



PLANNING & ZONING BOARD

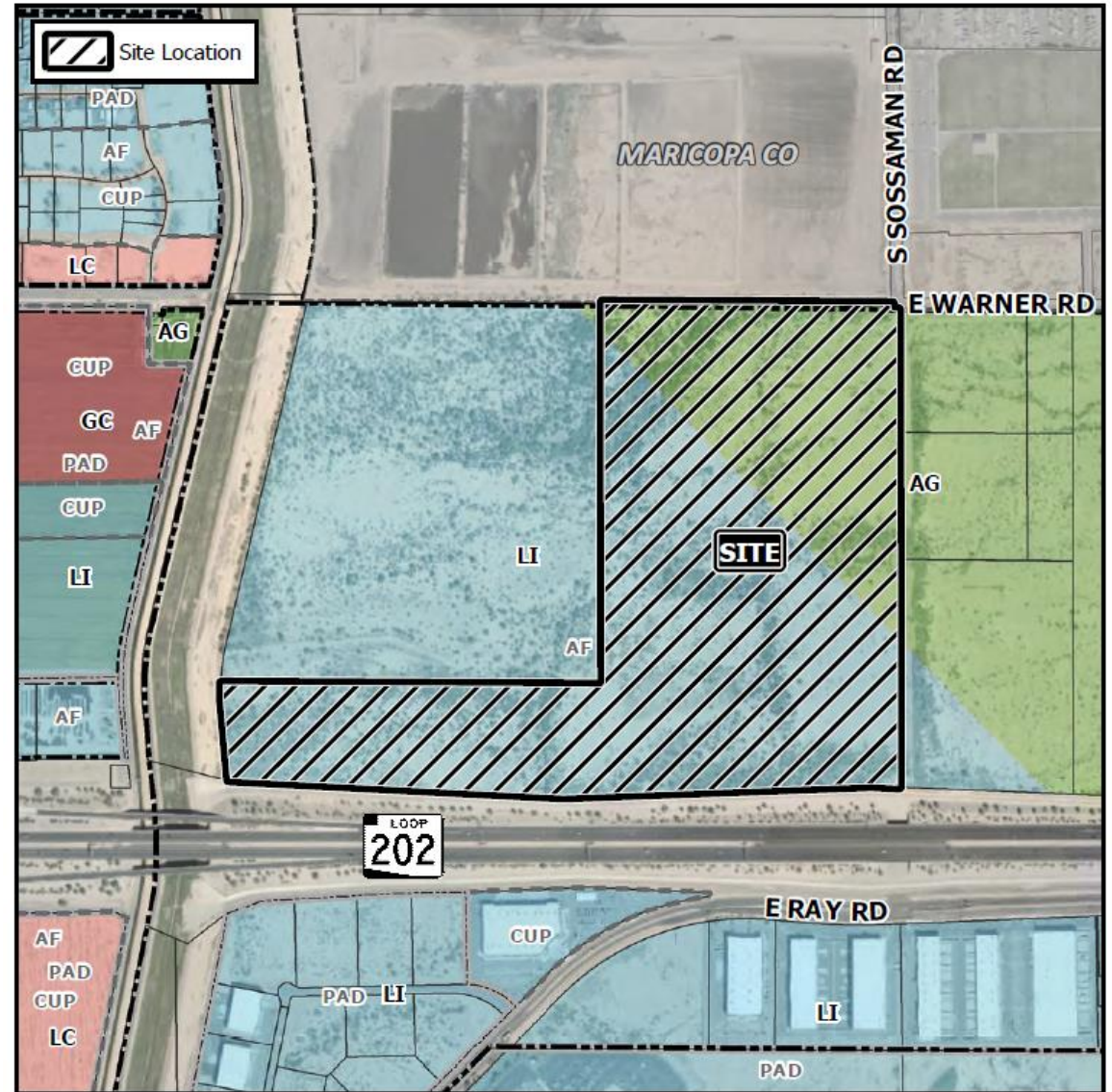
September 22, 2021



ZON21-00543

Location

- South of Warner Road alignment
- West of Sossaman Road alignment
- North of Loop 202 Freeway





