



# Planning and Zoning Board



# ZON22-01003

## Western Semi Solutions

Kwasi Abebrese, Planner I

May 24, 2023



# Request

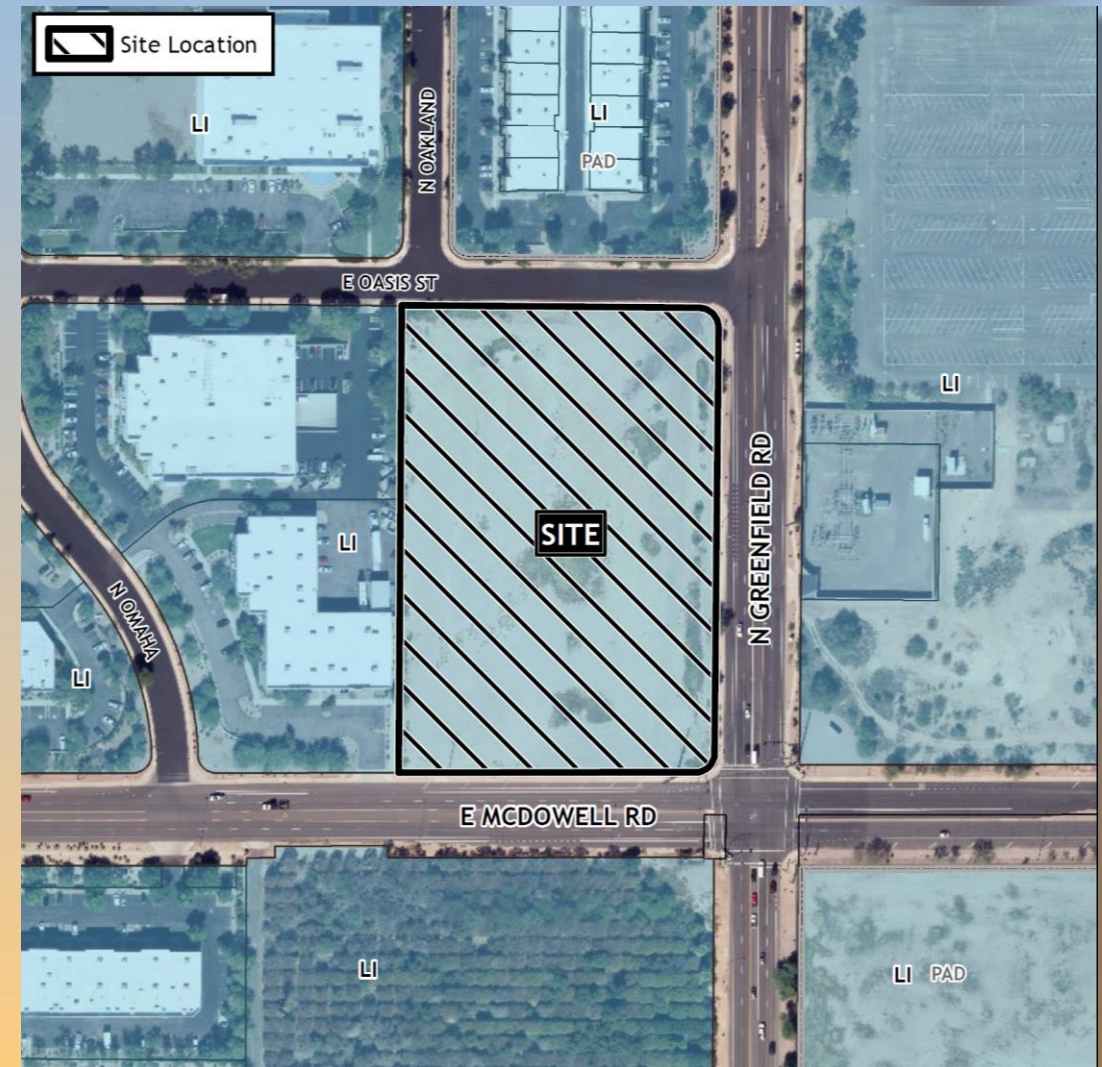
- Rezone from LI to LI-PAD
- Site Plan Review
- To allow for an industrial development





