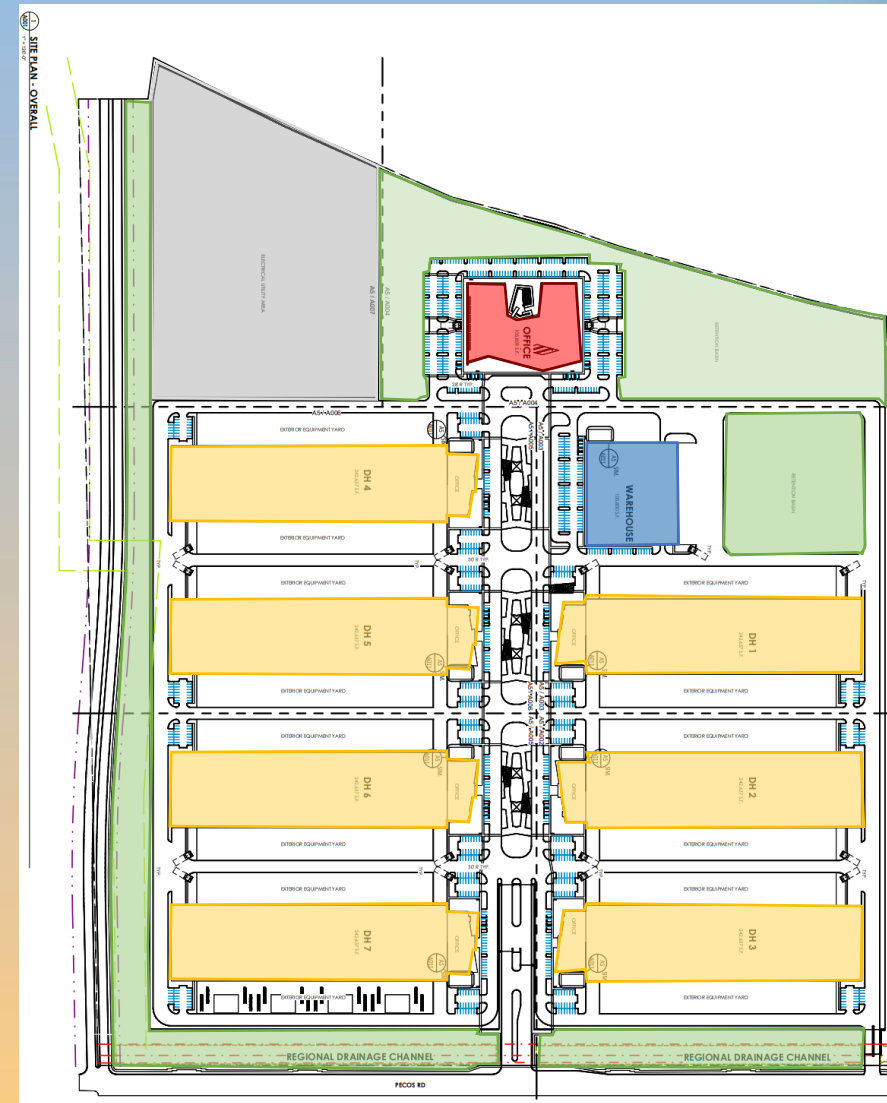
Accessory outdoor storage must be confined to the rear one-half of the lot

