



City Council

ZON22-01052

Mary Kopaskie-Brown, Planning Director

September 23, 2024



Request

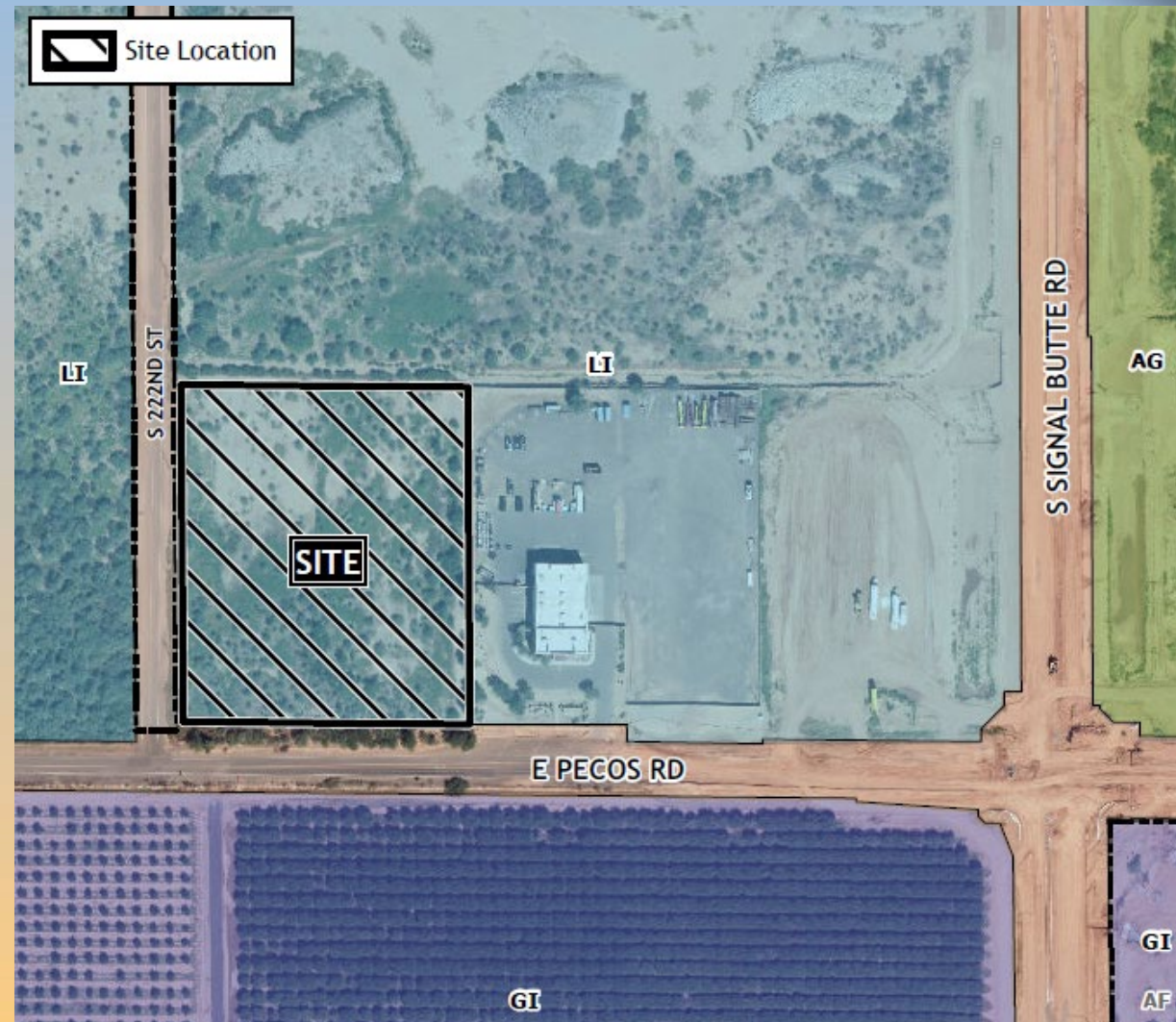
- Major Site Plan Modification
- To allow for an industrial development





Location

- West of Signal Butte Road
- North side of Pecos Road





General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

- Located within the Logistics and Commerce District

Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- Light Industrial (LI)
- Wholesale use is permitted in the LI district





Site Photo



Looking northwest towards the site from Pecos Road



Site Photo



Looking northeast towards the site from Pecos Rd/222nd St



Citizen Participation

- Notified property owners within 1,000 feet
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