# Location

- West of Greenfield Road
- North of McDowell Road
- South of Oasis Street

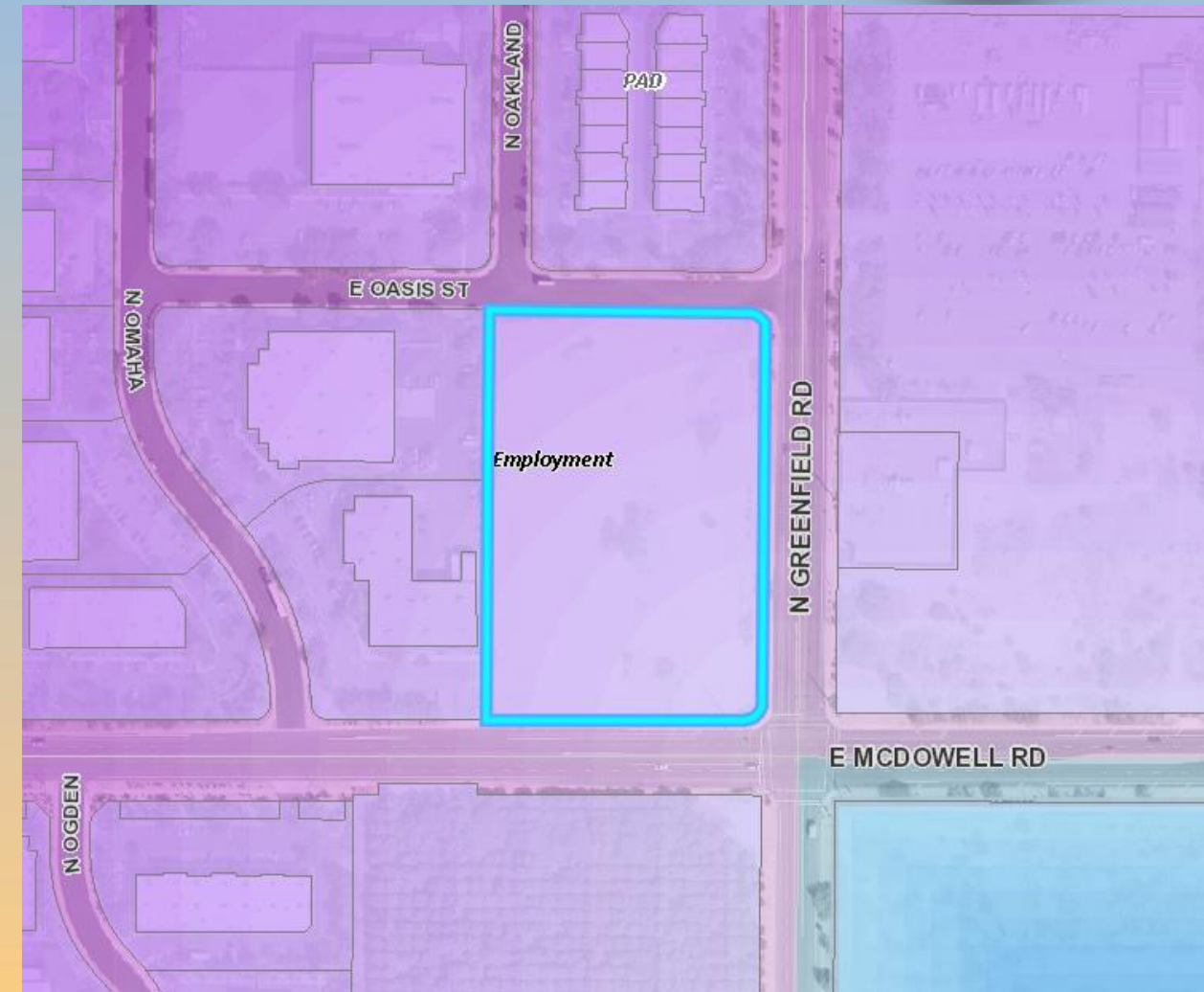




# General Plan

## Employment

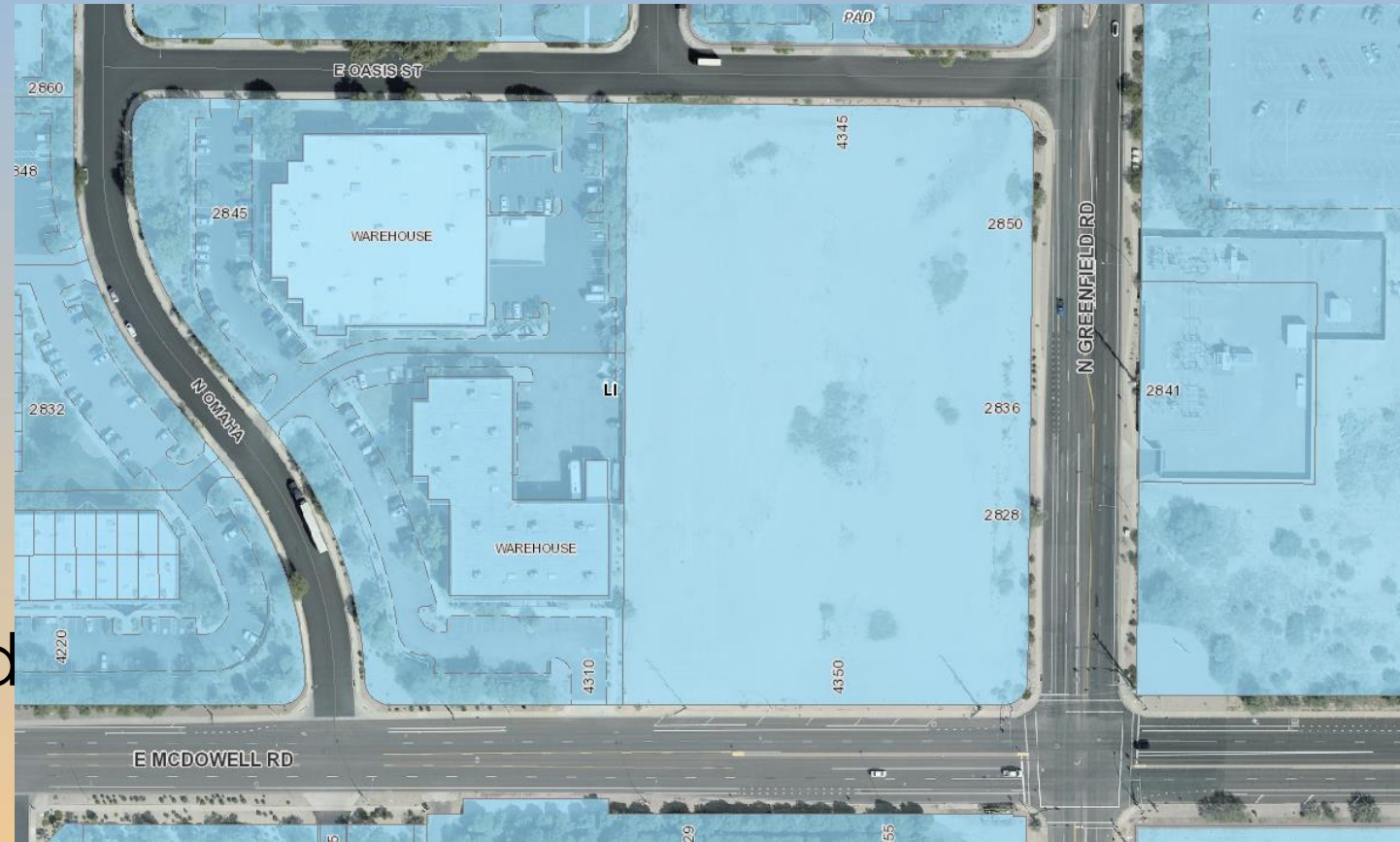
- Wide range of employment of employment opportunities in high-quality settings





# Zoning

- Site is currently zoned LI
- Proposed rezone to LI-PAD
- Proposed use is permitted within the LI district.