Accessory outdoor storage is permitted throughout the lot



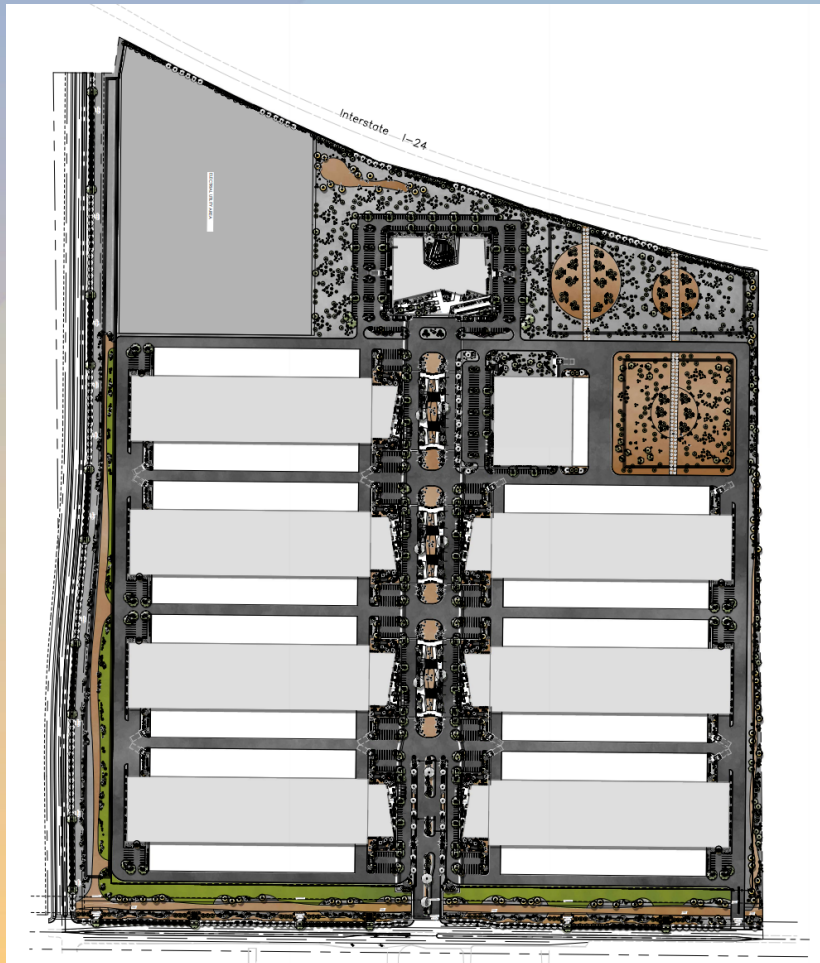
# Site Plan

- Seven data halls (1,698,459sf of GFA)
- One warehouse building (100,800sf)
- One, two-story office building (105,859sf of GFA)
- 2,470 parking spaces required;  
1,104 parking spaces proposed





# Landscape Plan



**PLANT LEGEND**

**CONIFERS**

	CATH	30	Cupressus arizonica 'Blue Ice'	Blue Ice Arizona Cypress	30'w x	5'-6"
	CXC	245	Cupressus sempervirens 'Glauca'	Blue Italian Cypress	24'w x	6'-7"

**DECIDUOUS TREES**

	AWP	182	Acacia whitebark	Palo Blanco	24'w x	2'Cl
	CDD	24	Chilopsis linearis 'Majesty Lane'	Desert Decid. Decid. Willow	24'w x	Multi-stemmed
	G4	7	Cordia alliodora 'Imperial'	Texas Redbud	24'w x	Multi-stemmed
	CLX	136	Chilopsis linearis 'Burgundy Lace'	Burgundy Lace Decid. Willow	24'w x	Multi-stemmed
	LTD	54	Lagotis linearis 'White Top'	Dynamite® Cape Myrtle	20'Cl	Clamp
	PDM	160	Parthenocissus 'Desert Mosaic'	Desert Mosaic Palo Verde	24'w x	Multi-stemmed
	PCL	118	Pinus chihuahuensis 'Red Peak'	Red Peak Chihuahu. Pine	36'w x	2'Cl
	PCT	89	Prosopis juliflora 'Thomson'	Thomson's Cholla Mesquite	36'w x	2'Cl
	PFB	51	Parthenocissus 'Blue Palo Verde'	Blue Palo Verde	36'w x	Multi-stemmed

**EVERGREEN TREES**

	AWV	45	Acacia whitebark	White Acacia	24'w x	2'Cl
--	-----	----	------------------	--------------	--------	------

