



# Planning and Zoning Board



# ZON23-00276 Higley 202

Josh Grandlienard, AICP, Planner II

August 9, 2023



# Request

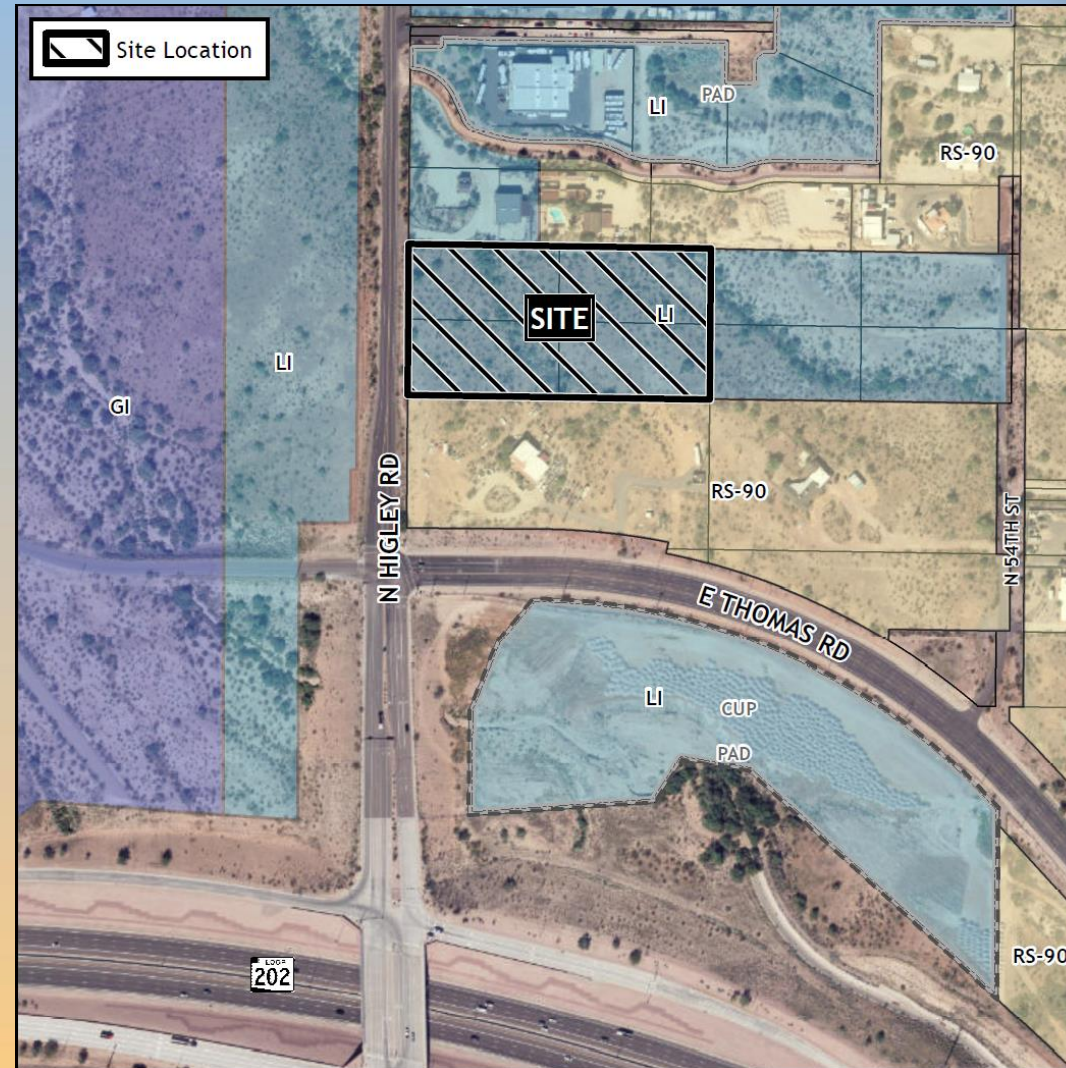
- Site Plan Review
- Preliminary Plat
- To allow for a contractor's office and associated contractor's yard