# Site Photos

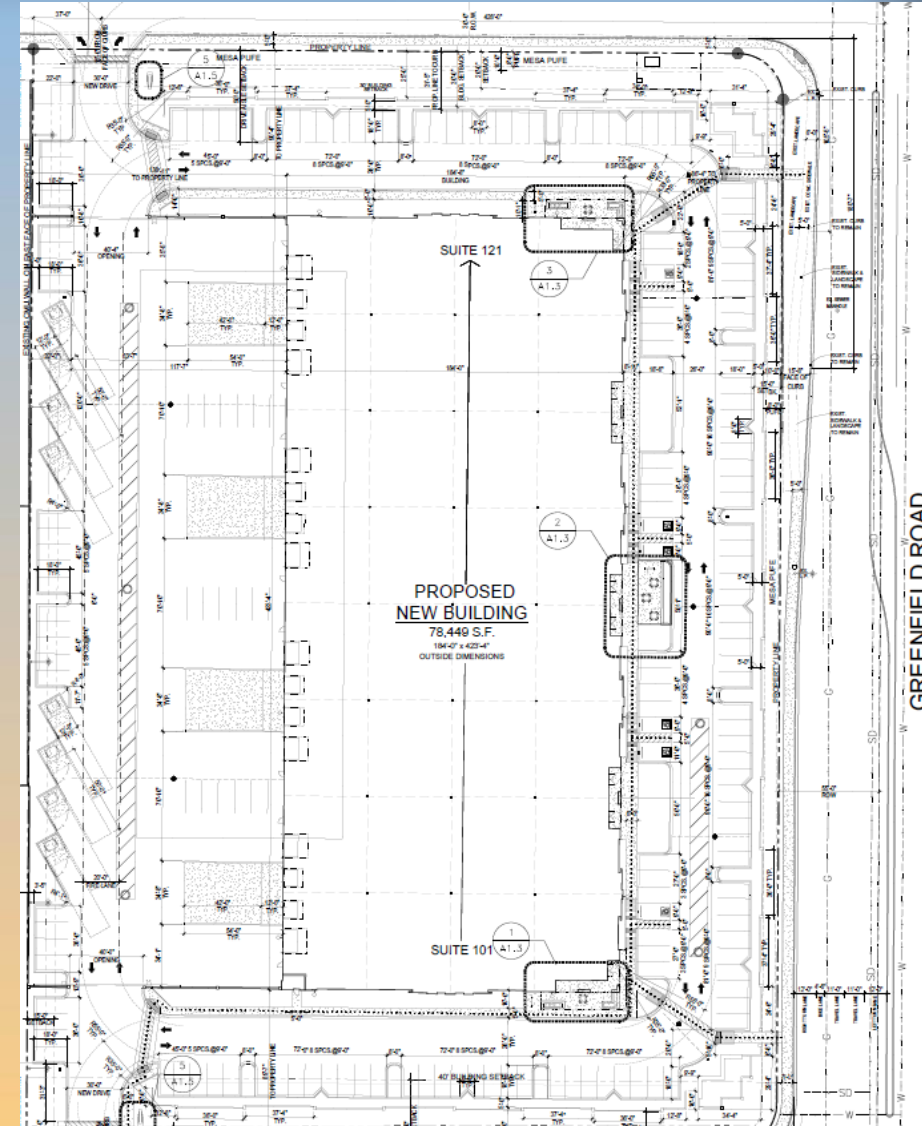


Looking west from Greenfield Road



# Site Plan

- 78,449 SF industrial building
- Access to the site from McDowell Road
- Truck docks and loading area will be located at the rear of building