General Plan

Mixed Use Activity District
Regional Scale sub-type

- Large-scale activity areas
- Attract people from larger region



Request

- Rezone from LI & AG to LI-PAD, Site Plan Review

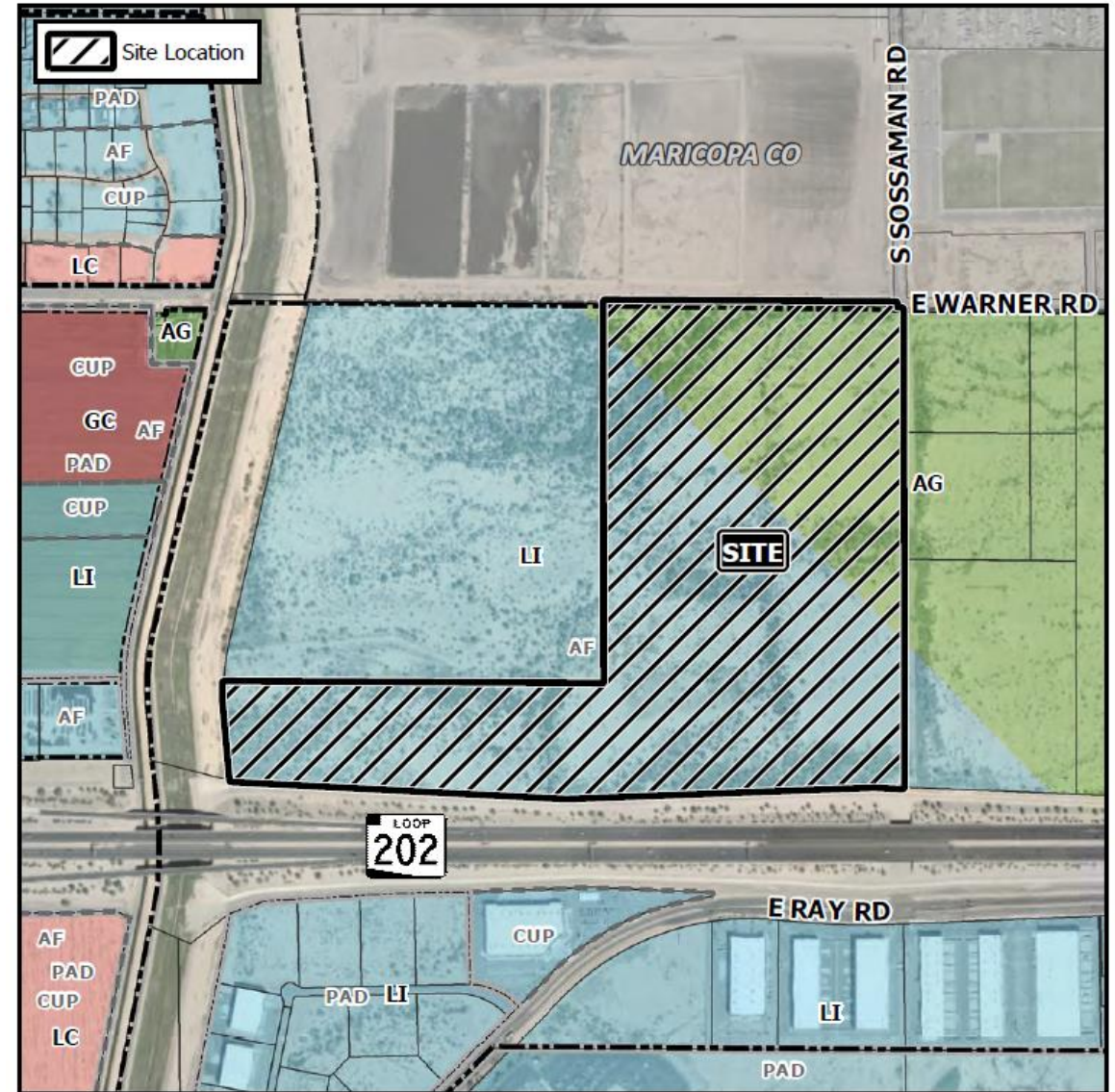
Purpose

- Allow for an industrial park

Zoning (Proposed)

Light Industrial (LI)

- Areas that serve surrounding residential trade area
- Industrial uses such as warehousing and offices permitted