**PALMS**

	BNP	6	Bismarckia nobilis	Bismarck Palm	48'w x	10-12'
	CFM	95	Chamaecyparis lawsoniana 'Fat Palm'	Mediterranean Fat Palm	48'w x	Clamp
	PGL	6	Phoenix rostrata	Candy Cane Date Palm	48'w x	10-12'
	PFD	44	Phoenix dactyloides	Date Palm	48'w x	10-12'
	W/P	2	Washingtonia robusta	Mountain Fan Palm	48'w x	10-12'

**HOT DESERT EVERGREEN**

	AYM	175	Acacia greggii	Majesty	24'w x	2'Cl
	FNL	10	Ficus nitida	Indian Laurel Ficus	24'w x	2'Cl
	OW	11	Olea europaea 'Wilson'	Wilson Olive	24'w x	2'Cl

**DECIDUOUS SHRUBS**

	CFP	208	Calliandra eriophylla	Pink Fairy Duster	5 gal
--	-----	-----	-----------------------	-------------------	-------

**EVERGREEN SHRUBS**

	CMB	1,074	Carissa macrocarpa 'Borrowed Beauty'	Borrowed Beauty Natal Plum	5 gal
	EFB	974	Eucalyptus fulgens	Bottlebrush	5 gal
	EFB	1,700	Eucalyptus leucophylla 'Blue Bell'	Blue Bell Eucalyptus	5 gal
	EMV	89	Eucalyptus maculata 'Valentine'	Valentine Spotted Eucalyptus	5 gal
	LHC	178	Leucophaea 'Heavenly Cloud'	Heavenly Cloud Texas Sage	5 gal
	LFG	171	Leucophaea 'Green Cloud'	Green Cloud Texas Sage	5 gal
	LVC	392	Lantana verticillata	Canyon Bush	5 gal
	MBT	7	Myrica communis 'Bocica'	Bocica Twisted Common Myrtle	5 gal
	PE	16	Phorinia x fraseri	Red Tip Phorinia Euphorbia	5 gal
	RFB	261	Rhapidochloa indica 'Valerina'	Valerina Indian Hawthorn	5 gal
	RFP	64	Rhapidochloa indica 'Pink Lady'	Pink Lady Indian Hawthorn	5 gal
	ROY	26	Rosa rugosa 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal
	SCJ	456	Santanderia chinensis	Joyita	5 gal
	STL	159	Sophora secundiflora	Texas Mountain Laurel	5 gal

**FERNS**

	AYM	53	Asparagus densiflorus 'Myer'	Myer Asparagus Fern	1 gal
--	-----	----	------------------------------	---------------------	-------

**GRASSES**

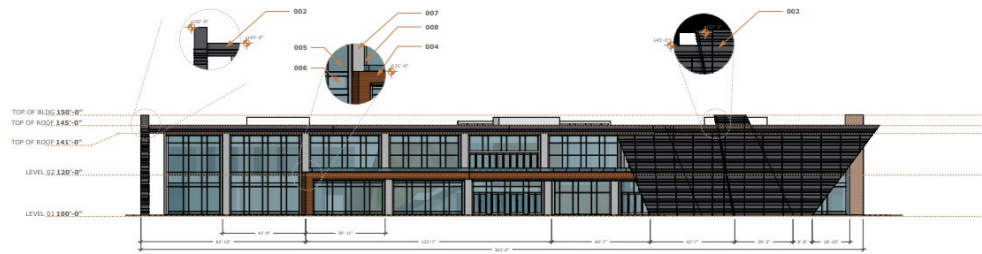
	MCL	1,049	Muhlenbergia capillaris 'Lemon'	Regal Meib® Pink Mahly Grass	1 gal
	MLL	209	Muhlenbergia lindheimeri 'Lemon'	Autumn Glow™ Lindheimer's Mahly	1 gal
	ML	128	Muhlenbergia lindheimeri 'Lemon'	Autumn Glow™ Lindheimer's Mahly	1 gal
	MKD	399	Muhlenbergia rigens	Deer Grass	1 gal

