



Planning and Zoning Board



ZON24-00030

Southgate Commerce Park Phasing Plan

Charlotte Bridges, Planner II

August 14, 2024



Request

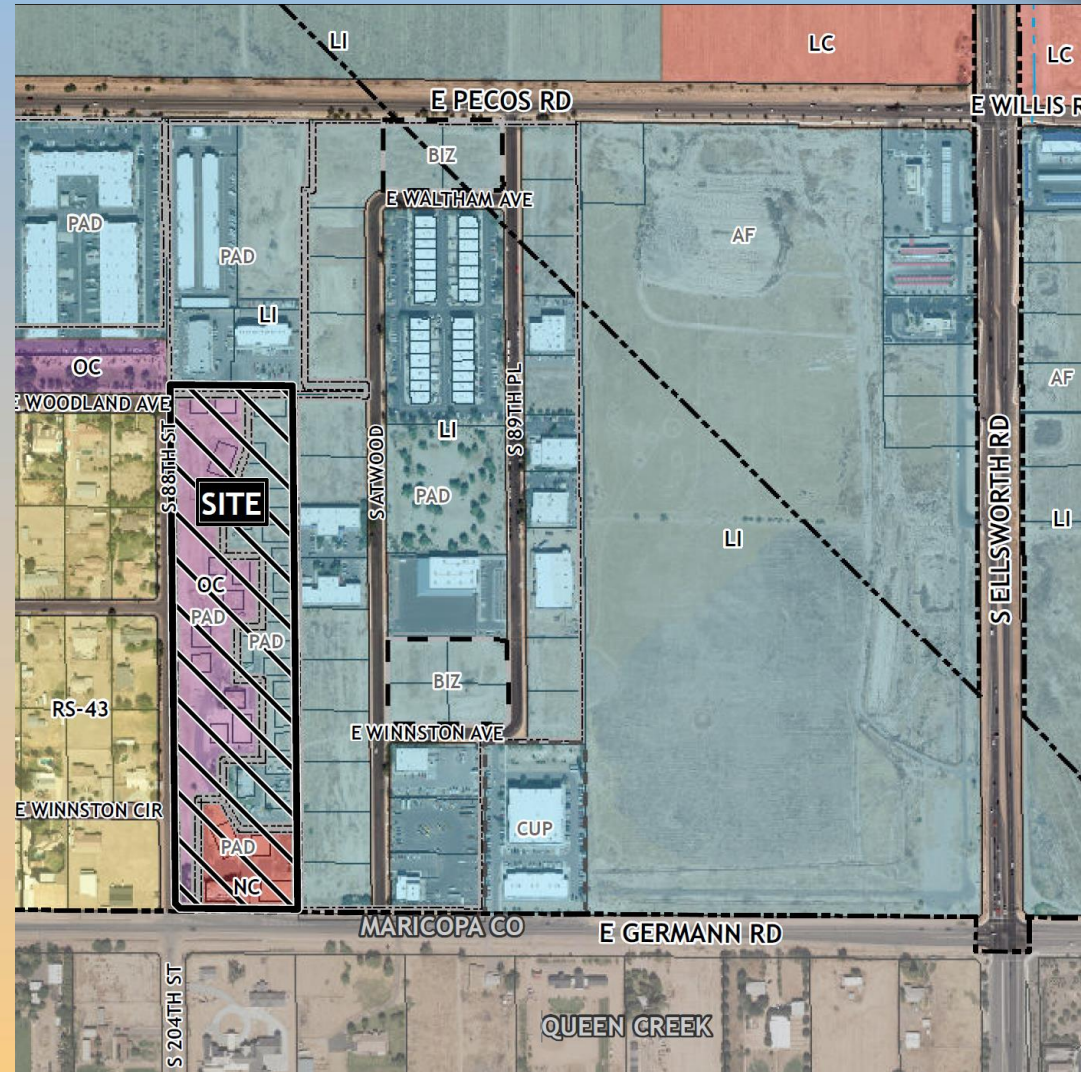
- Planned Area Development (PAD) modification





