



City Council

ZON22-01311

Mary Kopaskie-Brown, Planning Director

November 6, 2023
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Request

- Rezone from LI to LI-BIZ;
- Site Plan Review

- To allow for an industrial development





Location

- North of Ingram Street
- West of 48th Street
- South of McKellips Road
- East of Greenfield Road

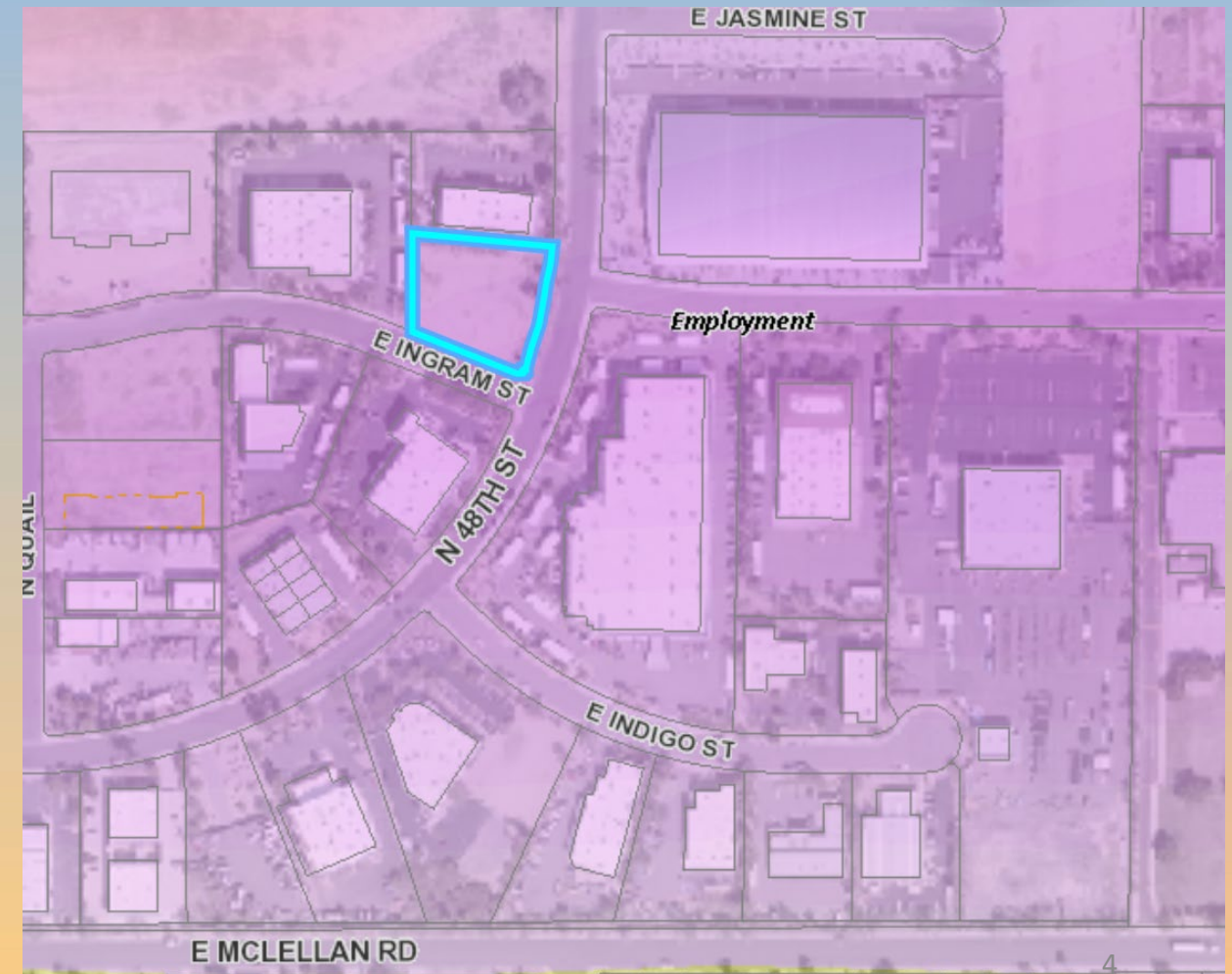




General Plan

Employment

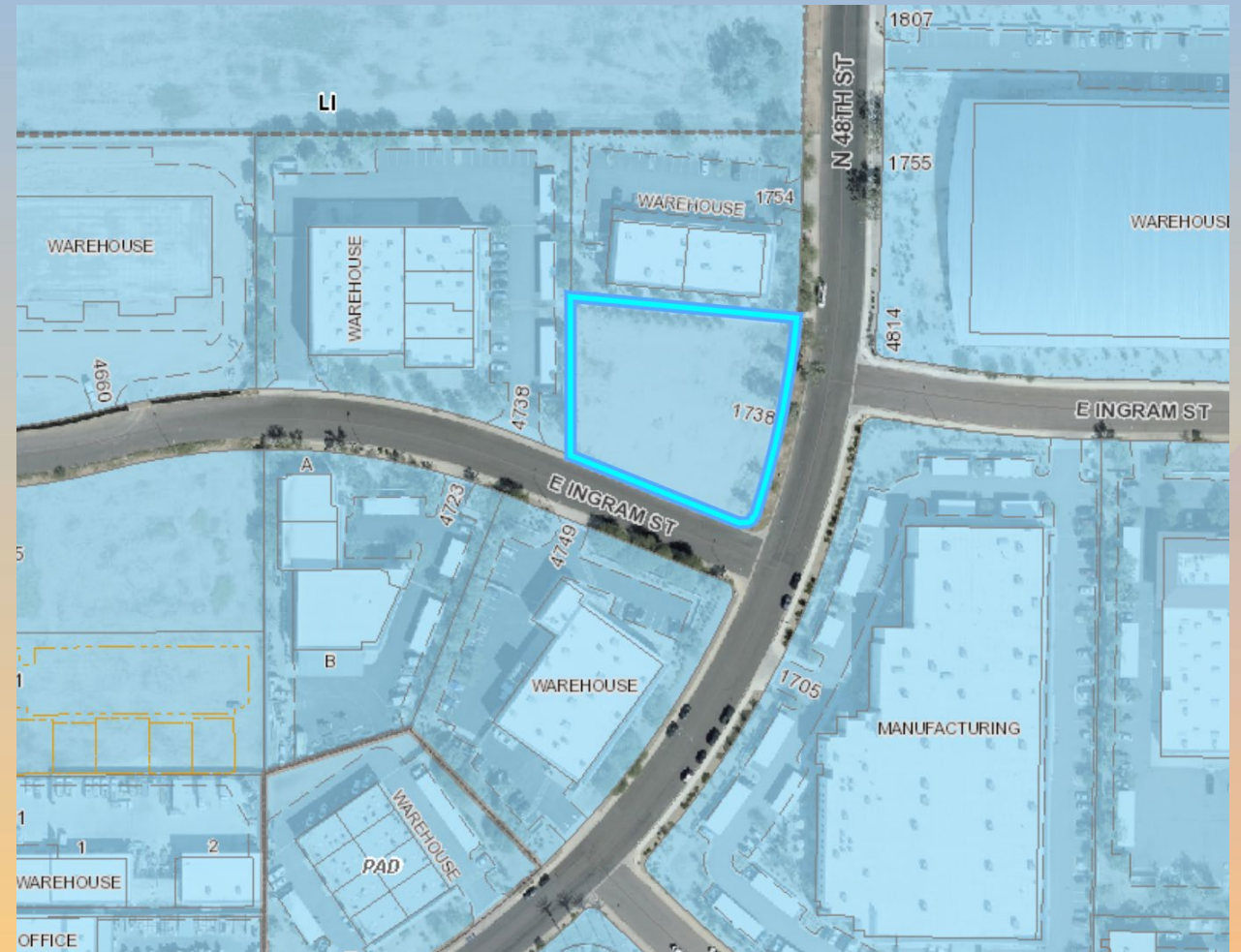
- Wide range of employment opportunities
- Indoor Warehousing & Offices a primary use
- Falcon Field Sub-Area





Zoning

- Existing: Light Industrial (LI)
- Proposed: Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ)





Site Photos



Looking west towards the site



Bonus Intensity Zone

Development Standard

MZO Required

PAD Proposed

Perimeter Landscaping-
 MZO Section 11-33-3(B)
 -Non-Single Residence adjacent
 to Non-Single Residence