# Location

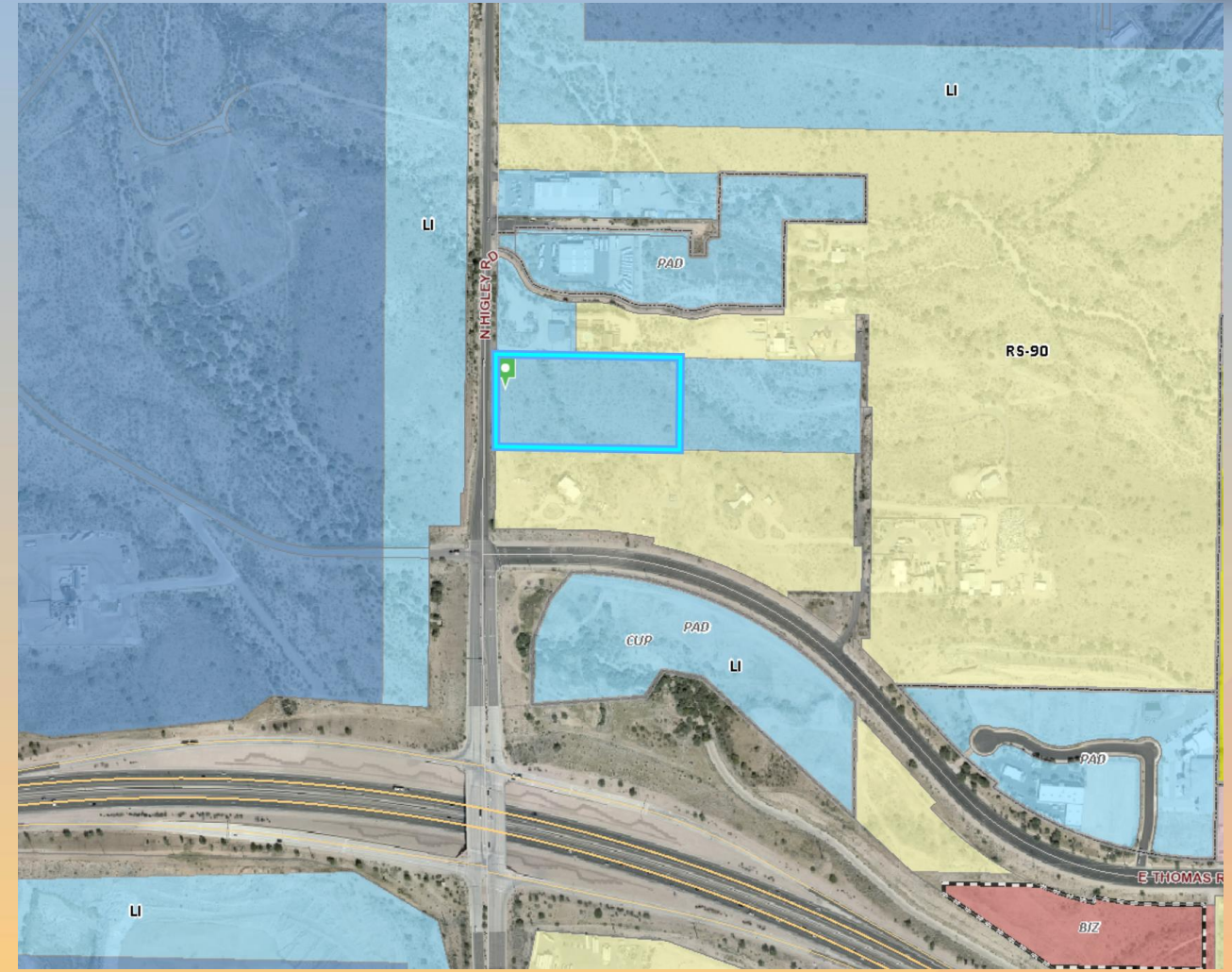
- North of Thomas Road
- East of Higley Road





# Zoning

- Light Industrial (LI)