**PERENNIALS**

	GLR	10	Geum lindheimeri 'Rozz Jane'	Rozz Jane Geum	1 gal
	SGR	1,205	Salvia greggii 'Raspberry'	Raspberry Autumn Sage	1 gal
	Sgr	70	Salvia greggii 'Raspberry'	Raspberry Autumn Sage	1 gal
	ZEG	66	Zantedeschia eliotiana	Golden Calla	Ball



# Office Elevations



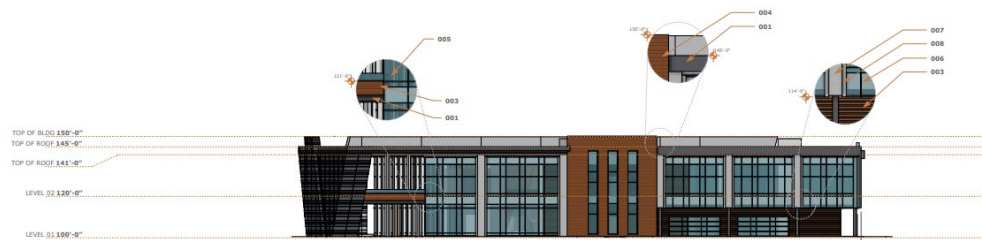
**SOUTH ELEVATION - MAIN BUILDING**  
SCALE 1/16" = 1'-0"



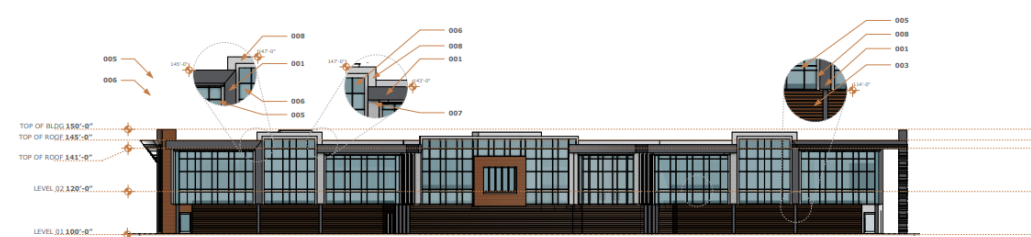
**EDGE OF ROOF PLAN - FOR REFERENCE**  
SCALE 1/16" = 1'-0"

**MATERIALS LEGEND**

- |     |                              |     |                               |     |                                  |     |                         |
|-----|------------------------------|-----|-------------------------------|-----|----------------------------------|-----|-------------------------|
| 001 | ACM METAL PANEL SYSTEM       | 003 | LOUVERED WALL SYSTEM          | 005 | VITRO VISTACOOOL REFLECTIVE BLUE | 007 | ACM METAL PANEL SYSTEM  |
| 002 | DRI-DESIGN ZINC PANEL SYSTEM | 004 | DRI-DESIGN METAL PANEL SYSTEM | 006 | SPANDREL PANEL SYSTEM            | 008 | ANODIZED ALUMINUM METAL |



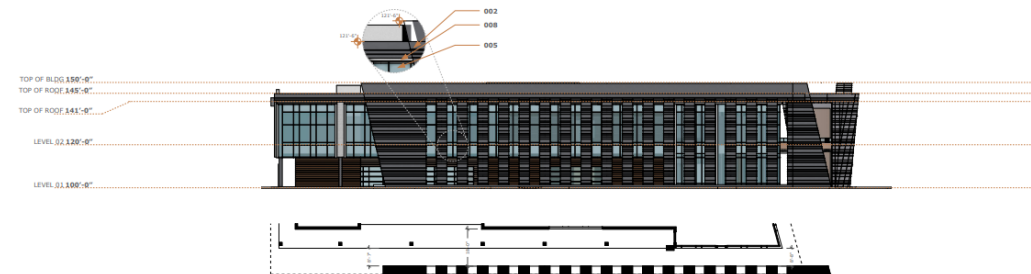
**EAST ELEVATIONS - MAIN BUILDING**  
SCALE 1/16" = 1'-0"



