



Planning & Zoning Board



ZON22-00546



Request

- Modification to the Bonus Intensity Zone (BIZ)
- Site Plan Modification





Location

- North of the Red Mountain 202 Freeway
- South of Thomas and Virginia Roads
- West of Recker Road





General Plan

Mixed Use Activity District

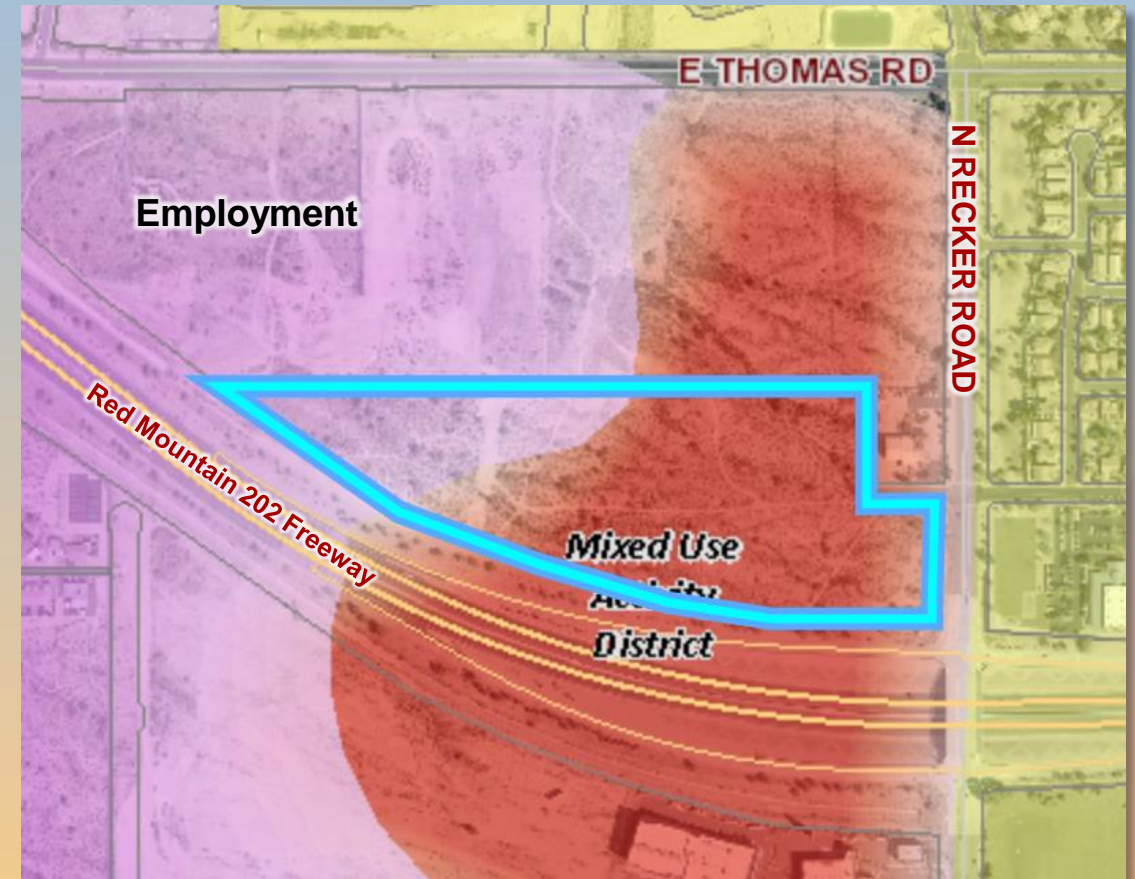
- Regional activity areas
- Strong and viable centers of commercial activity