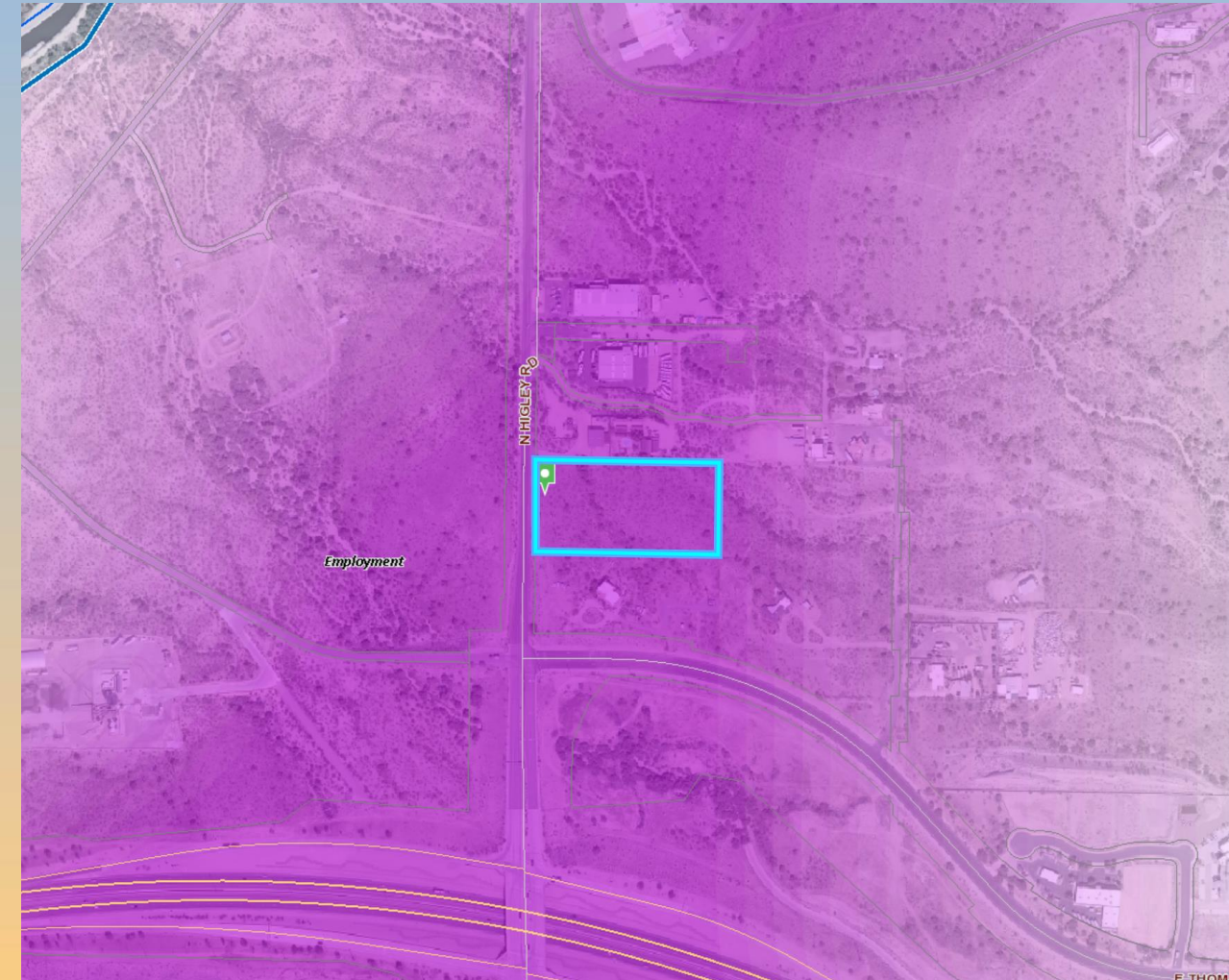




# General Plan

## Employment

- Wide range of employment opportunities in high-quality settings





# Site Photos

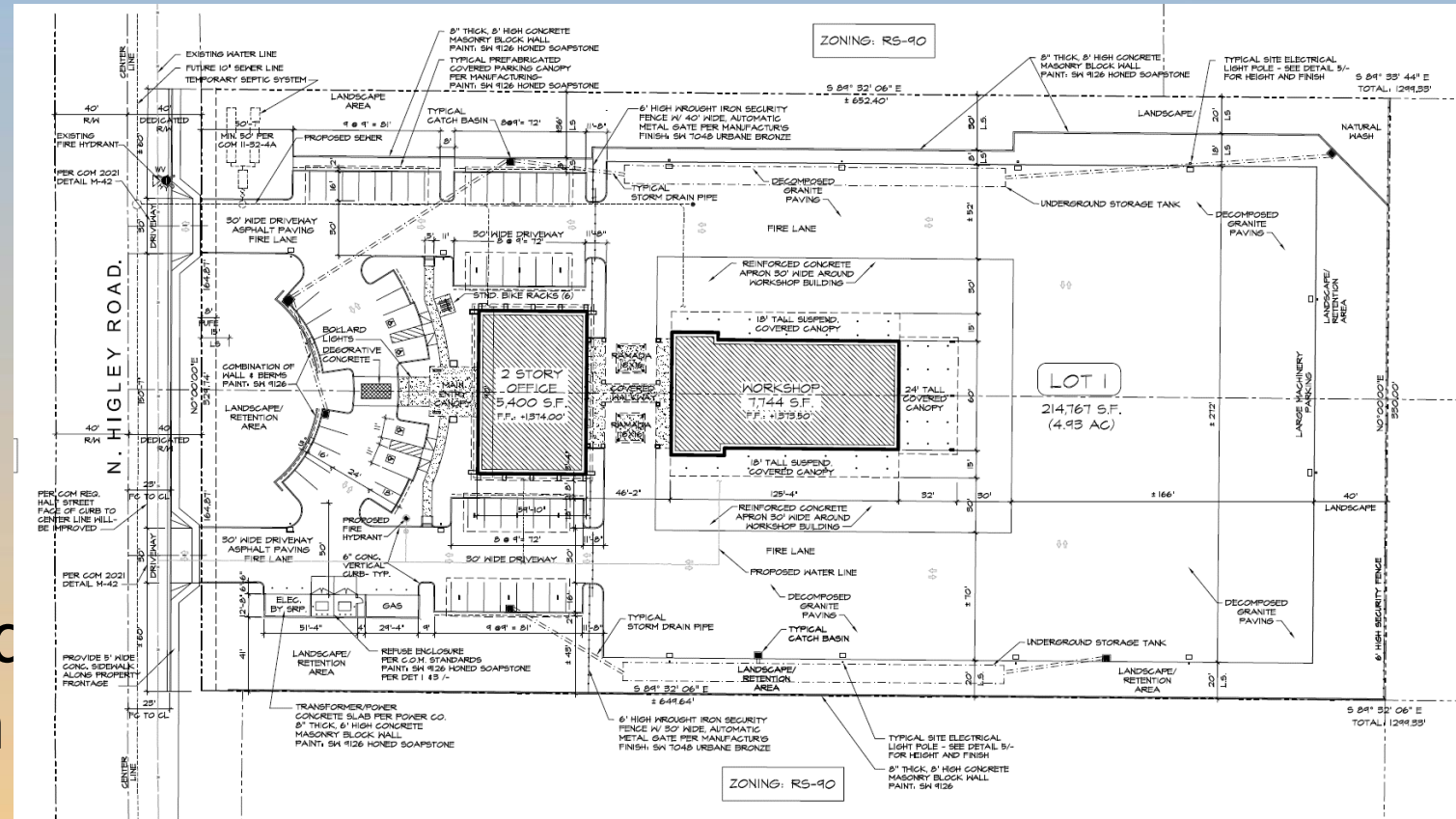


Looking east from Higley Road



