



Planning & Zoning Board



ZON22-00731

Chloe Durfee Daniel, Planner I

November 16, 2022



Request

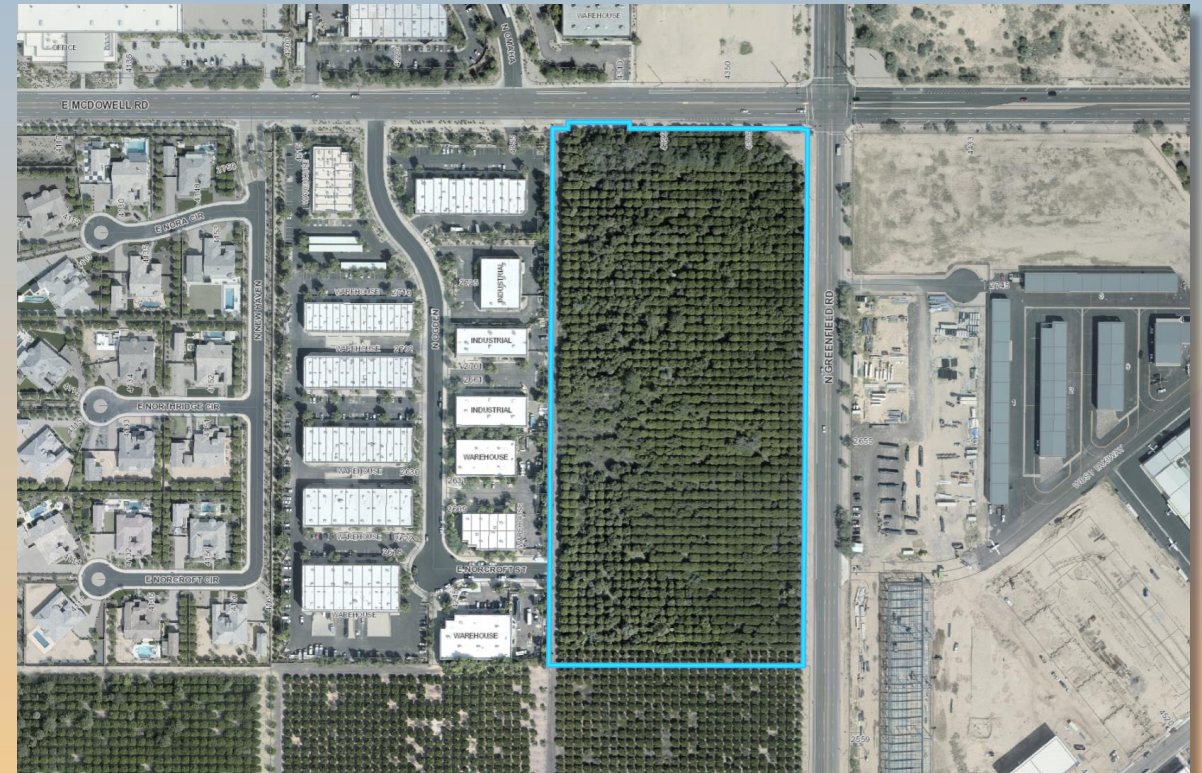
- Rezone to revise the conditions of approval: Z80-047
- Site Plan
- Special Use Permit
- To allow for an industrial development





