



PLANNING & ZONING BOARD

October 26, 2022



ZON22-00263



Request

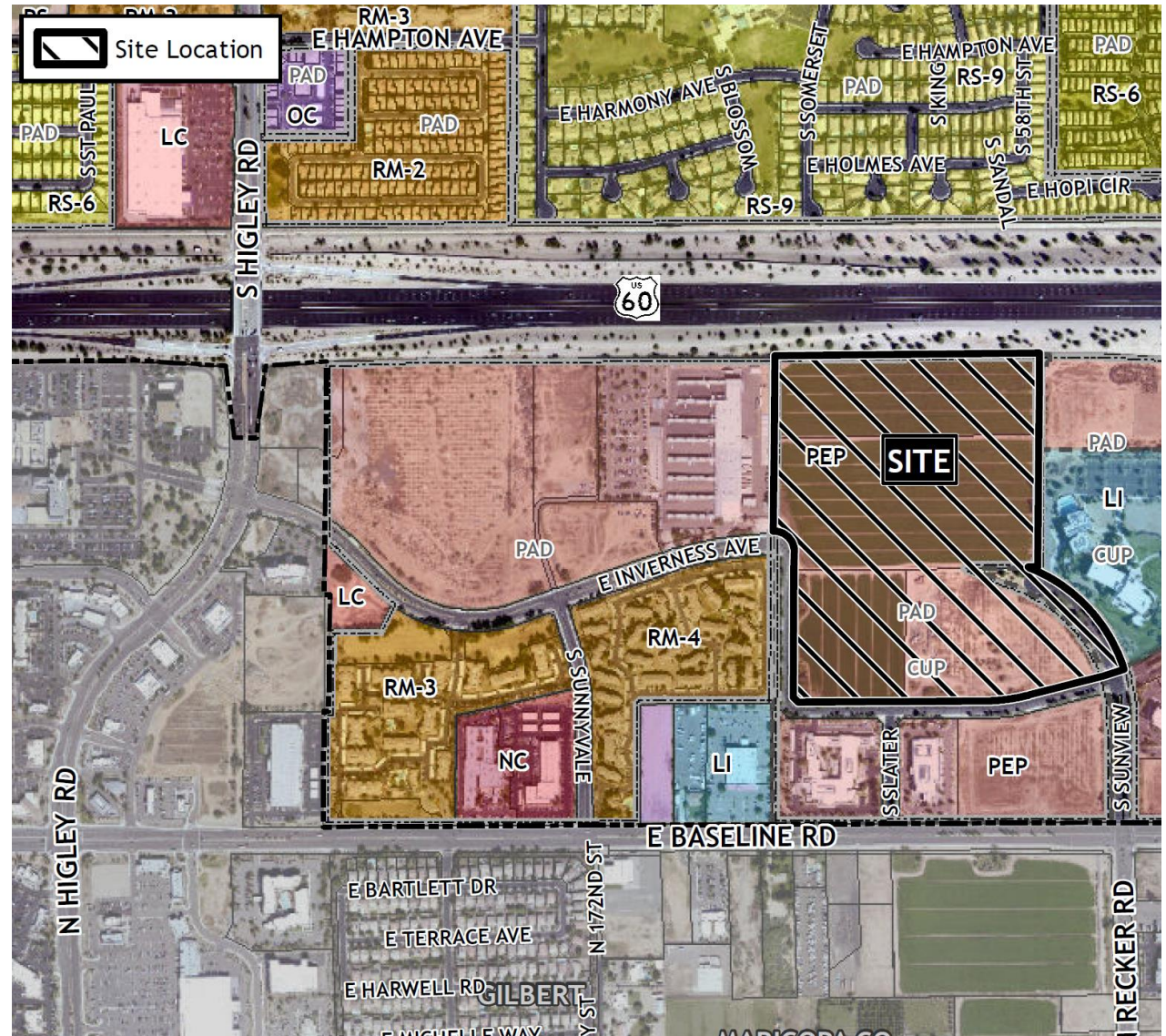
- Rezone from PEP-PAD-CUP to PEP-PAD & LI-PAD and Site Plan Review