# Site Plan

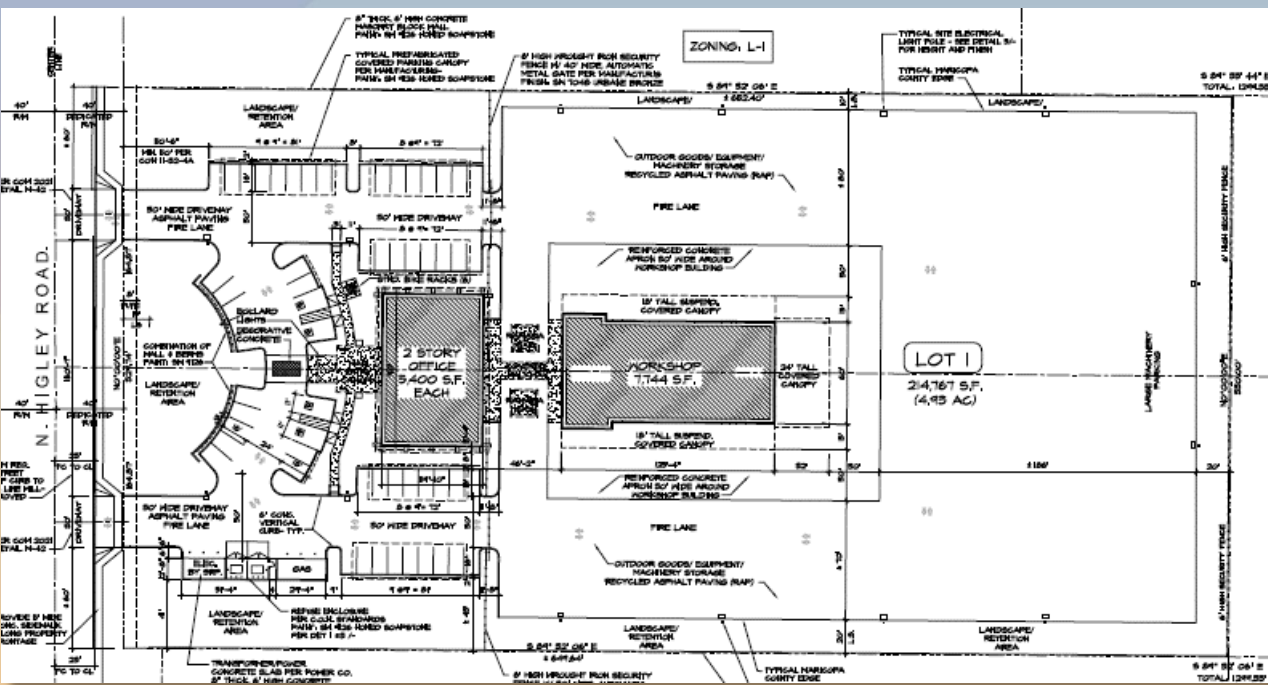
- New contractor's office structure and associated contractor's yard
- 6,800 square foot office
- 7,744 square foot workshop within the contractor's yard
- Updated site plan included increased landscape area and screening