Location

- South of McDowell Road
- West of Greenfield Road





General Plan

Employment/Falcon Field Sub-Area

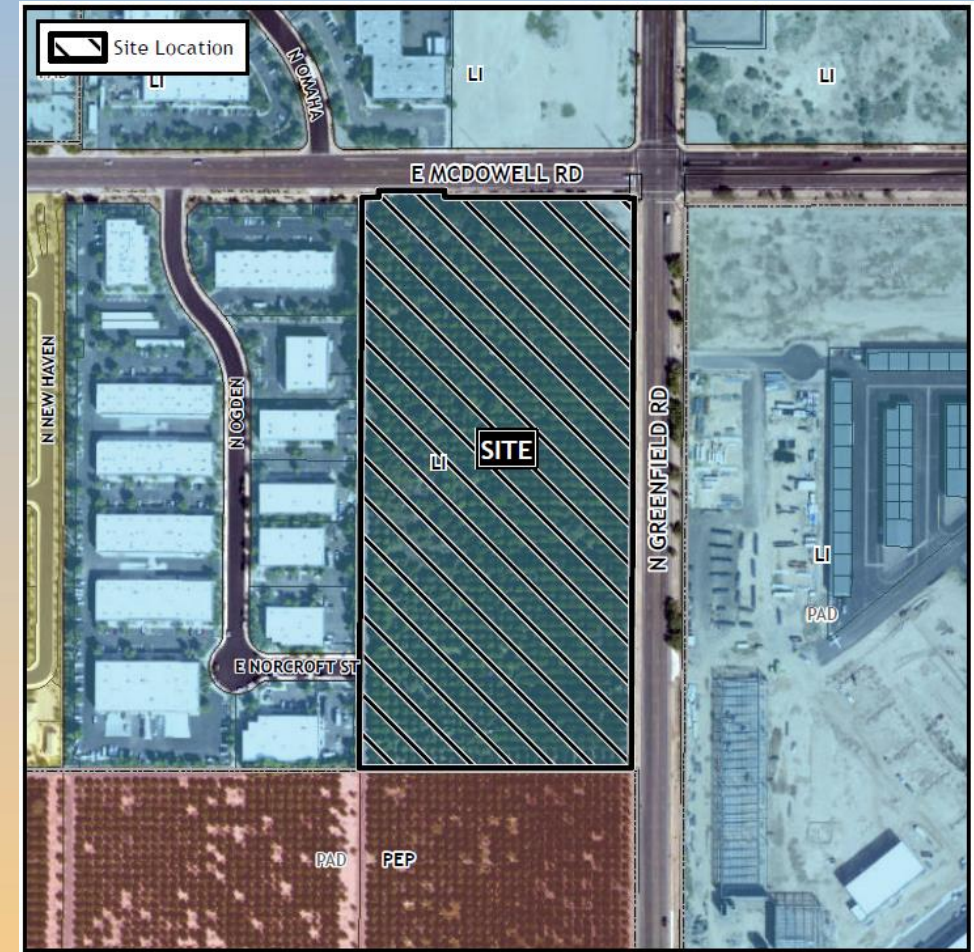
- Wide range of employment/high quality options
- High-quality settings





Zoning

- Existing: Light Industrial (LI)
- Proposed: Light Industrial (LI);
Rezone maintaining zoning
but revising conditions of
approval from previous
rezoning.