15 feet

3 feet

Parking Area Design-
 MZO Section 11-32-4(A)
 -Setback of Cross Drive Aisles
 (Ingram Street)

50 feet

27 feet

-Setback of Cross Drive Aisles
 (48th Street)

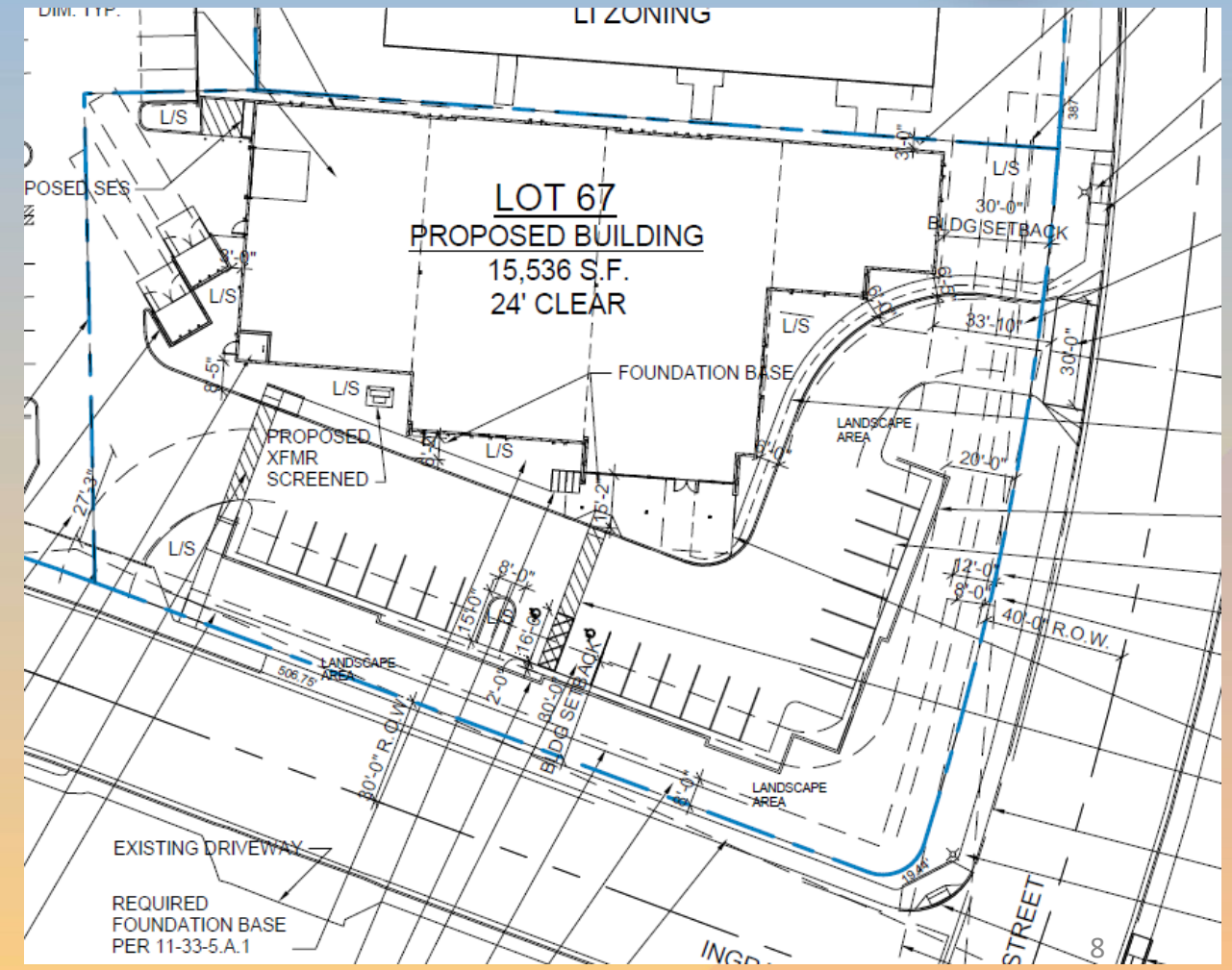
50 feet

33 feet

















Site Plan

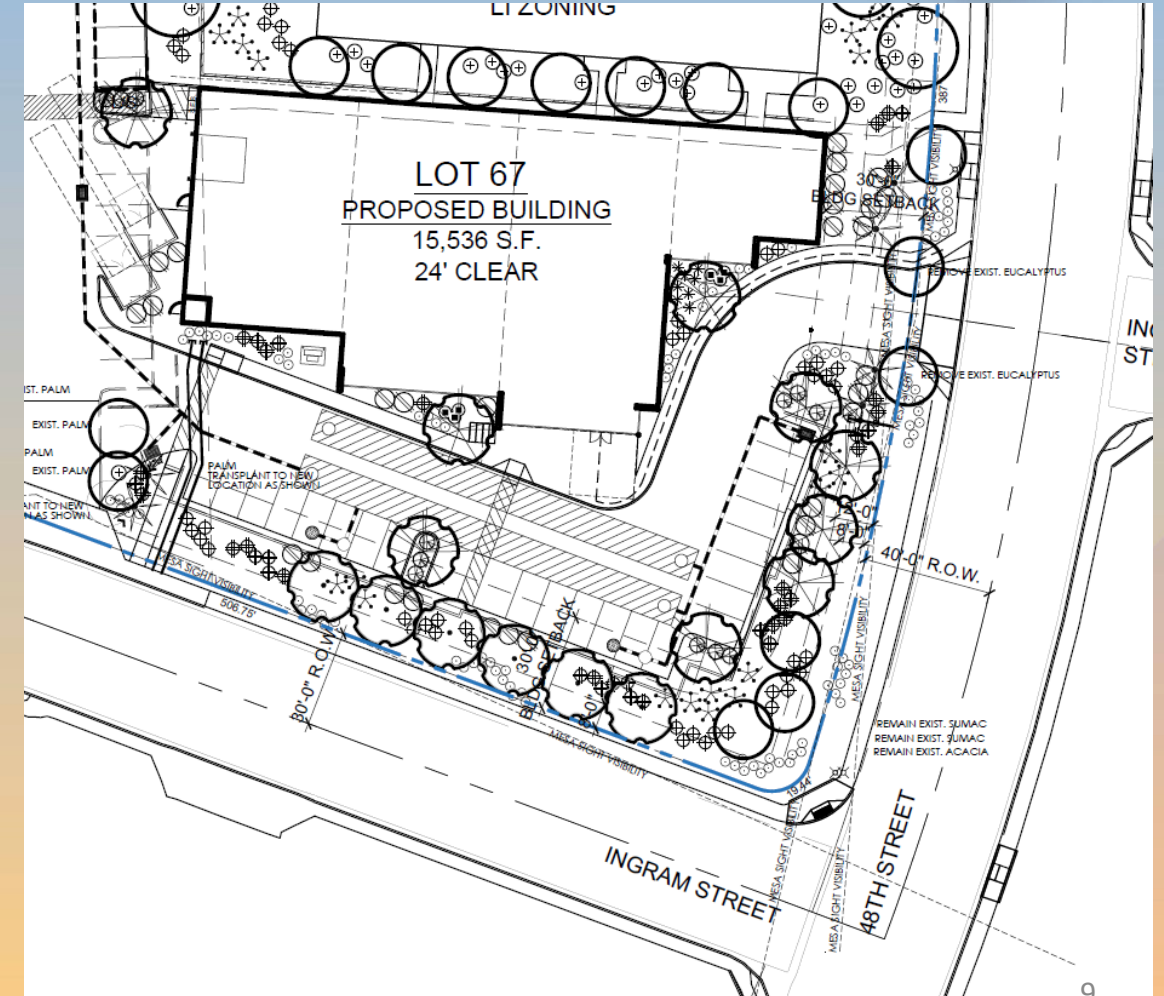
- 1 industrial building, 15,536 sq. ft.
- Truck docks located on the west side, screened from view
- Access from Ingram Street & 48th Street





Landscape Plan

LANDSCAPE LEGEND			
	CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 2" CALIP., 6.5" ST, 4.5" W		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	EXISTING TREE PROTECT FROM CONSTRUCTION		DASYLIION WHEELERII DESERT SPOON 5 GALLON
	ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 2" CALIP., 6.5" ST, 4" W		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
	PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20" T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
	EXISTING SHRUBS TO BE PROTECTED FROM CONSTRUCTION		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)		1/2" MINUS (MATCH EXISTING) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		
	EUPHORBIA RESINIFERA MOROCCAN MOUND 5 GALLON		