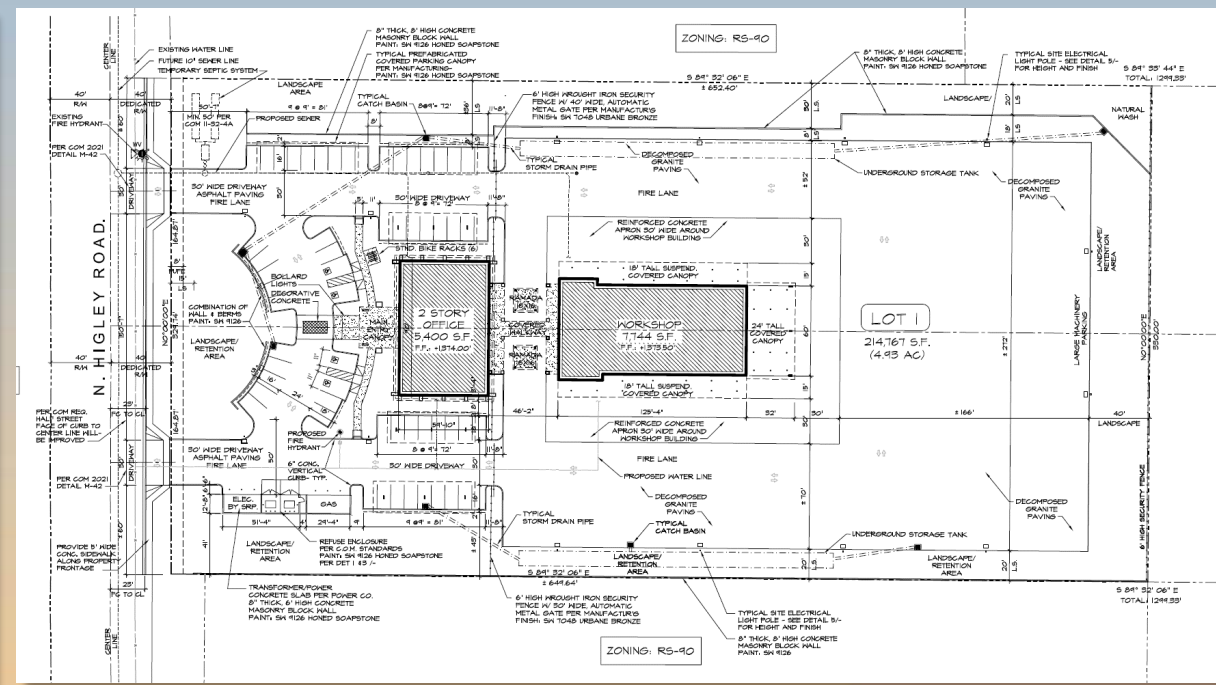




# Site Plan Comparison



Previous Site Plan

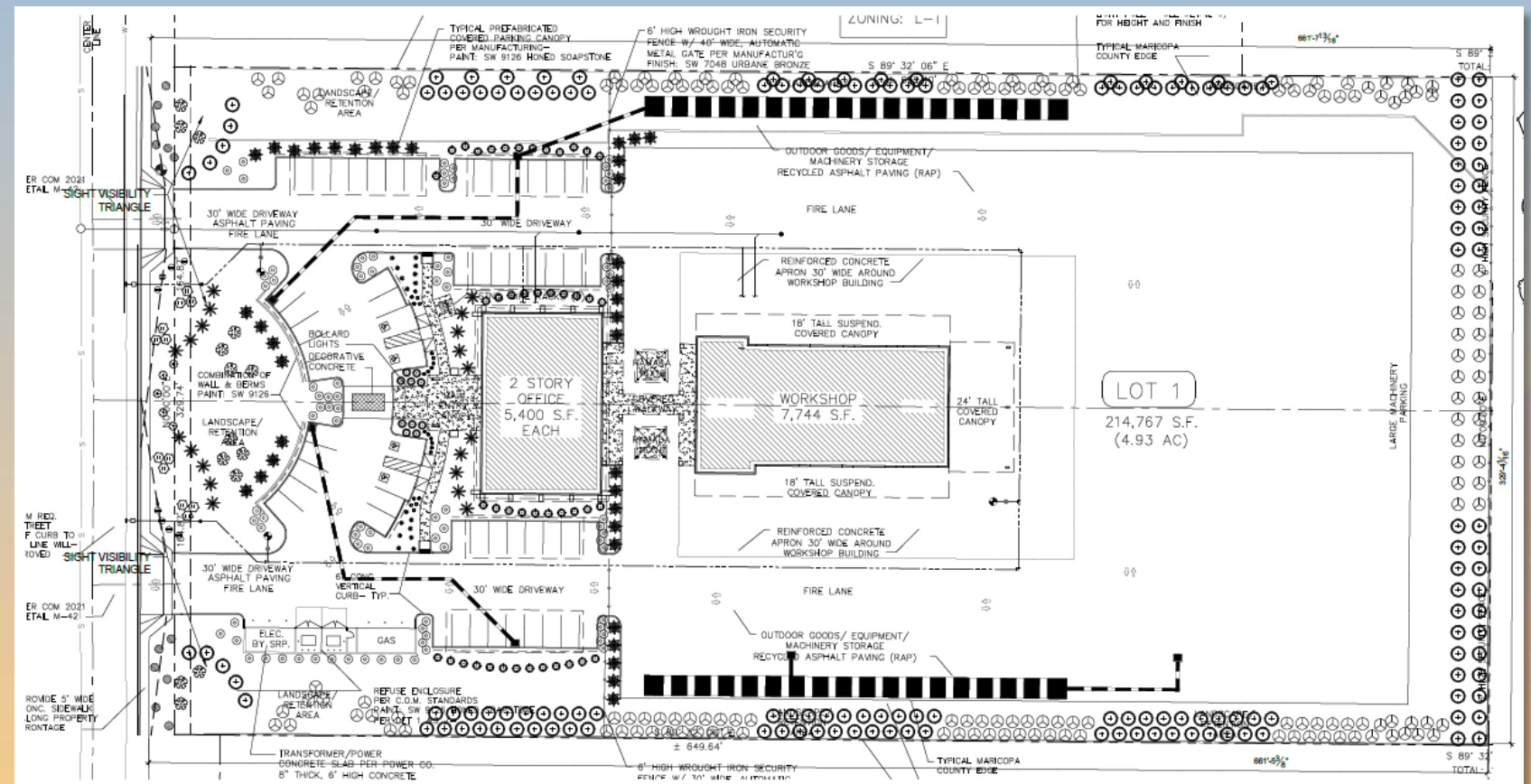


Updated Site Plan



# Landscape Plan

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Fouquieria splendens Ocotillo	15 gal	10
	Oleaya tesota Desert Ironwood	15 gal	40
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal	35
	Vitex agnus-castus Chaste Tree	24" box	4
	Washingtonia filifera California Fan Palm	24" Box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" box	18
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave parryi Parry's Agave	5 gal	16
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	132
	Calliandra eriophylla Fairy Duster	5 gal	14
	Chrysothamnus mexicanus Damanita	1 gal	14
	Dasylirion longisternum Toothless Desert Spoon	5 gal	22
	Eriola farinosa Brittle Bush	5 gal	6
	Ferocactus wislizenii Fish Hook Barrel Cactus	5 gal	38
	Hesperaloe parviflora New Mexico False Yucca	5 gal	37
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	28
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	144
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	56
	Opuntia microdasys Bunny Ears Prickly Pear	5 gal	20
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	15
	Ruellia peninsularis Wild Petunia	5 gal	91