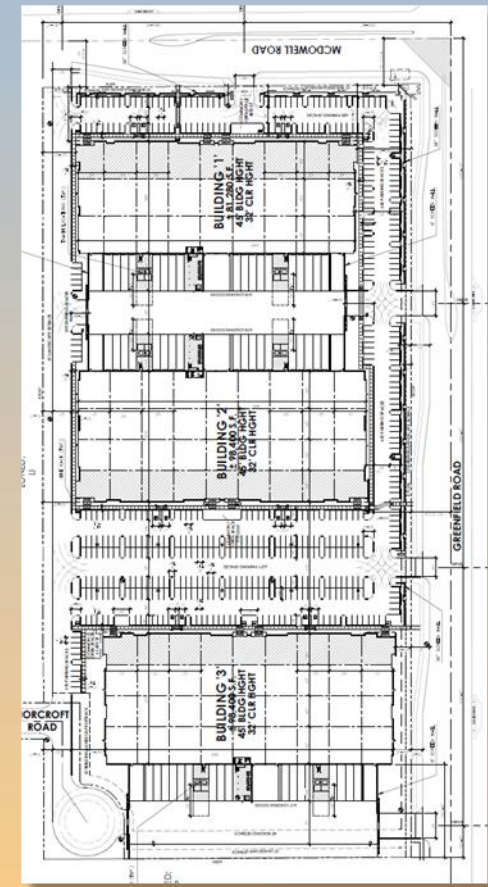




Site Photos



Looking northwest towards the site

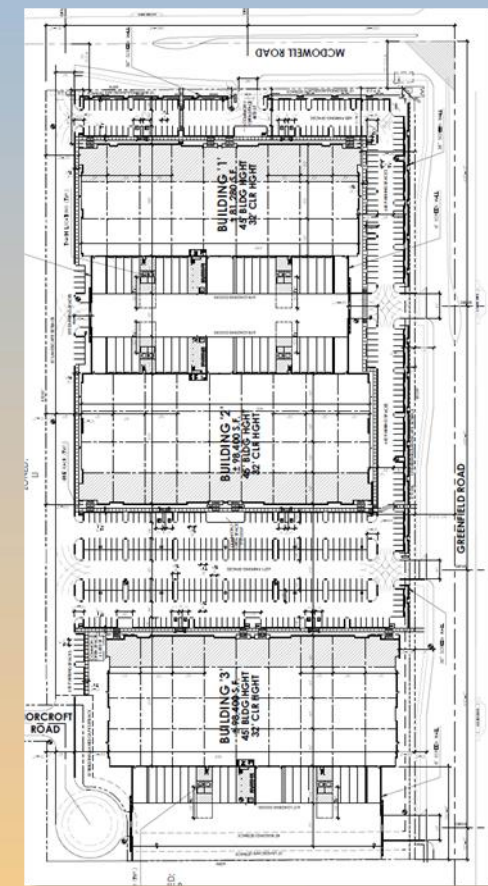




Site Photos



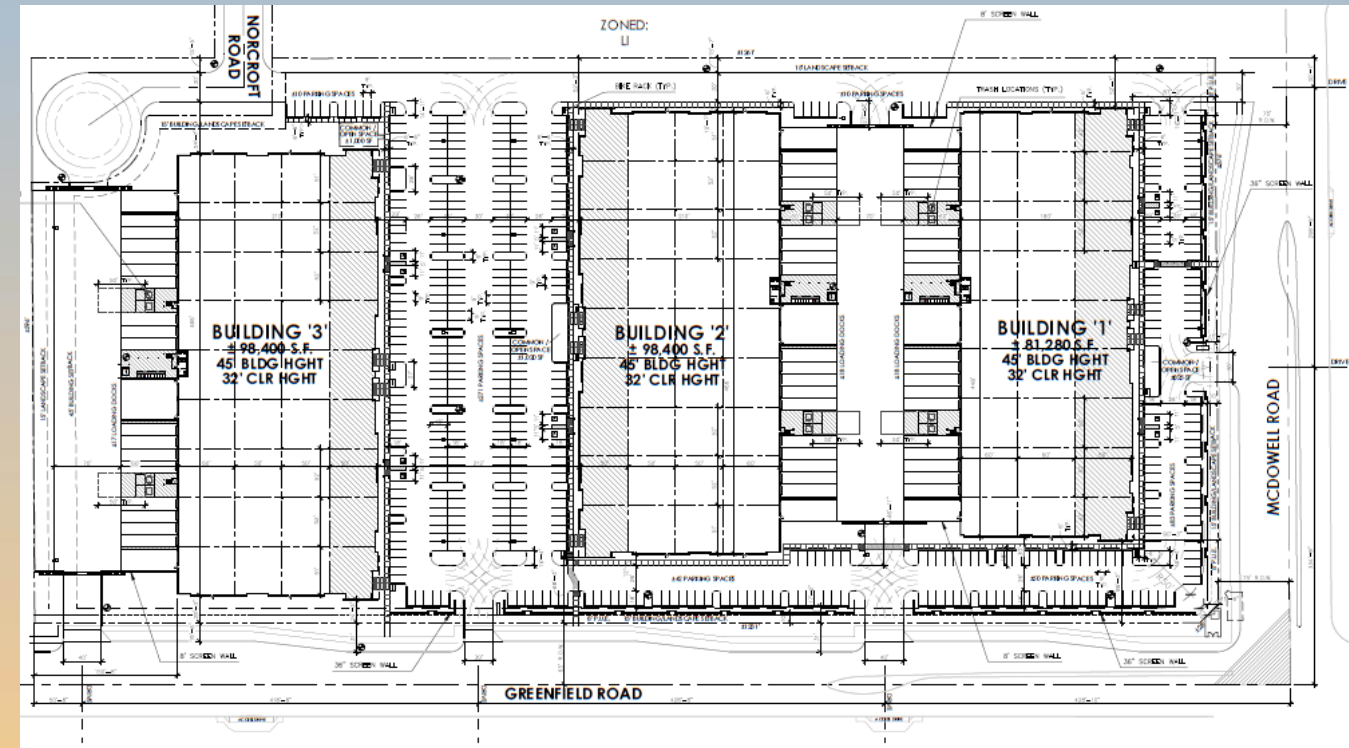
Looking southeast towards the site





Site Plan

- 3 industrial buildings
- 278,080± total sq. ft.
- Truck docks located internally for Buildings 1 & 2 and south for Building 3
- 6 access points