Employment

- Wide range of employment opportunities
- High quality settings

Falcon Field Sub-Area

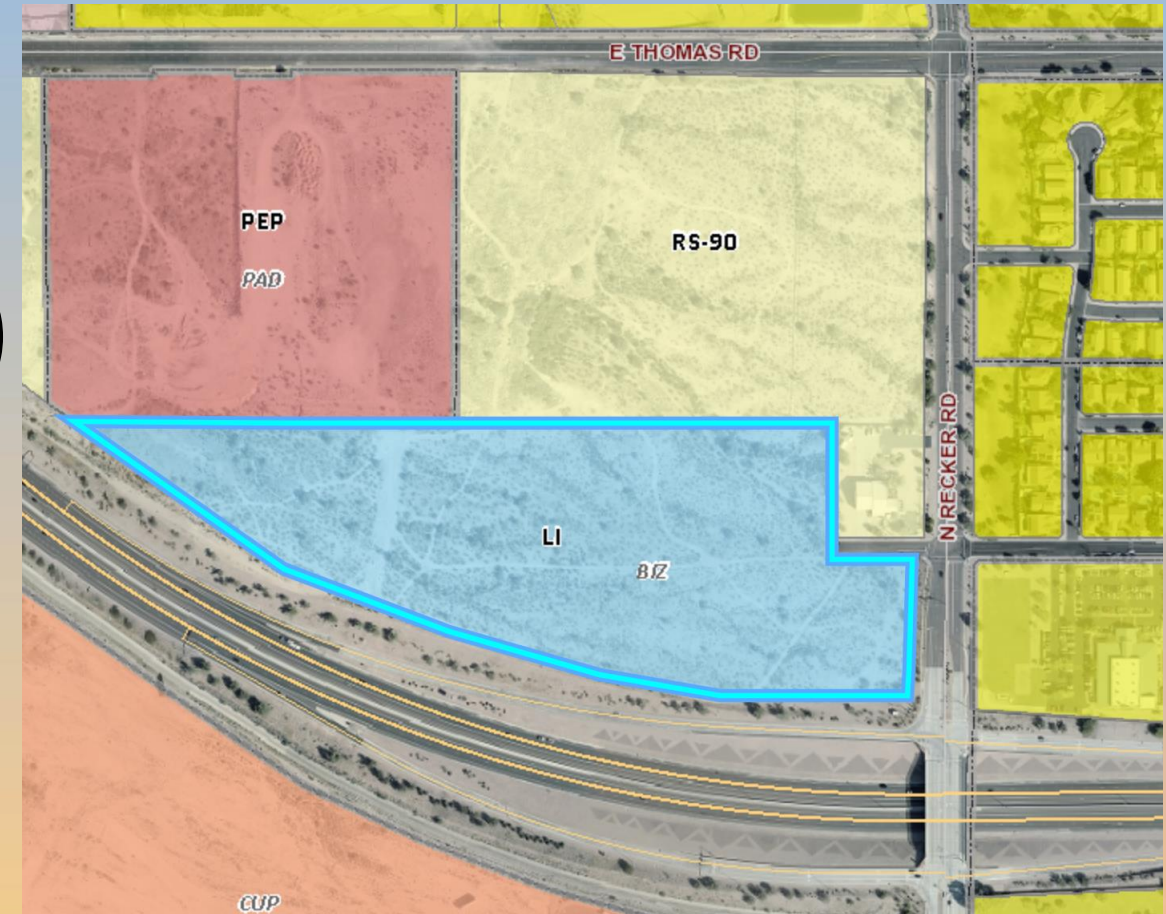
- Contribute to the variety of commercial uses
- Provide support for future employment uses.





Zoning

- Light Industrial with a Bonus Intensity Zone Overlay (LI-BIZ)
- Permitted in the LI-BIZ District