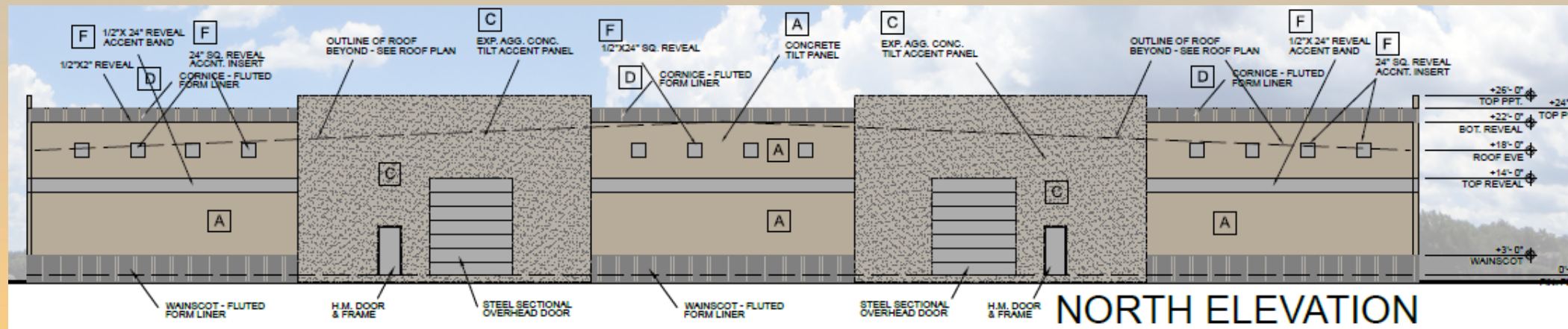
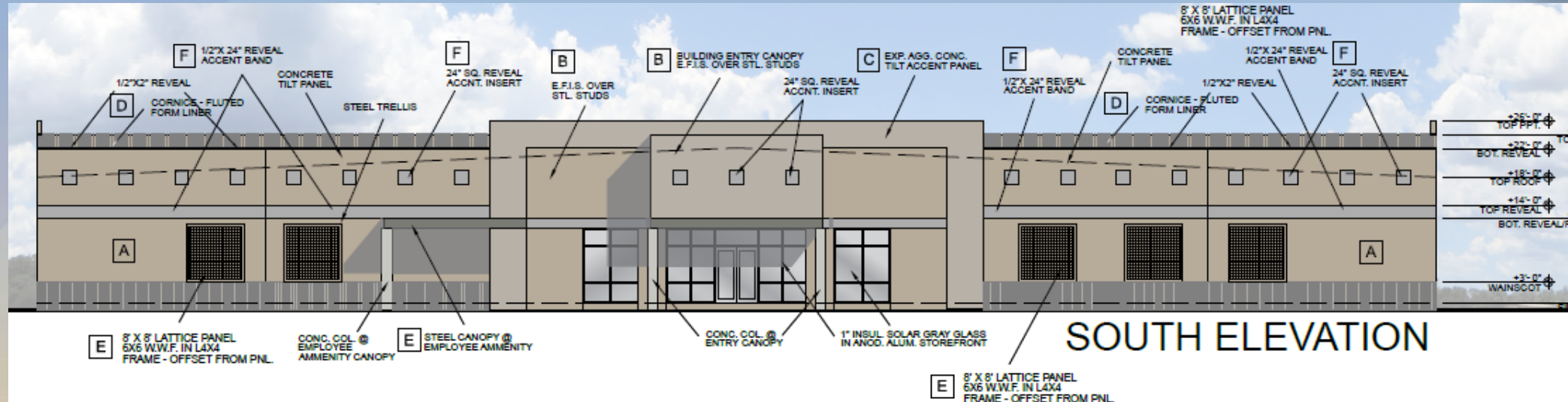
*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)*