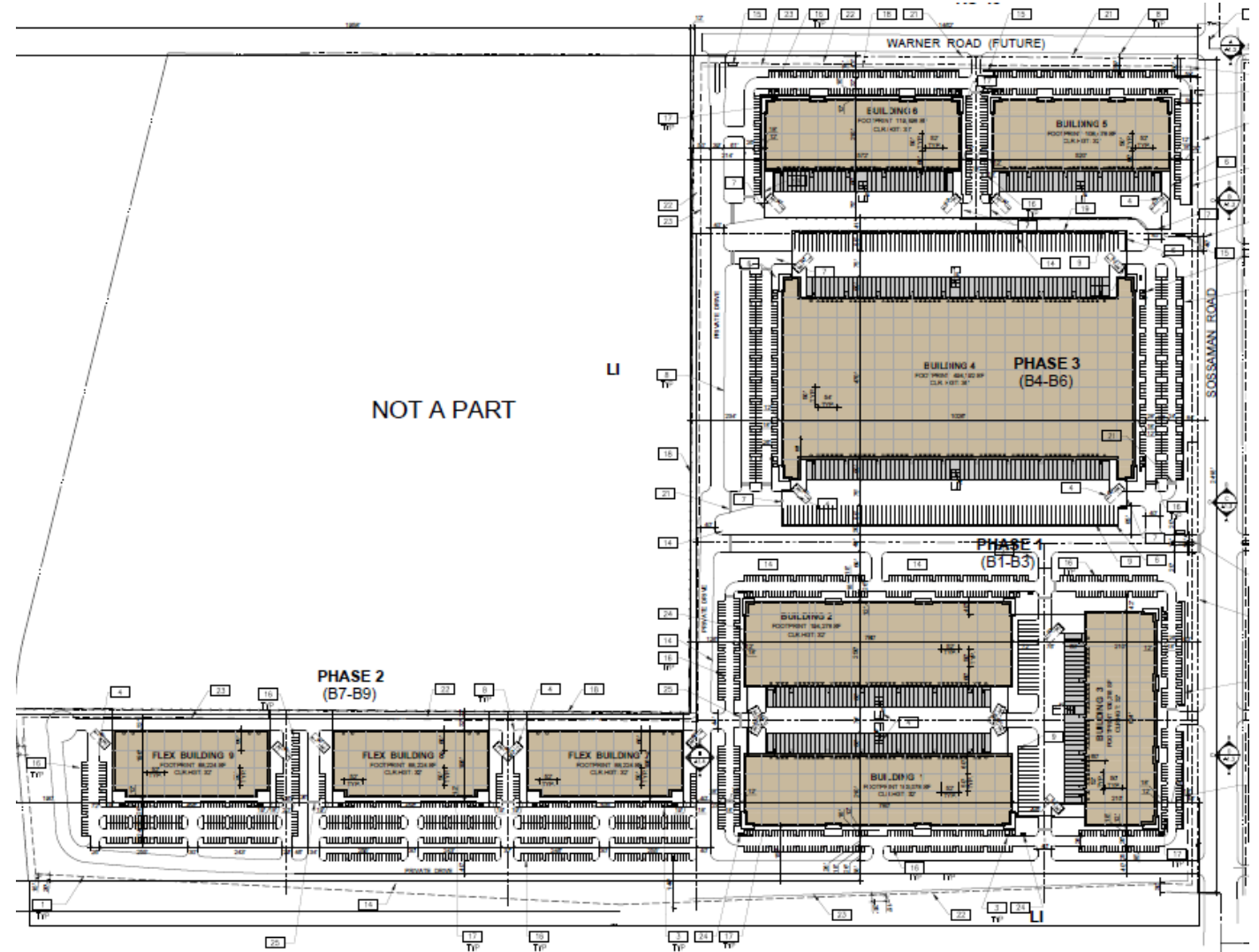


PAD Request

Development Standard	Required LC	Proposed LC-PAD	Justification
Maximum Building Height	40'	50'	<i>Accommodate planned industrial operations</i>
Parking Ratio	75% at 1/500 SF, 25% at 1/375 SF	1 space per 900 SF	<ul style="list-style-type: none"> • <i>Consistent with warehousing - primary use anticipated</i> • <i>Similar to other industrial parks</i>
Bicycle Parking	1 space per 10 vehicle spaces; 1 space per 20 vehicle spaces after first 50 spaces	10 spaces per building	<i>Bike use not anticipated due to location adj. to freeway the planned use</i>

Site Plan

- 9 industrial large-scale buildings
- Range from ~88K SF to ~494K SF
- Internally screened loading docks