Site Photos



Looking south from East Virginia Street

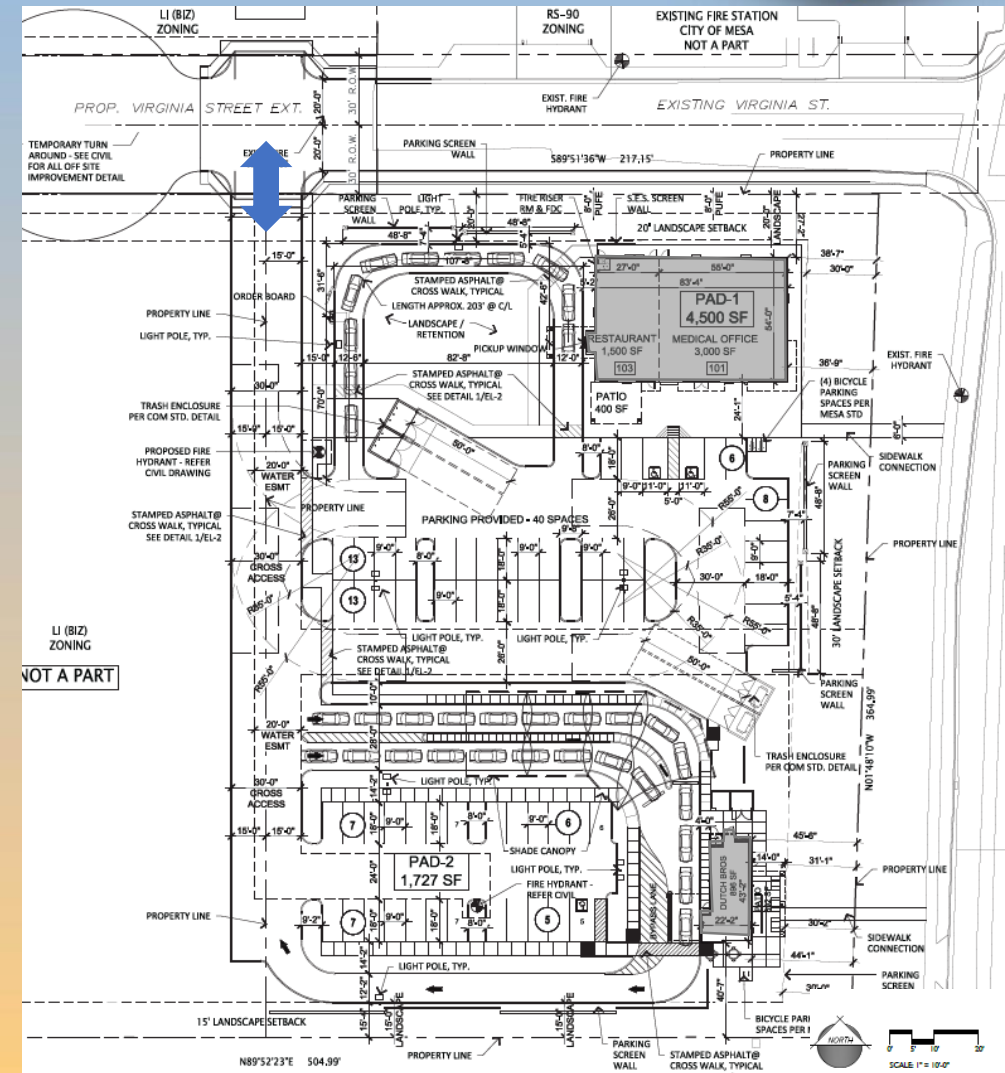


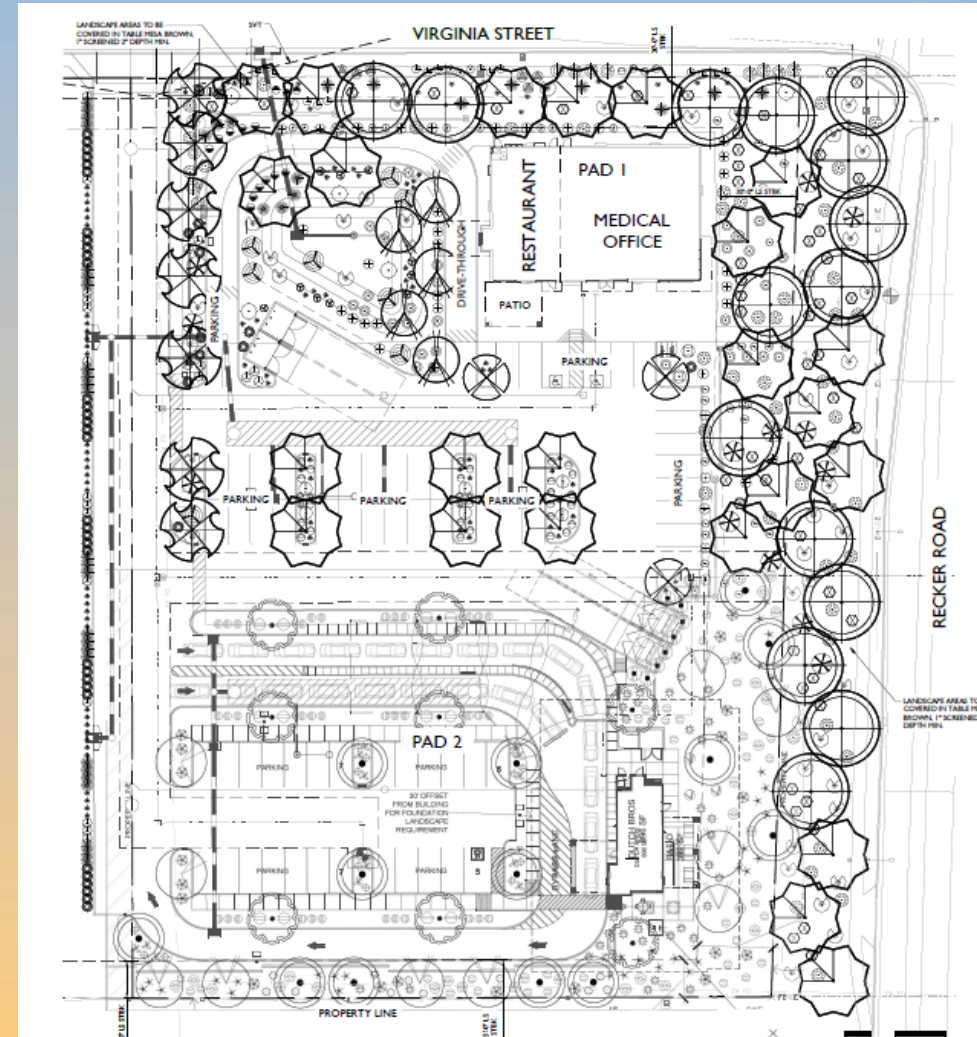
Looking west from North Recker Road



Site Plan

- PAD 1 = 4,500 sq. ft. Multi-Tenant Building
- PAD 2 = 896 sq. ft. Limited Service Restaurant with drive-thru facilities
- Vehicle access from East Virginia Street
- Parking spaces provided on







Elevations – PAD 1

FINISH PERCENTAGES

STUCCO	-	49%
BRICK VENEER	-	15%
TILE	-	26%
GLAZING	-	10%



FINISH PERCENTAGES

STUCCO	-	39%
BRICK VENEER	-	23%
TILE	-	15%
GLAZING	-	23%



FINISH PERCENTAGES

STUCCO	-	45%
BRICK VENEER	-	35%
TILE	-	18%
GLAZING	-	2%



FINISH PERCENTAGES

STUCCO	-	48%
BRICK VENEER	-	30%
TILE	-	22%
GLAZING	-	0%



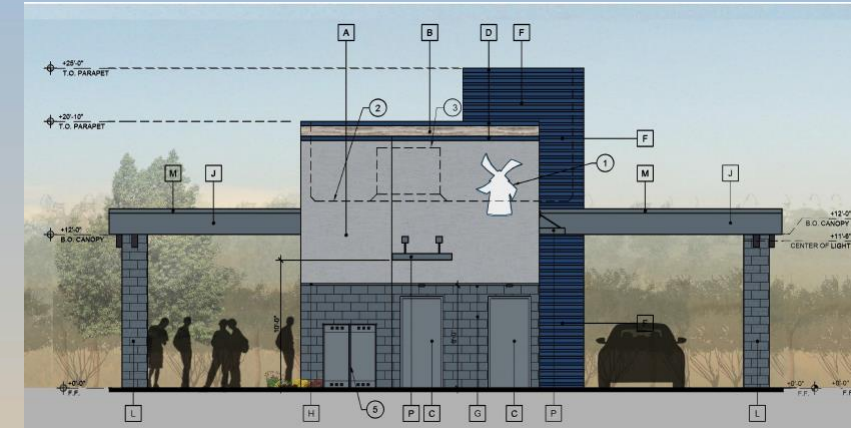