**NORTH ELEVATION - MAIN BUILDING**  
SCALE 1/16" = 1'-0"

**MATERIALS LEGEND**

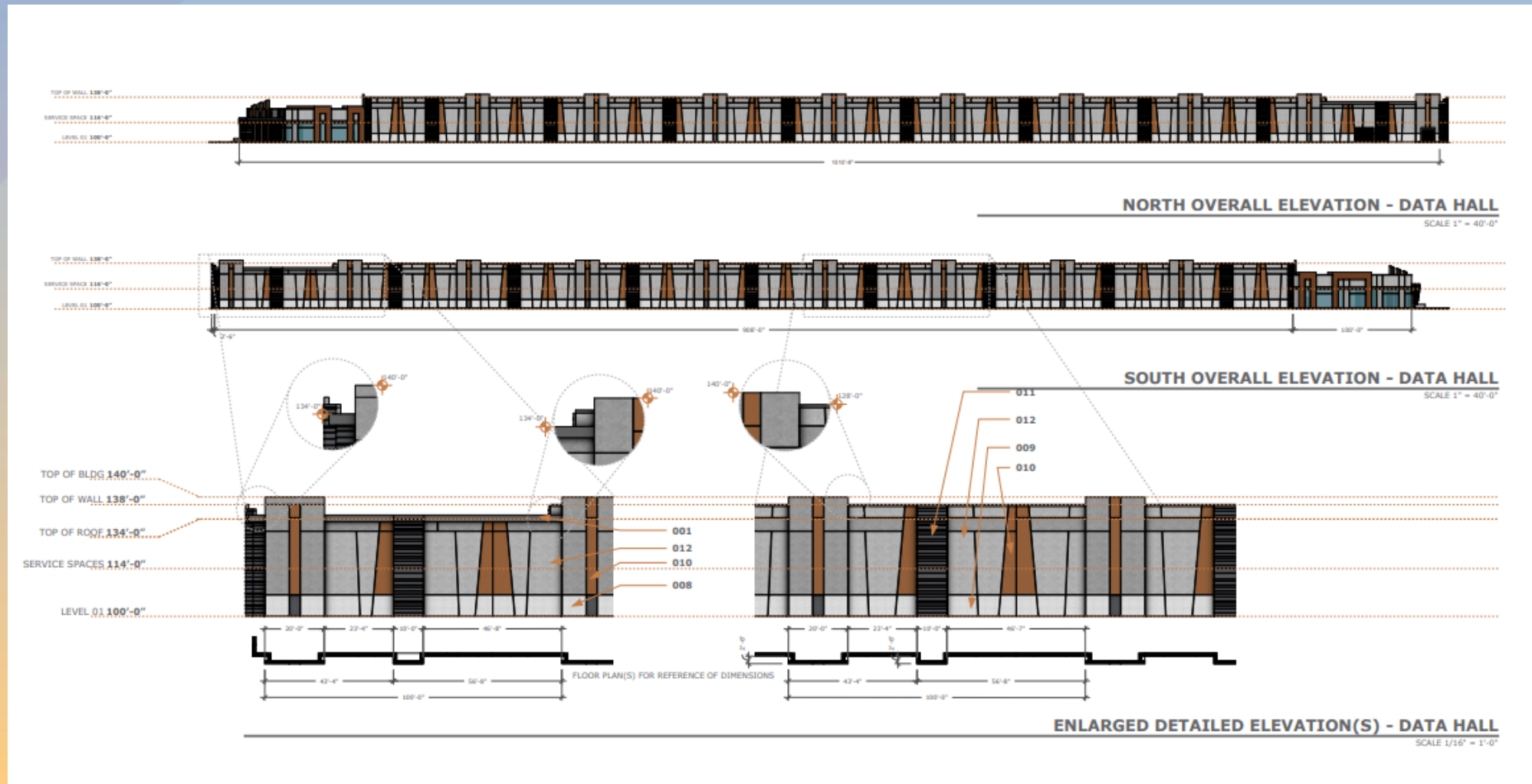
- |     |                              |     |                               |     |                                  |     |                         |
|-----|------------------------------|-----|-------------------------------|-----|----------------------------------|-----|-------------------------|
| 001 | ACM METAL PANEL SYSTEM       | 003 | LOUVERED WALL SYSTEM          | 005 | VITRO VISTACOOOL REFLECTIVE BLUE | 007 | ACM METAL PANEL SYSTEM  |
| 002 | DRI-DESIGN ZINC PANEL SYSTEM | 004 | DRI-DESIGN METAL PANEL SYSTEM | 006 | SPANDREL PANEL SYSTEM            | 008 | ANODIZED ALUMINUM METAL |