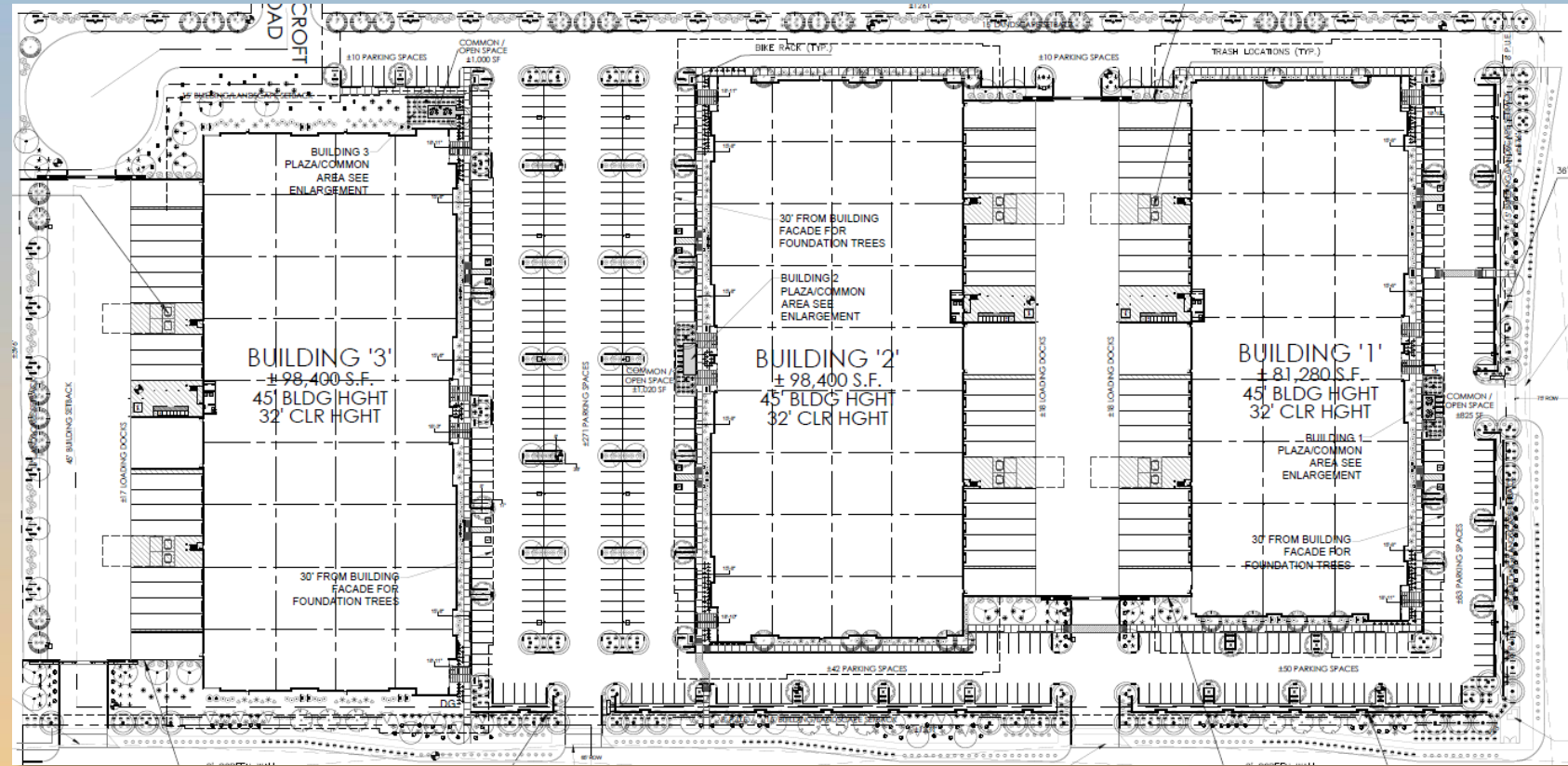




Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	<i>Acacia Aneura</i>	Mulga	24" Box	27	Std Trunk Dense Canopy
	<i>Acacia Salicina</i>	Willow Acacia	24" Box	24	Std Trunk Dense Canopy
	<i>Eucalyptus papuana</i>	'Ghost Gum' Eucalyptus	24" Box	21	Std Trunk Dense Canopy
	Citrus As Selected	Citrus As Selected	24" Box	12	Std Trunk Dense Canopy
	<i>Pistacia 'Red Push'</i>	Red Push' Pistache	24" Box	20	Std Trunk Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	36" Box	65	Std Trunk Dense Canopy
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 Gal	42	Multi-Trunk Dense Canopy
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box	29	Std Trunk Dense Canopy
ACCENTS & VINES					
	<i>Aloe barbadensis</i>	Medicinal Aloe	5-Gal	61	Yellow Flower
	<i>Bougainvillea 'Torch Glow'</i>	'Torch Glow' Bougainvillea	5-Gal	118	As Per Plan
	<i>Bouteloua 'Blonde Ambition'</i>	'Blonde Ambition' Grass	5-Gal	156	As Per Plan
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	5-Gal	68	As Per Plan
	<i>Dasylirion wheeleri</i>	Desert Spoon	5-Gal	63	As Per Plan
	<i>Hesperaloe parviflora 'Perla'</i>	Brakelights Red Yucca	5-Gal	468	As Per Plan
SHRUBS					
	<i>Dodonaea viscosa</i>	Hopseed Bush	5-Gal	123	As Per Plan
	<i>Leucophyllum langmaniae 'Lynns Legacy'</i>	'Lynns Legacy' Sage	5-Gal	165	As Per Plan
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	'Rio Bravo' Sage	5-Gal	218	As Per Plan
	<i>Ruella peninsularis</i>	Baja Ruella	5-Gal	178	As Per Plan
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee Vine	5-Gal	28	As Per Plan