Purpose

- Allow for an industrial development

Location

- North of Baseline Road
- West of Sunview Road
- East of Higley Road





General Plan

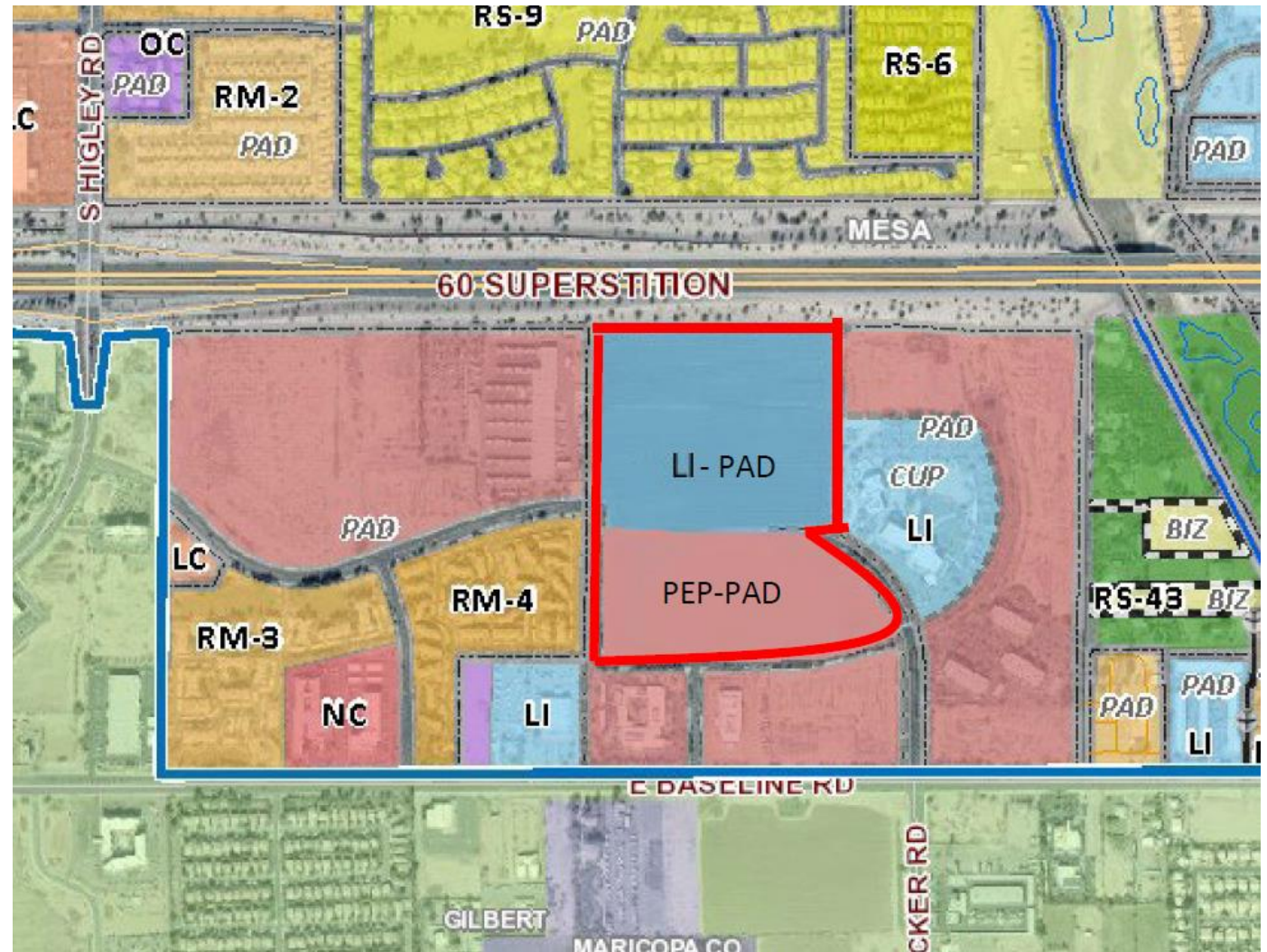
Specialty

- Medical Campus sub-type
- Large areas with a single use

Zoning

Light Industrial (LI-PAD) & Planned Employment Park (PEP-PAD)