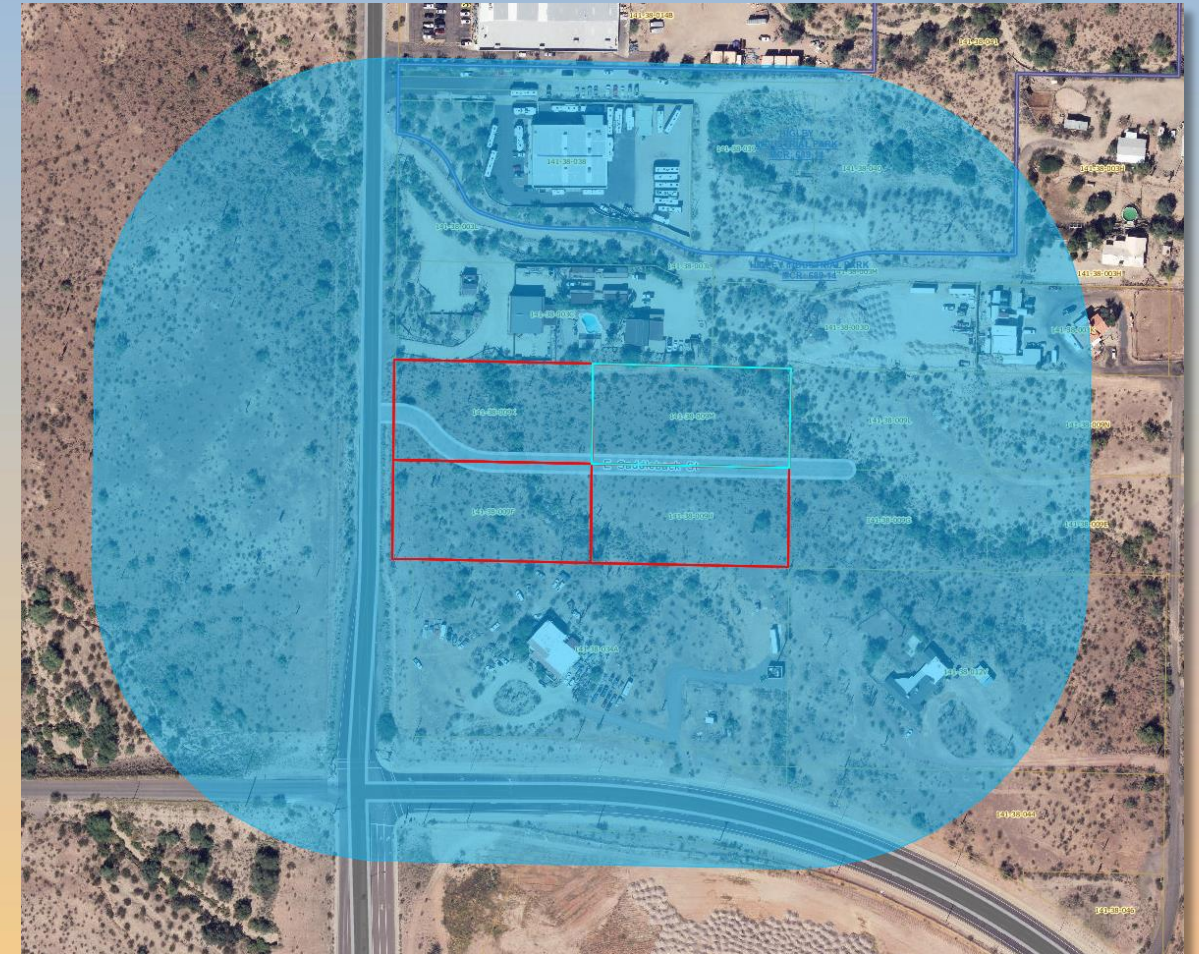
# Renderings





# Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- One comment received from neighboring property owners with concerns with screening and Drainage





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Section 9-6 for a Preliminary Plat

*Staff recommends Approval with Conditions*



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