Elevations





Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings



#1 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 plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and

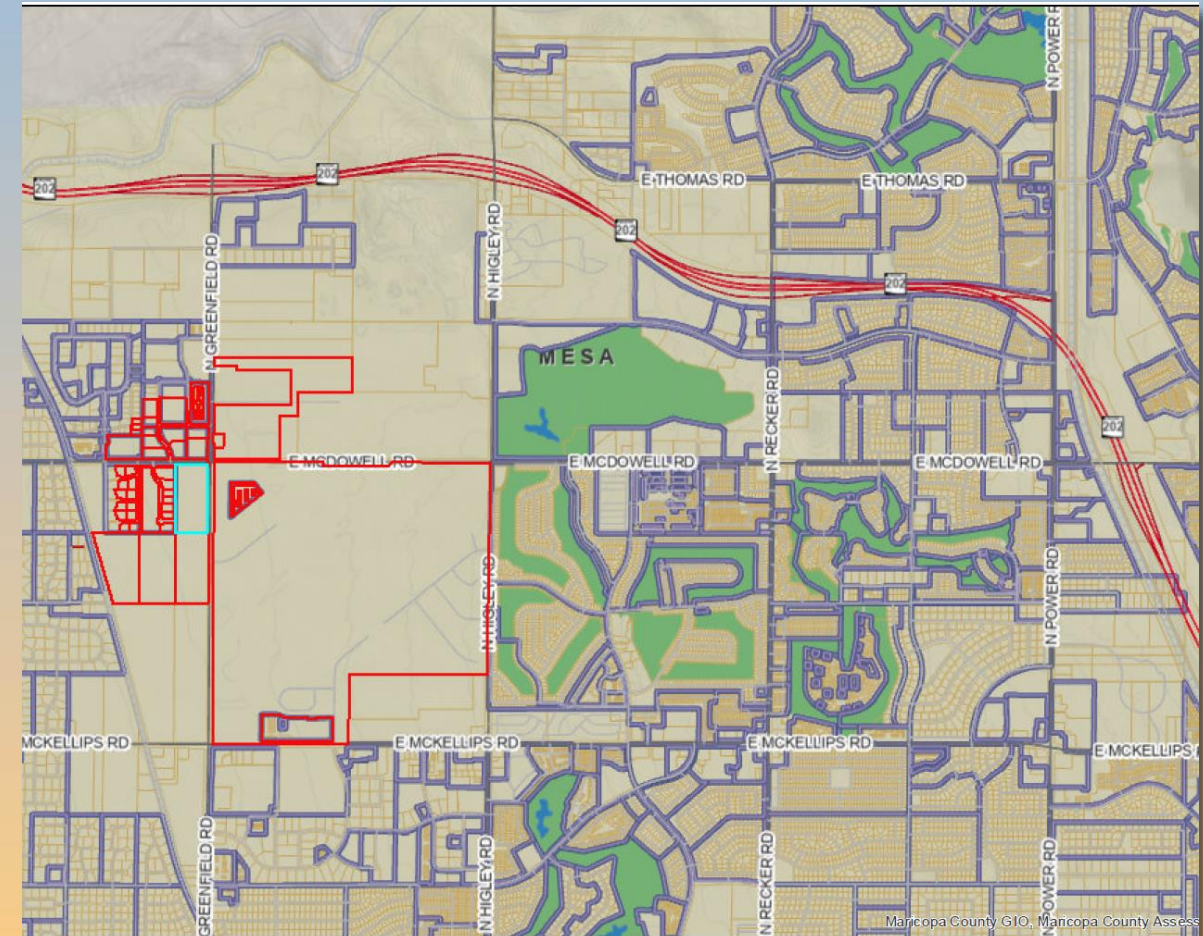


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant sent neighborhood outreach letters July 25th, 2022
- Staff received one call from a neighbor





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Falcon Field Sub-Area Plan
- ✓ Criteria in Chapters 69 & 70 for Site Plan Review & Special Use Permit

Staff recommends Approval with Conditions



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