Location

- 8830 East Germann Road
- East of Ellsworth Road
- North of Germann Road

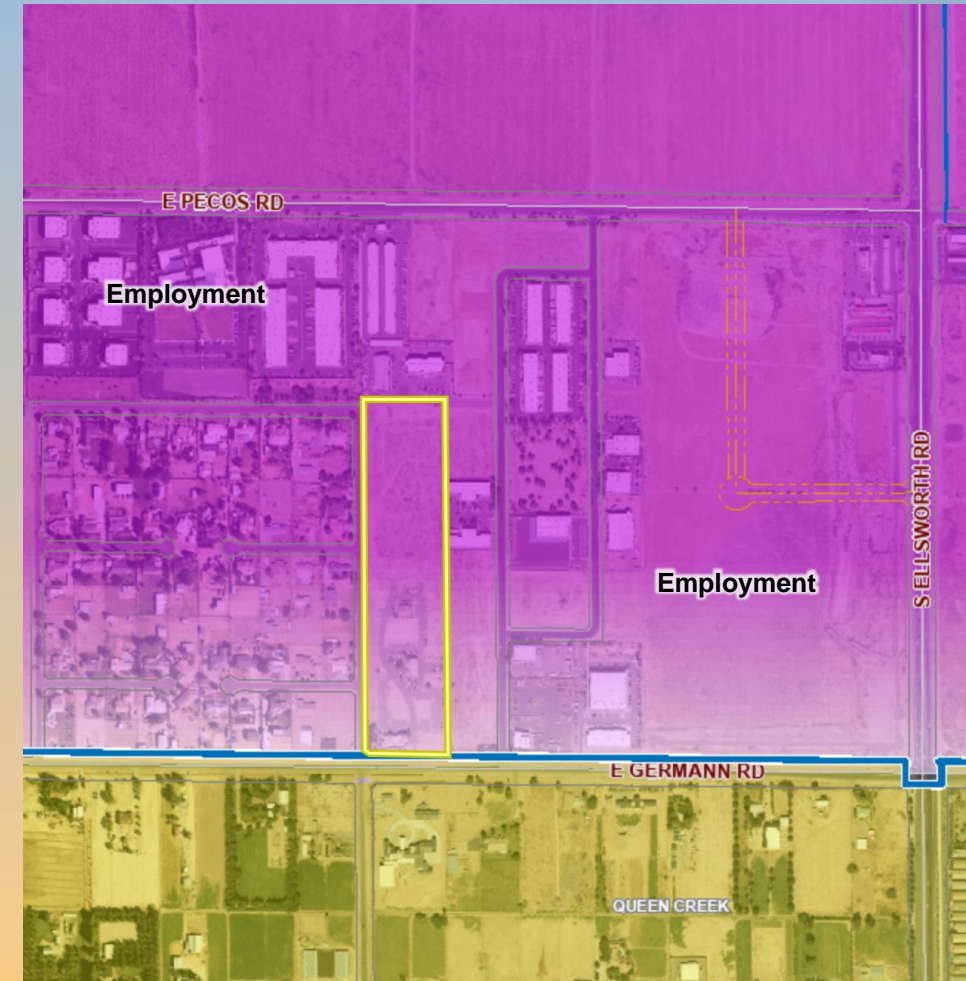




General Plan

Employment

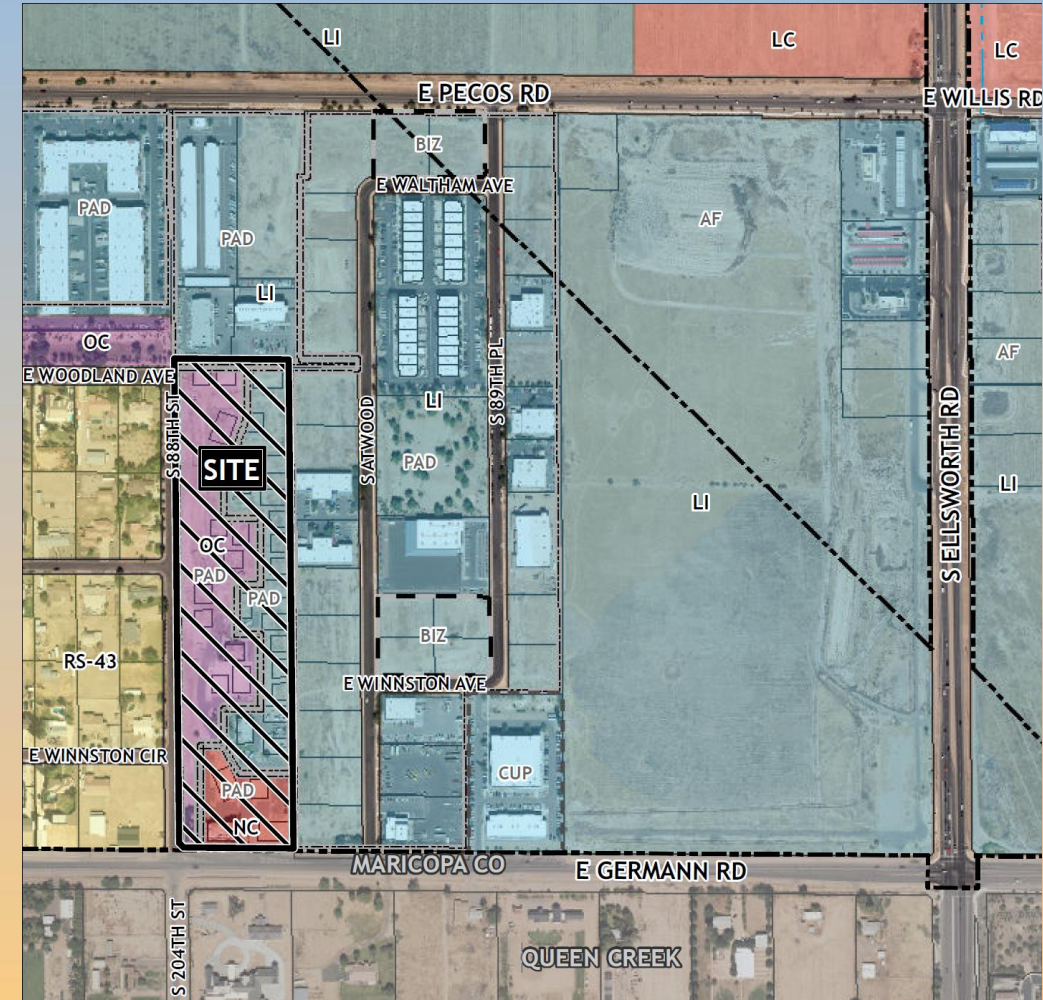
- Provide a wide range of employment opportunities in high quality settings
- Mesa Gateway Strategic Development Plan - Logistics and Commerce District
- High quality employment environment compatible with Phoenix-Mesa Gateway Airport





Zoning

- Current Zoning
 - Office-Commercial with a Planned Area Development Overlay (OC-PAD)
 - Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD)
 - Light Industrial with a Planned Area Development Overlay (LI-PAD)