**WEST ELEVATIONS - MAIN BUILDING**  
SCALE 1/16" = 1'-0"



# Data Hall Elevations





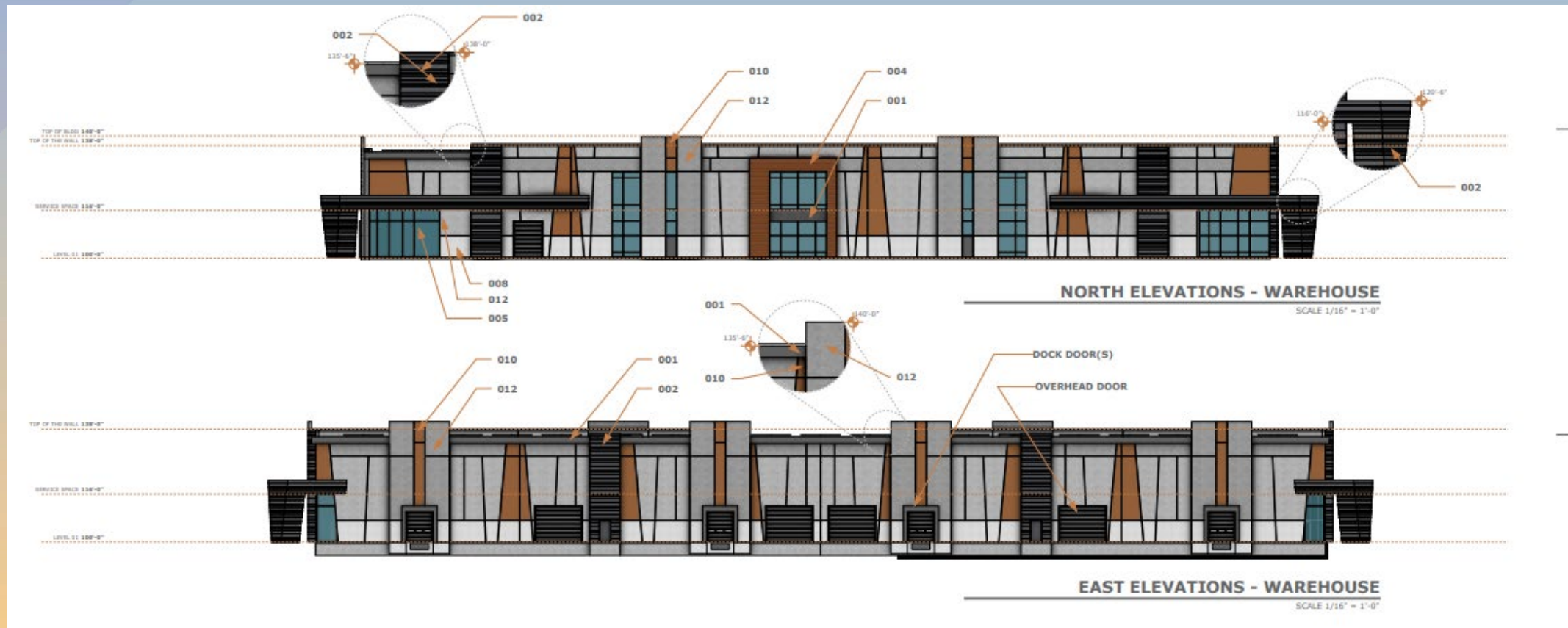
# Warehouse Elevations







# Warehouse Elevations





AMENITY RETENTION - AFTER RAIN STORM



# Office Rendering





# 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***