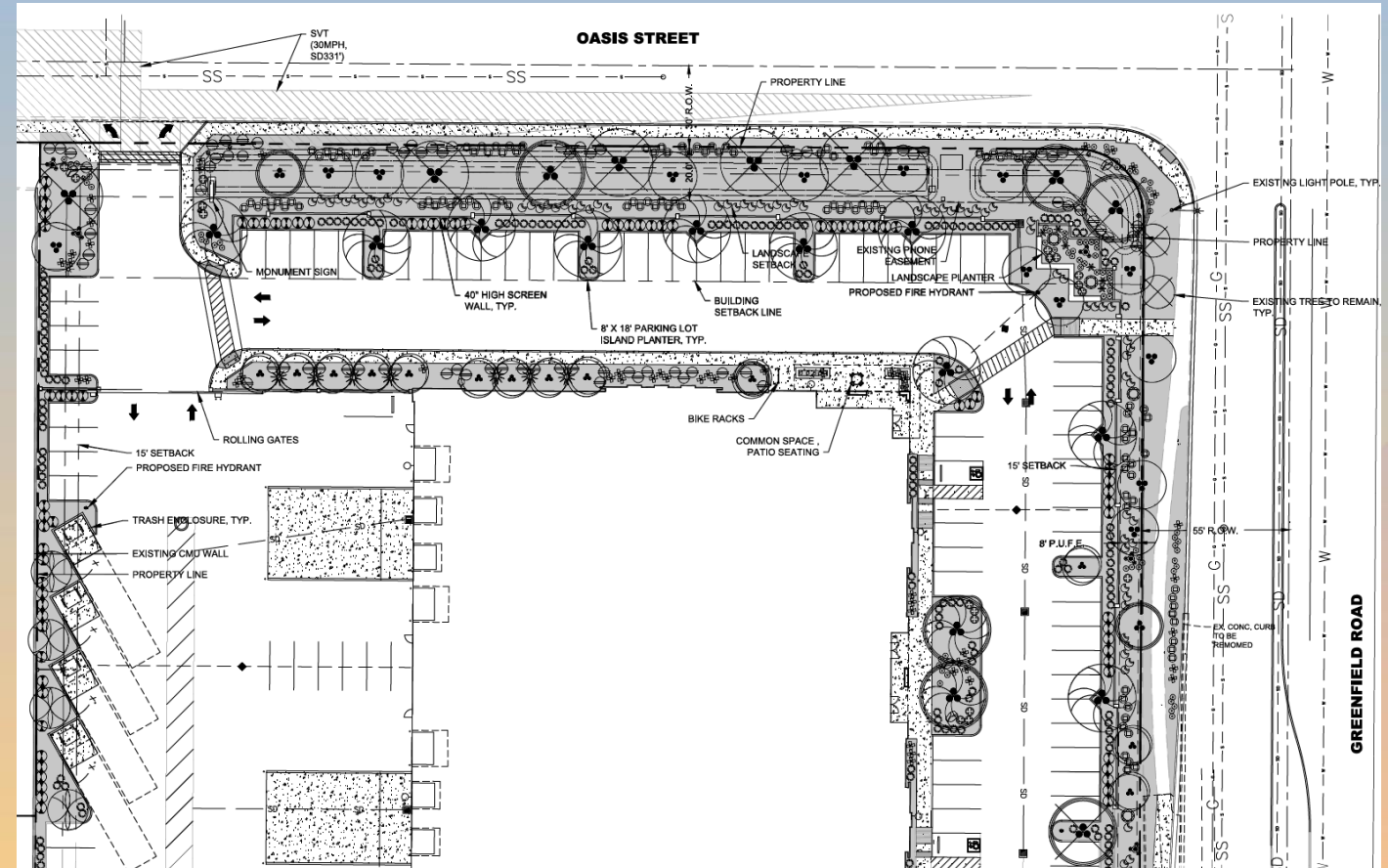




# Landscape Plan

## LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	CAESALPINIA CACALACO 'SMOOTHIE'	CASCALOTE
	CAESALPINIA CACALACO 'SMOOTHIE'	CASCALOTE
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	LUCRETIA HAMILTON DESERT WILLOW
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	LUCRETIA HAMILTON DESERT WILLOW
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	EXISTING TREE	