Site Photo



Looking north from Germann Road



Site Photo



Looking southeast from 88th Street



Site Photo



Looking northeast from 88th Street and mid-point of Project Site



Site Photo



Looking southwest from 88th Street at northwest corner of
Project Site



Site Photo



Looking northwest from mid-point of Project Site at east side



Site Photo



Aerial photo of Project Site



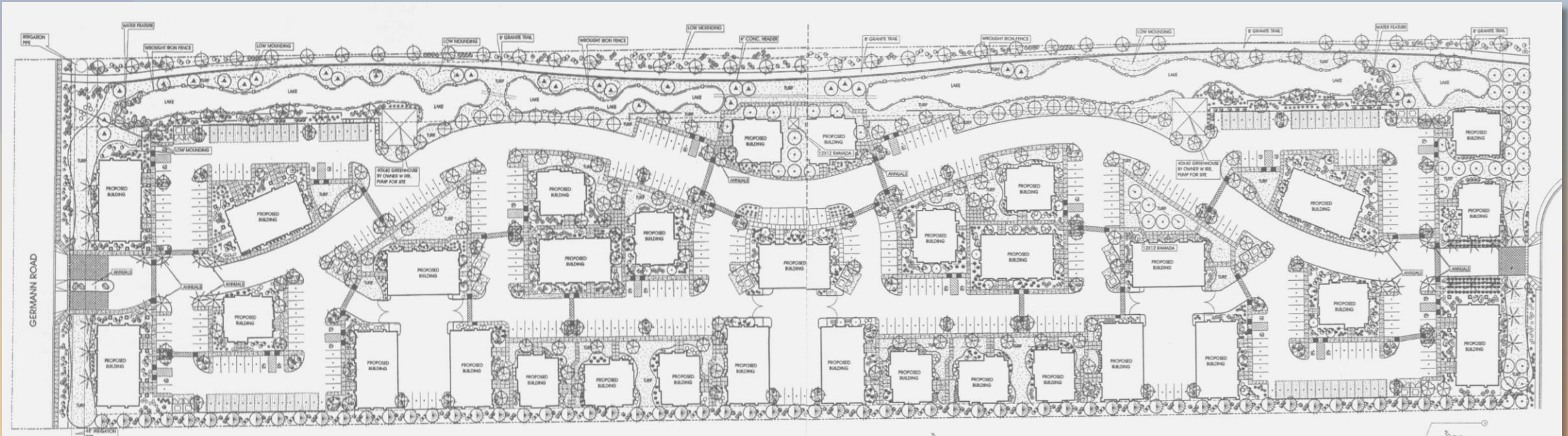
Site Plan

- 32 buildings totaling 100,000 sq. ft.
- Primary access from Germann Road
- Secondary access at north property line via drive aisle to Attwood (street)
- 399 parking spaces provided