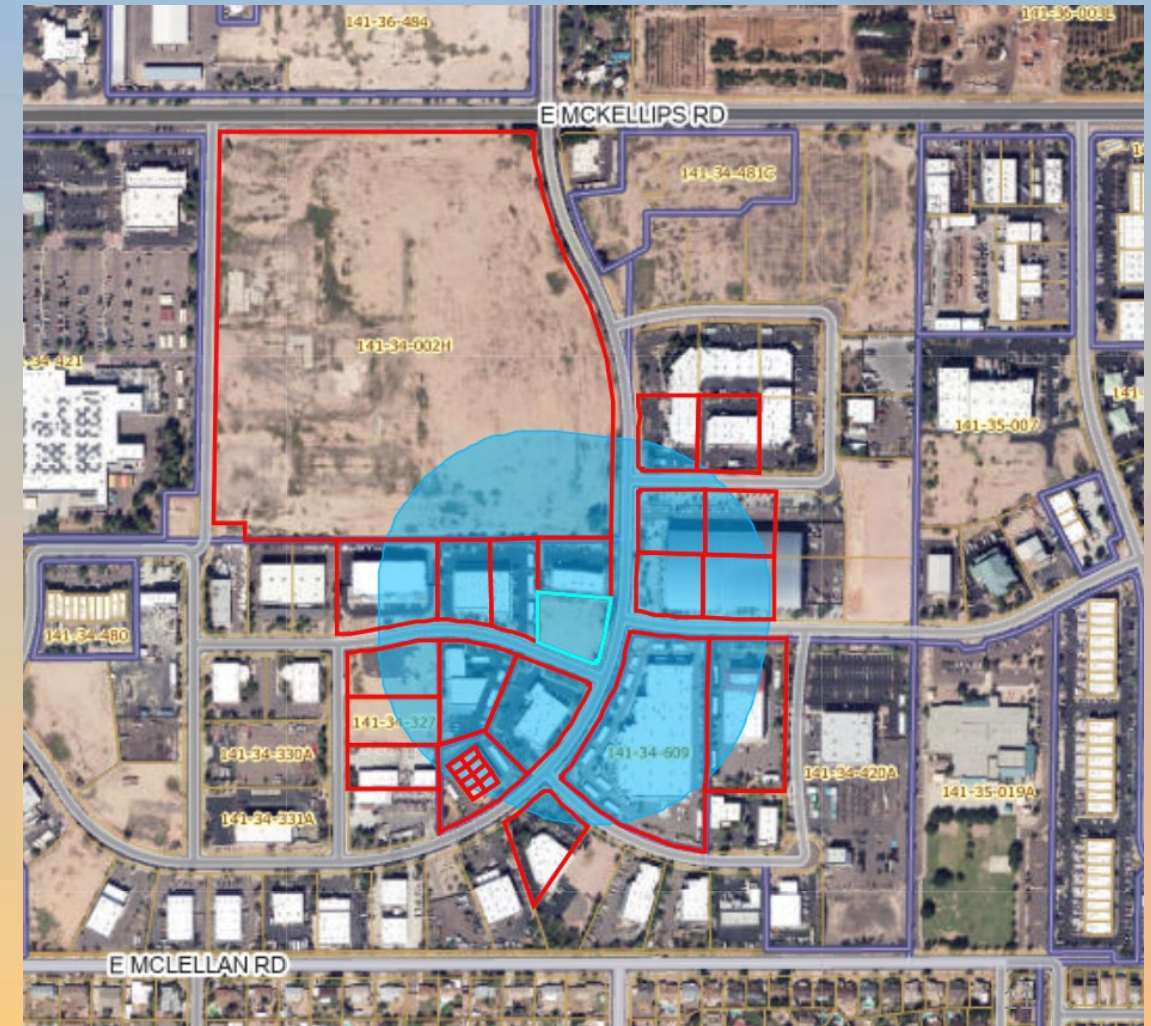
Elevations





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meetings
- No comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Falcon Field Sub-Area Plan
- ✓ Criteria in Chapters 21 & 69 for BIZ & Site Plan Review

***Staff recommend Approval with Conditions
Planning and Zoning Board Recommendation: Approval with
Conditions (Vote 7-0)***



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