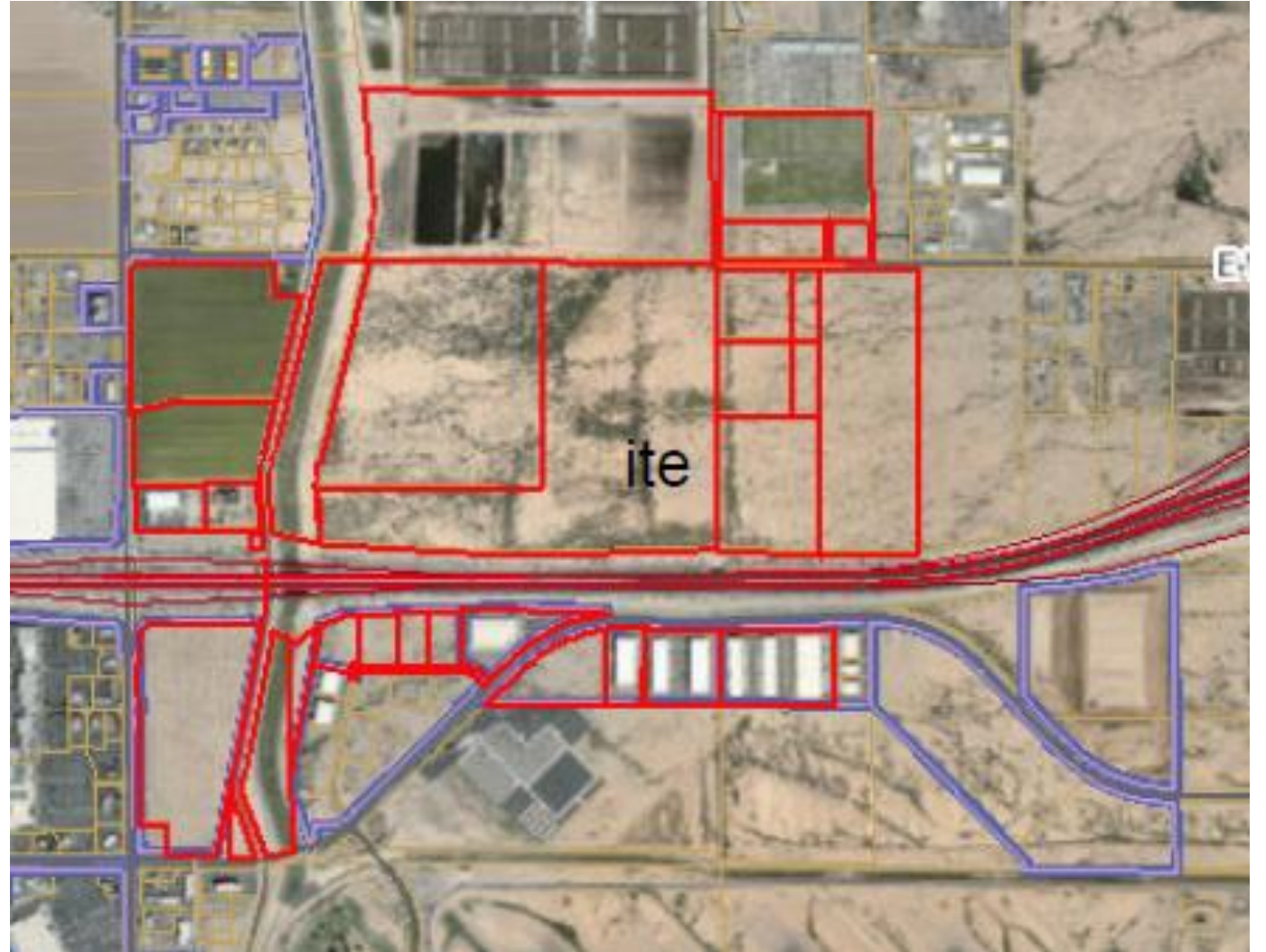
Design Review

- September 14, 2021
- Board had no major concerns



Citizen Participation

- Mailed required notifications
- Neighborhood Meeting
 - 0 attendees
- No comments received by Staff



Summary

Findings

Complies with:

- 2040 Mesa General Plan
- Mesa Gateway Strategic Development Plan
- Criteria in Chapter 22 for PAD
- Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

September 22, 2021