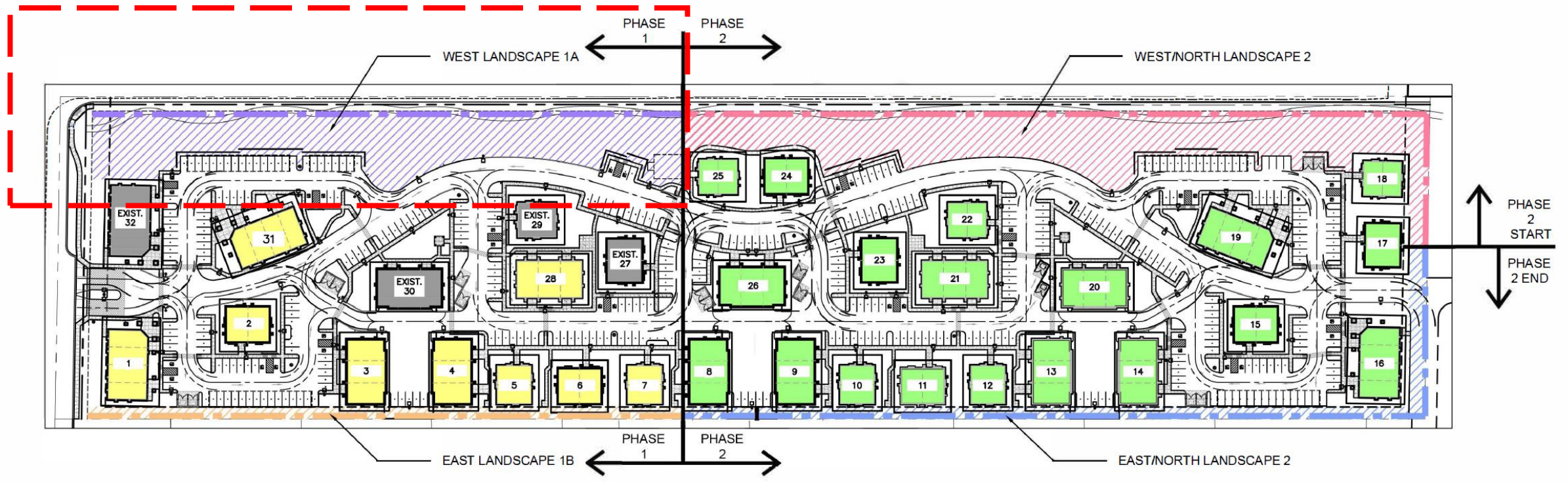


Landscape Plan





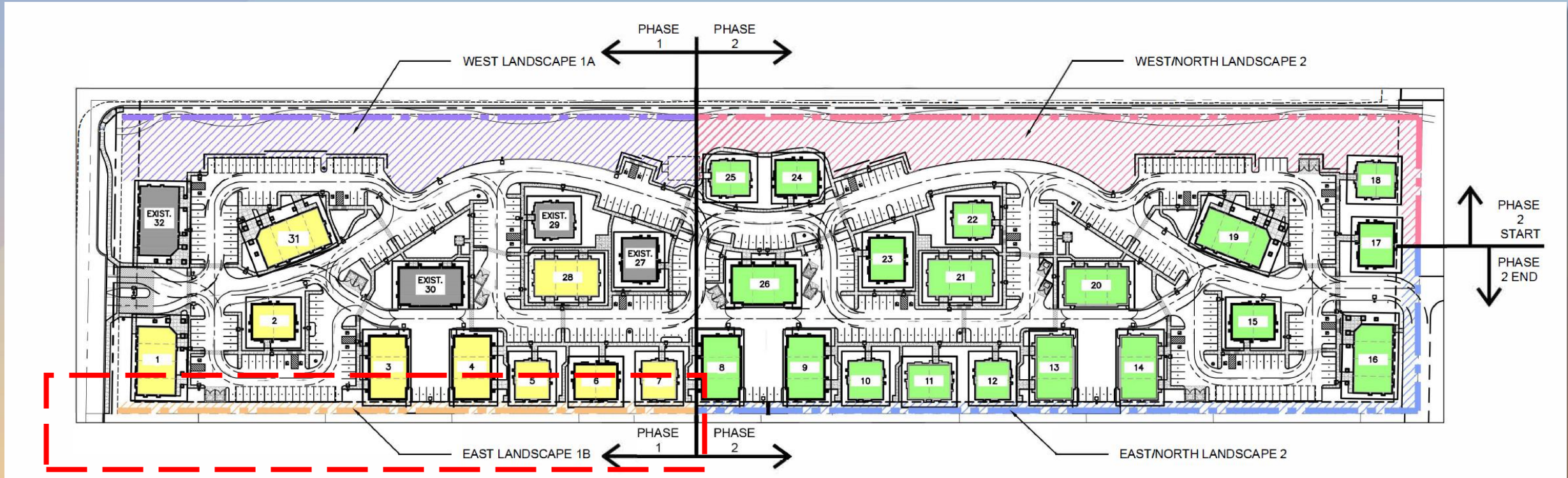
Phasing Plan – Phase 1B



With first new building permit, install all perimeter landscape along 88th Street to the mid-point of the Project Site