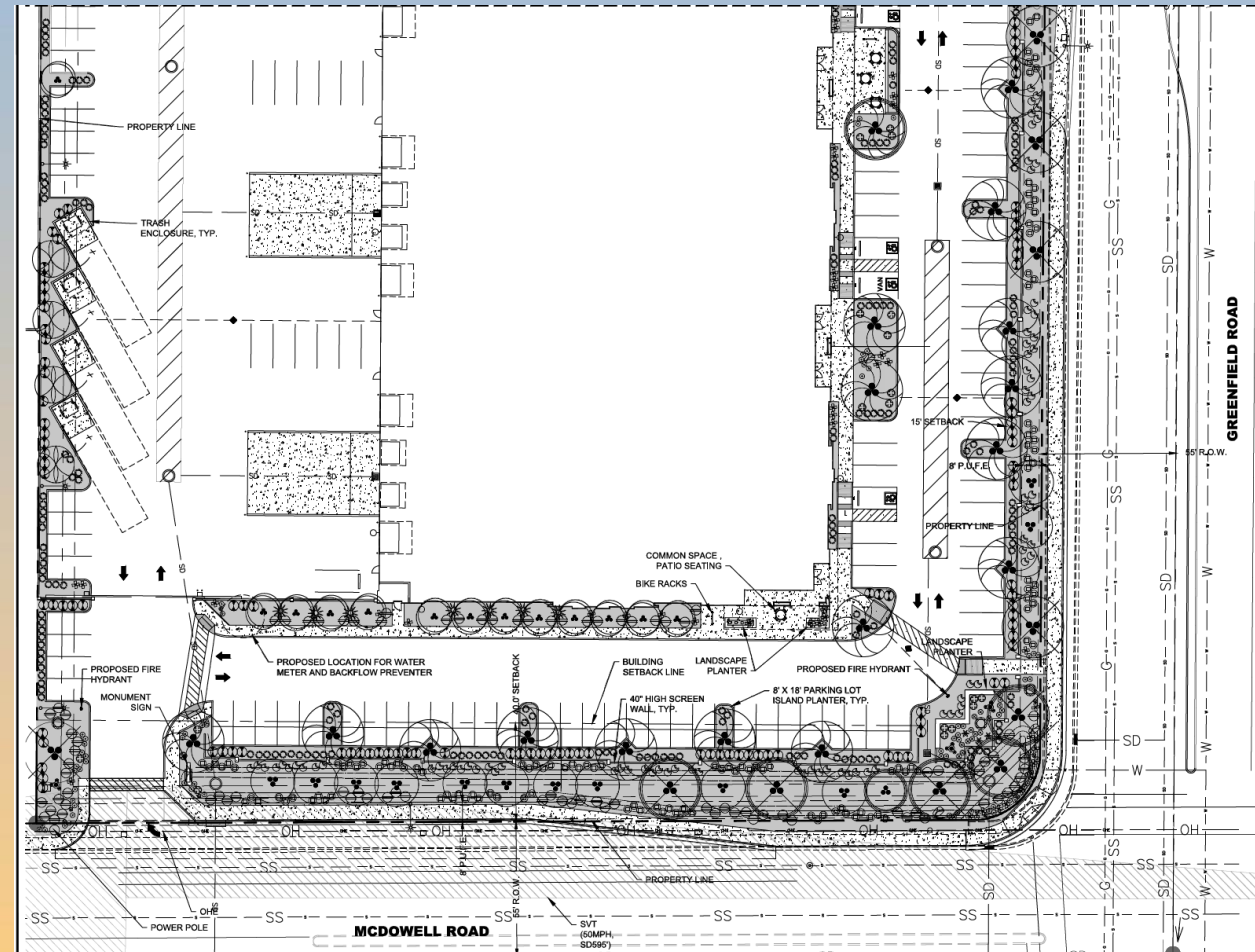




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# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

### Required Landscape Yards

*MZO Section 11-33-3(B)(2)*

Landscaping for non-single residence uses adjacent to other non-single residence.