- Provide areas for a variety of employment uses
- DA to prohibit land uses



Site Photos



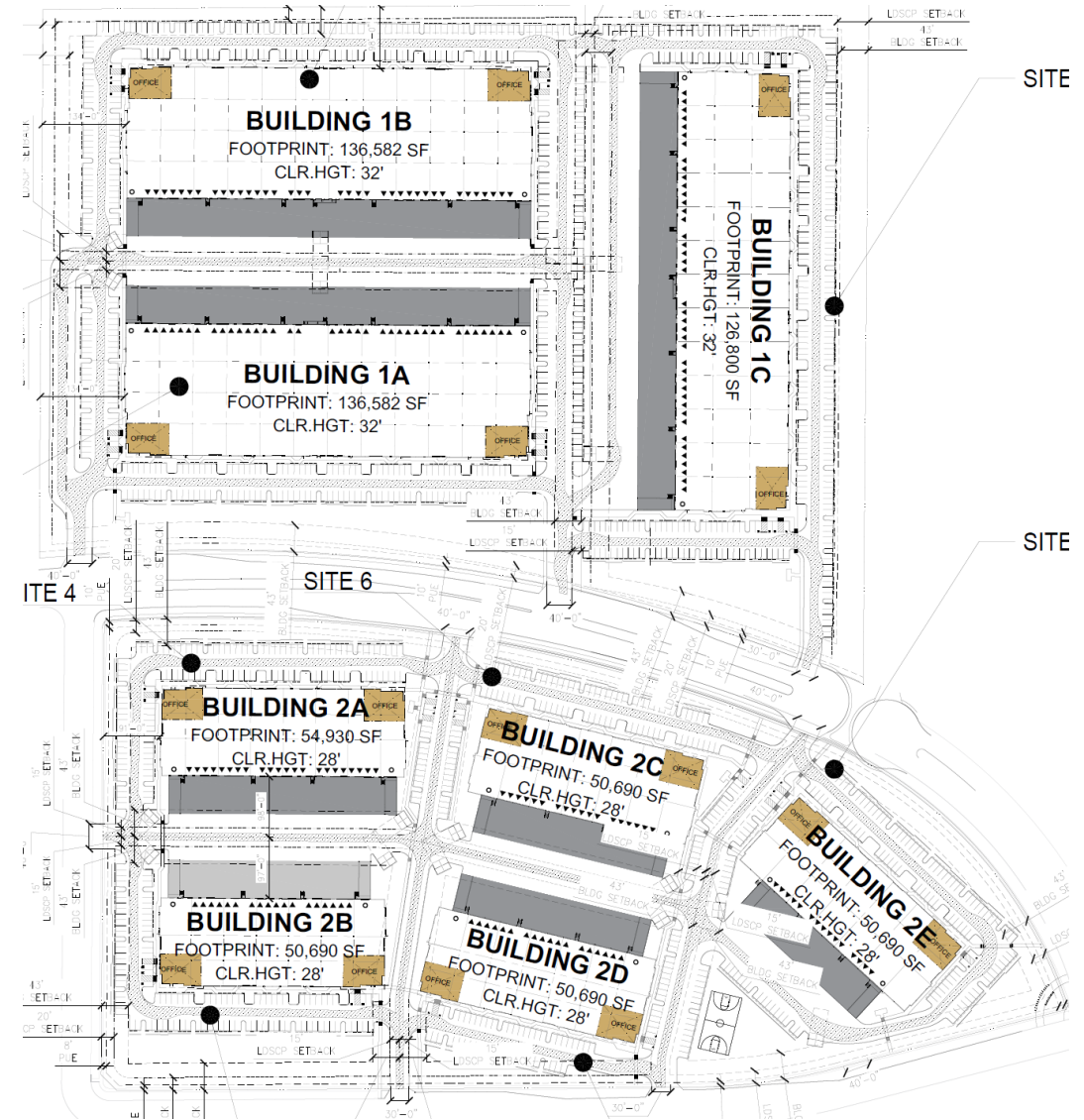
Looking north towards the site

PAD Request

Development Standard	Required	Proposed	Staff Recommendation
Maximum Building Height	40'	50'	As proposed
Required Parking Ratio	75% of GFA at 1 space per 500 SF & 25% at 1 space per 375 SF	90% of GFA at 1 space per 650 SF & 10% at 1 space per 375 SF	As proposed
Setback of Cross Drive Aisles	50 feet	20 feet	Not in support