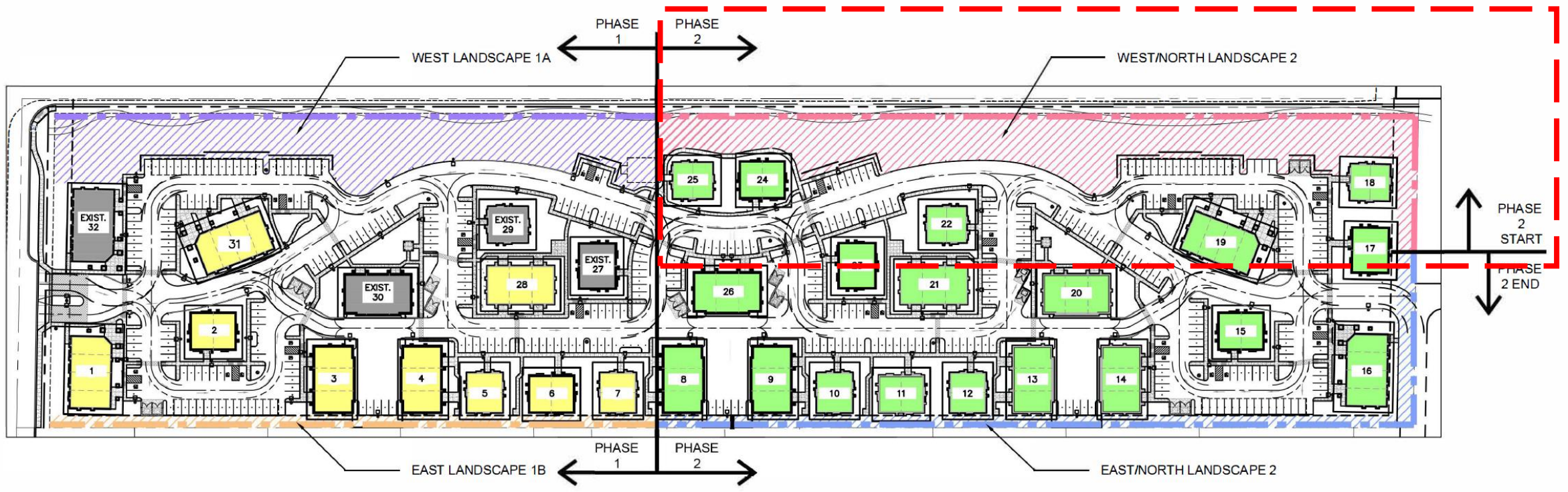
Phasing Plan – Phase 1B



or to a Certificate of Occupancy issuance for the last building in Phase 1B, all perimeter landscaping will be installed along the east property line to the mid-point of the Project



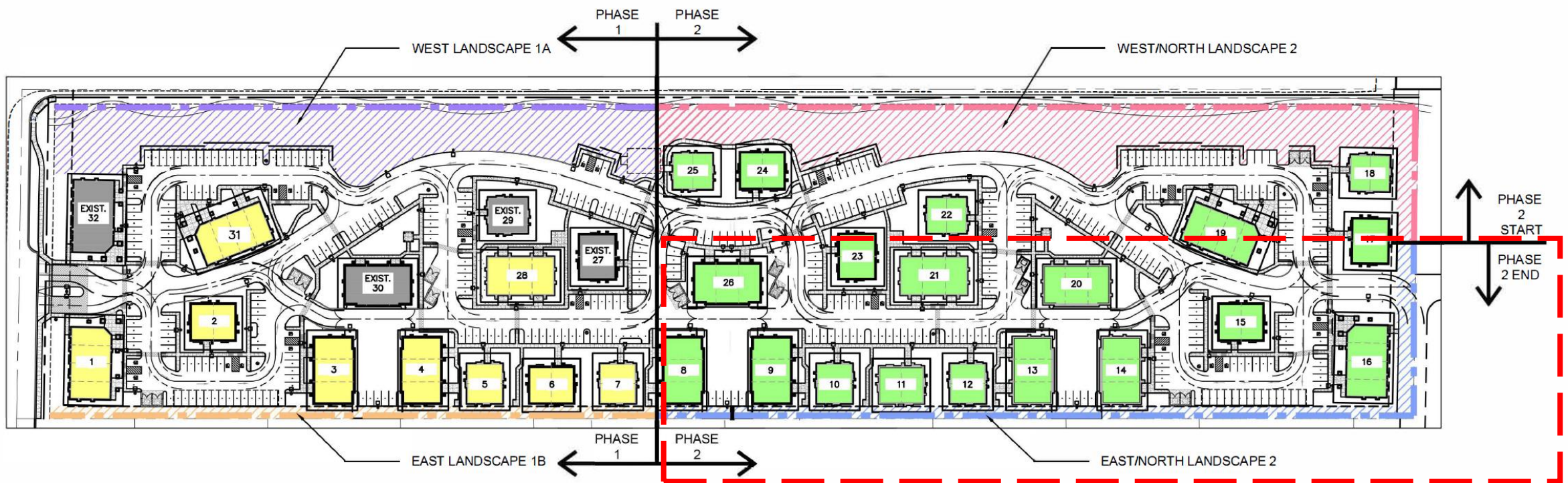
Phasing Plan – Phase 2



to a Certificate of Occupancy issuance for the first building in Phase 2, install remaining landscape along 88th Street and along north property line to mid-point of Building