- Width (west of property line)

15 feet

**4 Feet**

### Required Parking Spaces

by Use –  
MZO Table 11-32-3(A)  
- *Group Industrial*

75% of gross floor area at 1 space per 500 square feet and 25% of gross floor area at 1 space per 375 square feet

**1 space per 513 square feet of gross floor area**



# Rendering





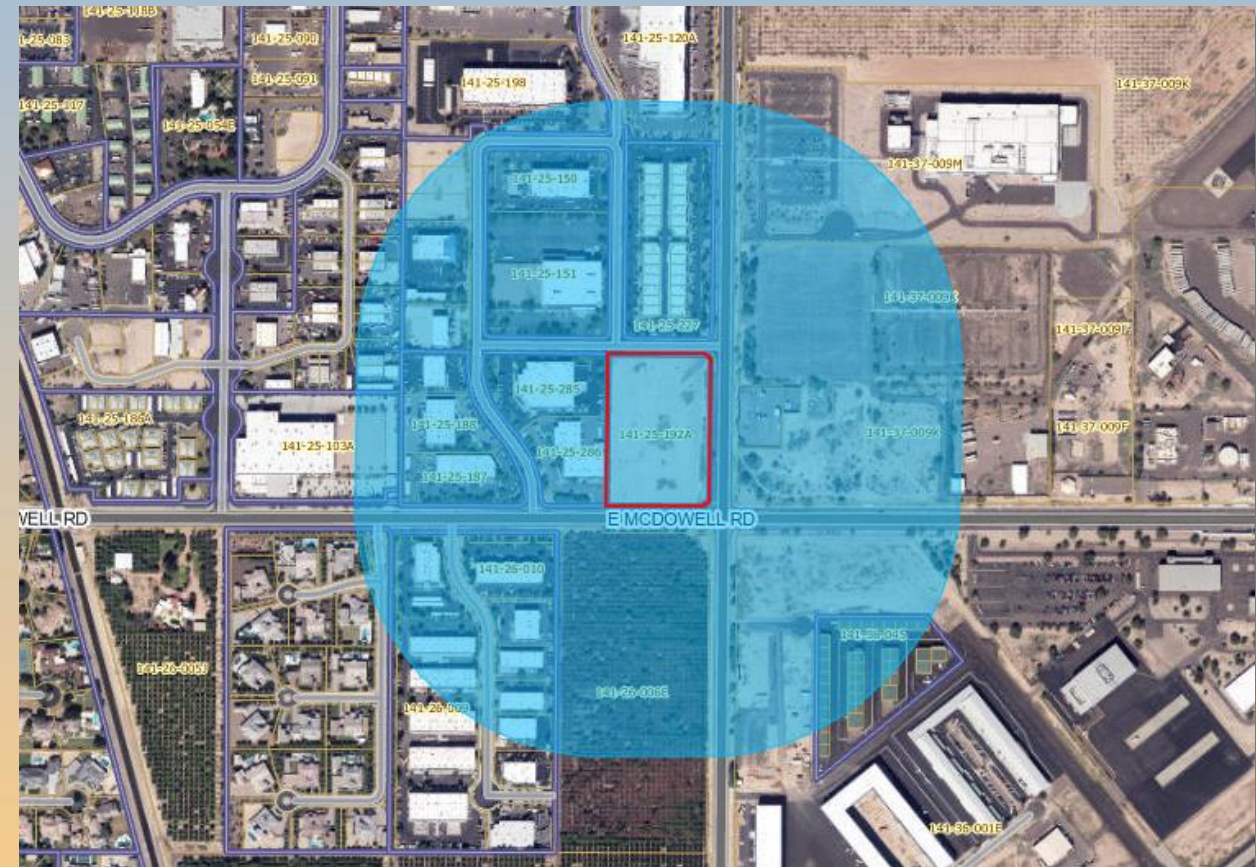
# Rendering





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

*Staff recommends Approval with Conditions*



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