mesa·az

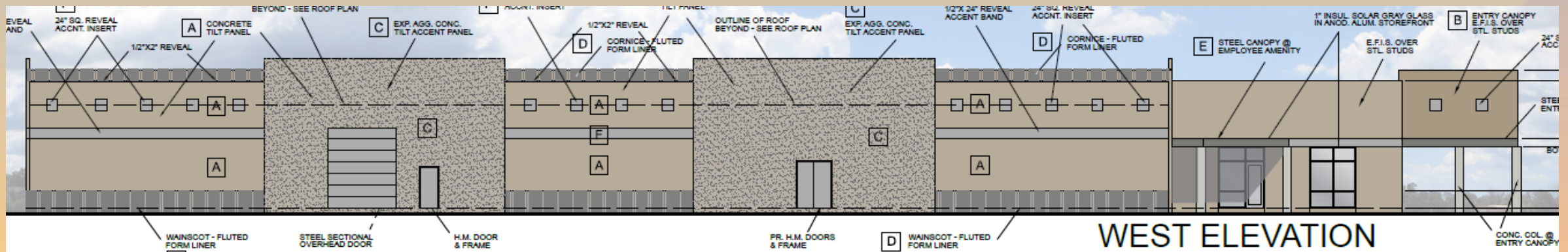
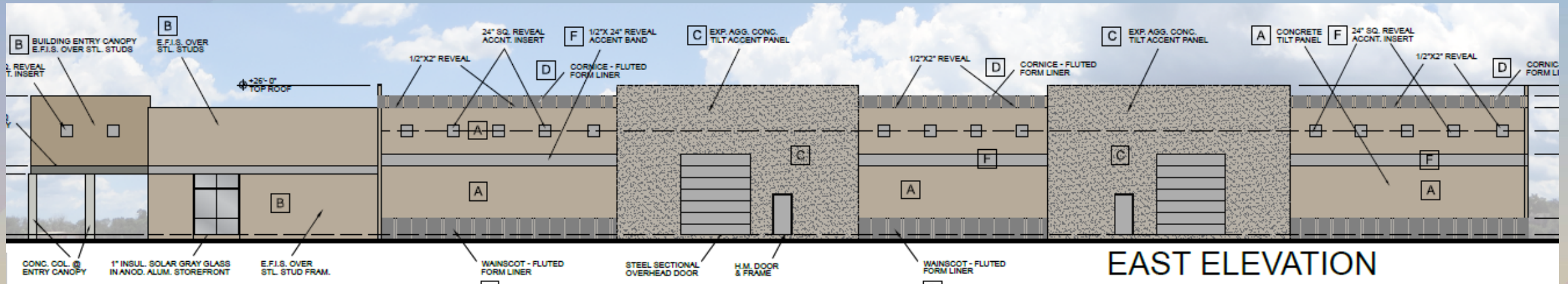


Elevations



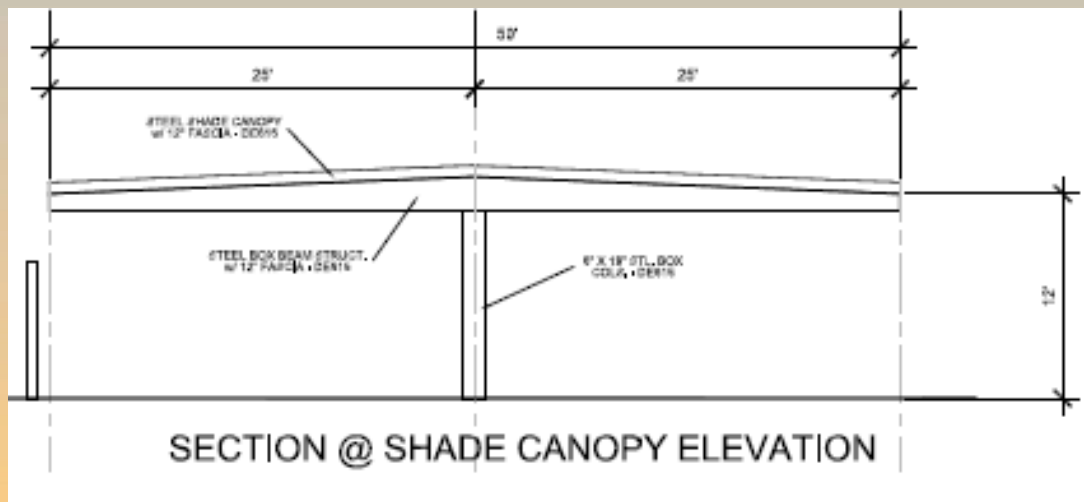
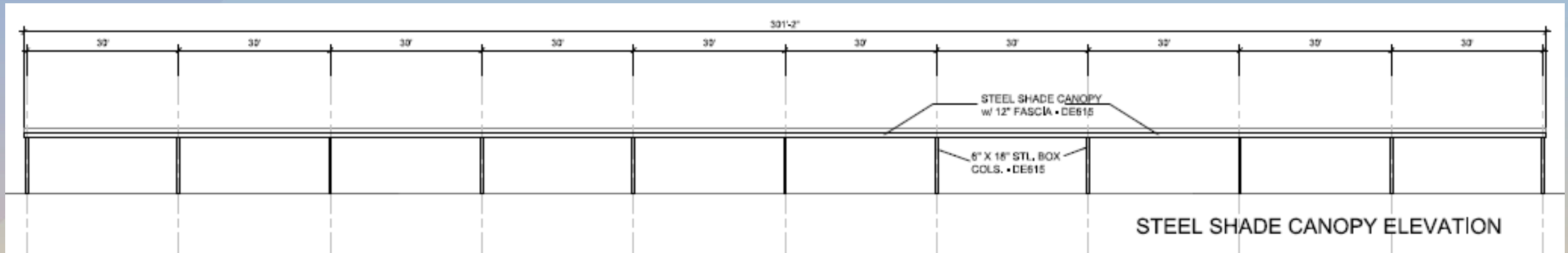


Side Elevations





Steel Shade Canopy Elevations



- 301-ft x 50-ft
- 12-ft tall
- 12-inch fascia



Renderings





Renderings