Phasing Plan – Phase 2

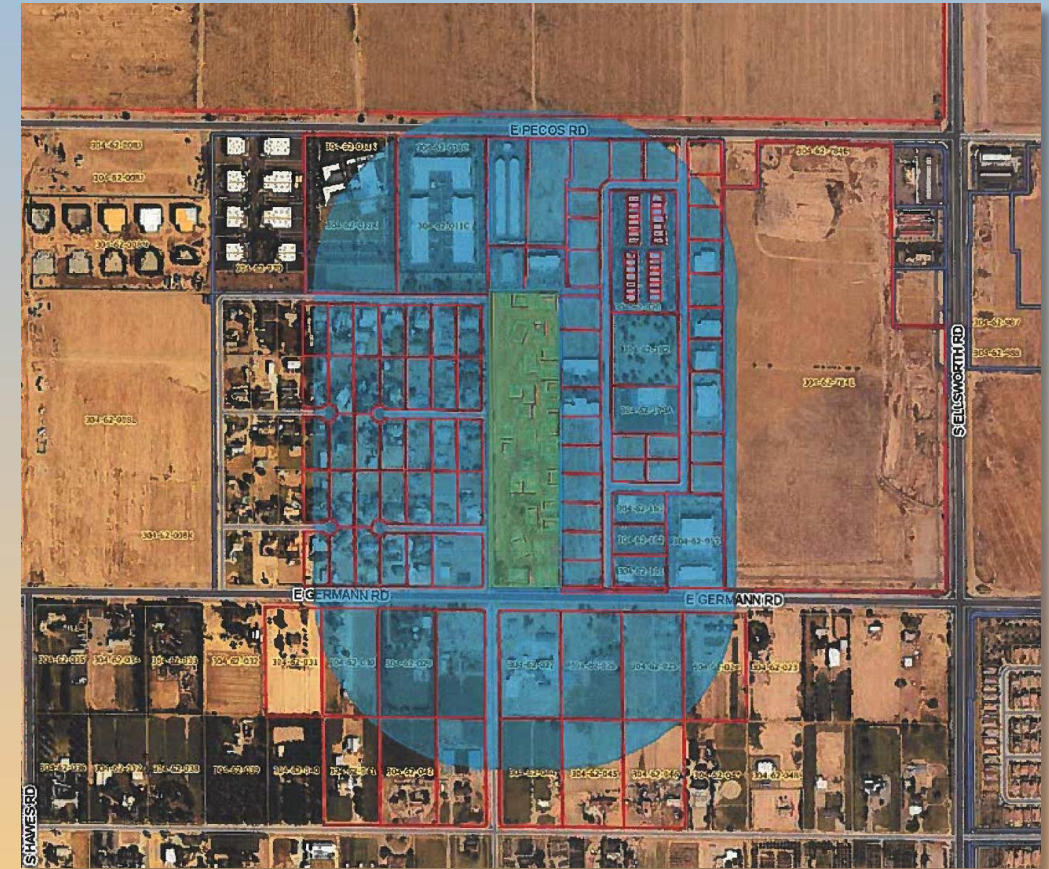


Prior to a Certificate of Occupancy issuance for the last building in Phase 2, install remaining perimeter landscape along the east property line and north property line



Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on March 21, 2024, 3 citizen attendees
- Mailed Planning and Zoning Board public hearing letters to all property owners within 1,000 ft.





Findings

- ✓ Complies with the 2040 Mesa General Plan and Gateway Strategic Development Plan
- ✓ Complies purpose for Planned Area Development Overlay of Section 11-22

Staff recommend Approval with Conditions



Planning and Zoning Board