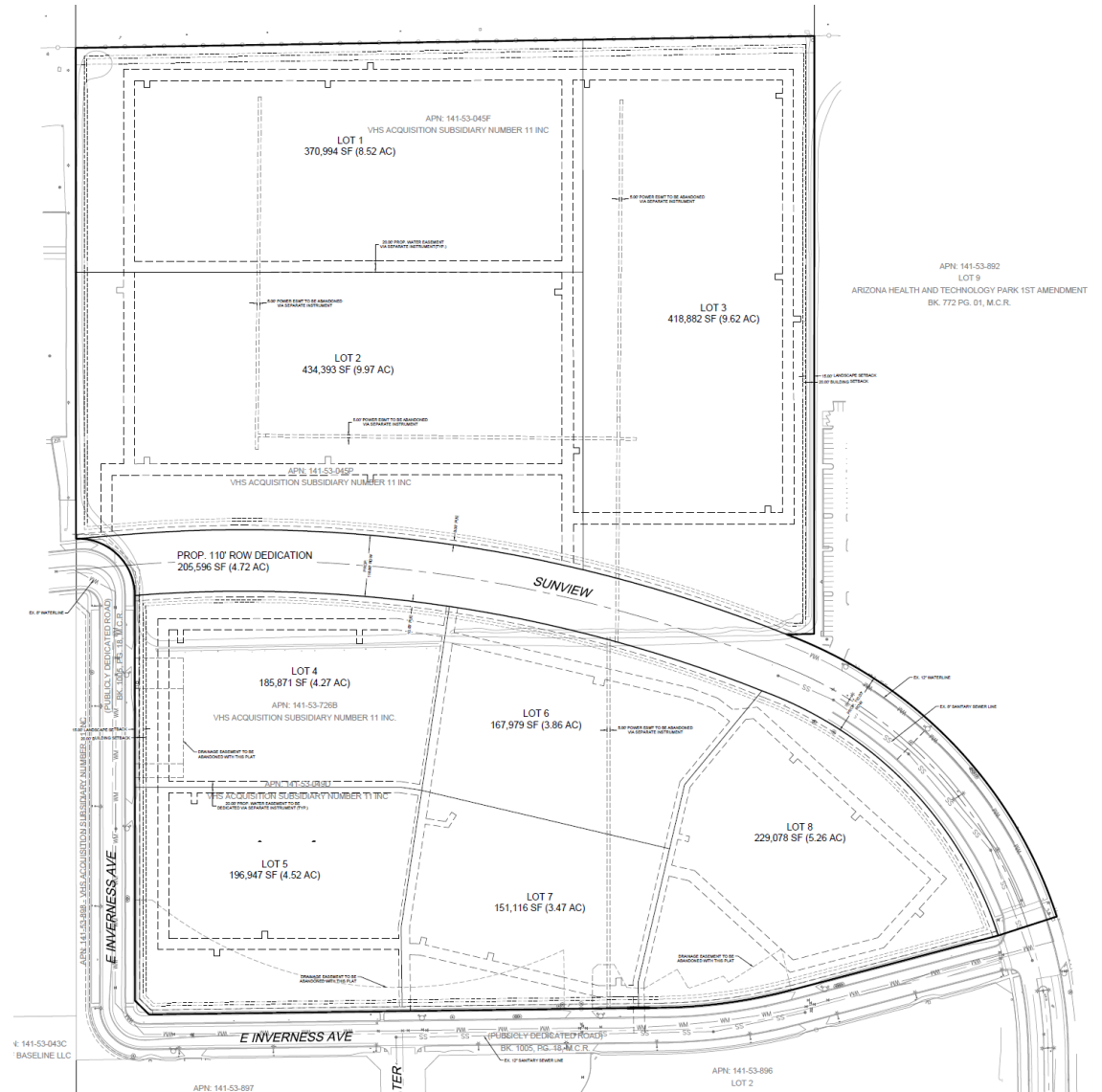
Site Plan

- 8 buildings, 657,654 SF
- Buildings 1A-1C, LI-PAD
- Buildings 2A-2E, PEP-PAD



Preliminary Plat

- 8 lots



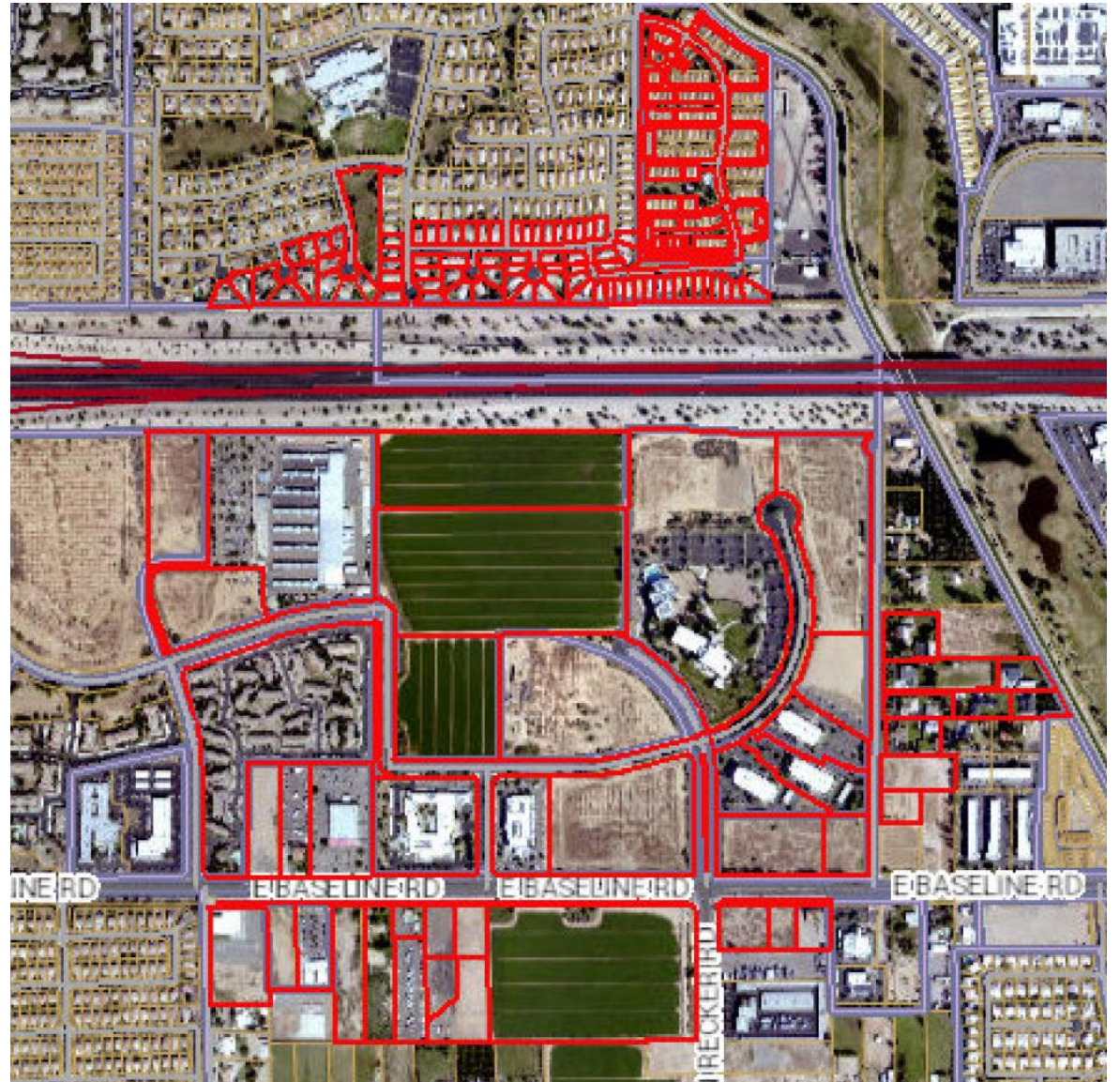
Design Review

- July 12, 2022



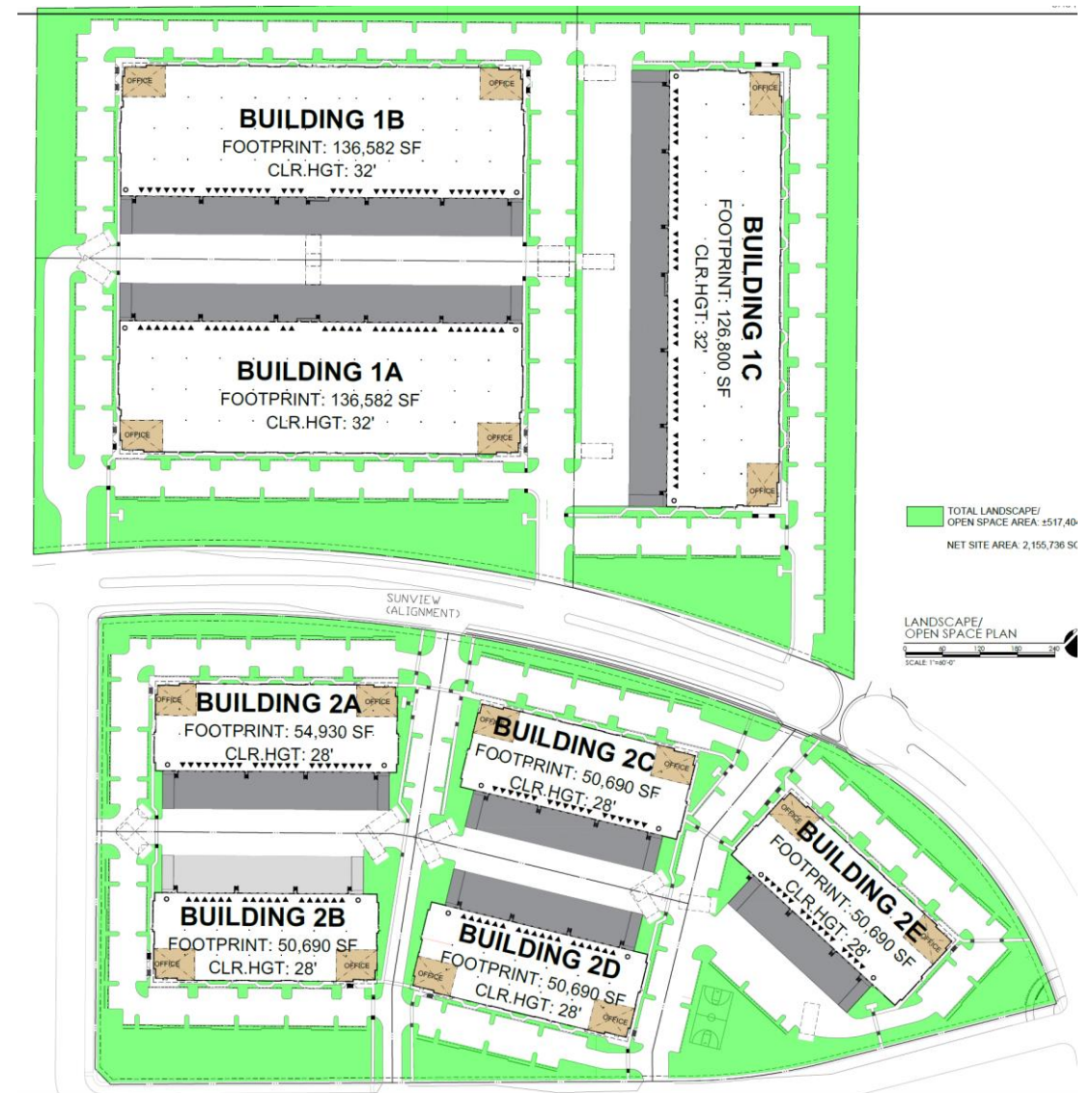
Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- 1 neighborhood meetings. 4 attendees
- Received letter of opposition from AT Still, 1 neighbor



Citizen Participation

- Changes made in response to concerns:
- Increased landscape setback on east side
- Separation of Sunview alignment to re-route truck traffic (Condition #2)



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 of the MZO for PAD & Site Plan Review

Staff Recommendation

Approval with Conditions



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