Elevations – PAD 2

East Elevation



South Elevation



STUCCO	22%
BARNWOOD	39.5%
HOLLOW METAL DOOR	2%
BLUE METAL PARAPET CAP	2%
STOREFRONT SYSTEM	6%
BLUE HORIZONTAL RIBBED METAL	7%
BLOCK VENEER	16%
DARK GRAY METAL	5.5%

West Elevation



North Elevation



STUCCO	8%
BARNWOOD	25.5%
BLUE METAL PARAPET CAP	1%
STOREFRONT SYSTEM	9%
BLUE HORIZONTAL RIBBED METAL	38.5%
BLOCK VENEER	7%
DARK GRAY METAL	11%

STUCCO	19.5%
BARNWOOD	31.5%
BLUE METAL PARAPET CAP	1.5%
STOREFRONT SYSTEM	4.5%
BLUE HORIZONTAL RIBBED METAL	23%
BLOCK VENEER	15.5%
DARK GRAY METAL	4.5%

STUCCO	41.5%
BARNWOOD	2.5%
BLUE METAL PARAPET CAP	2.5%
HOLLOW METAL DOOR	8%
BLUE HORIZONTAL RIBBED METAL	17%
BLOCK VENEER	17%
DARK GRAY METAL	11.5%



Renderings – PAD 1





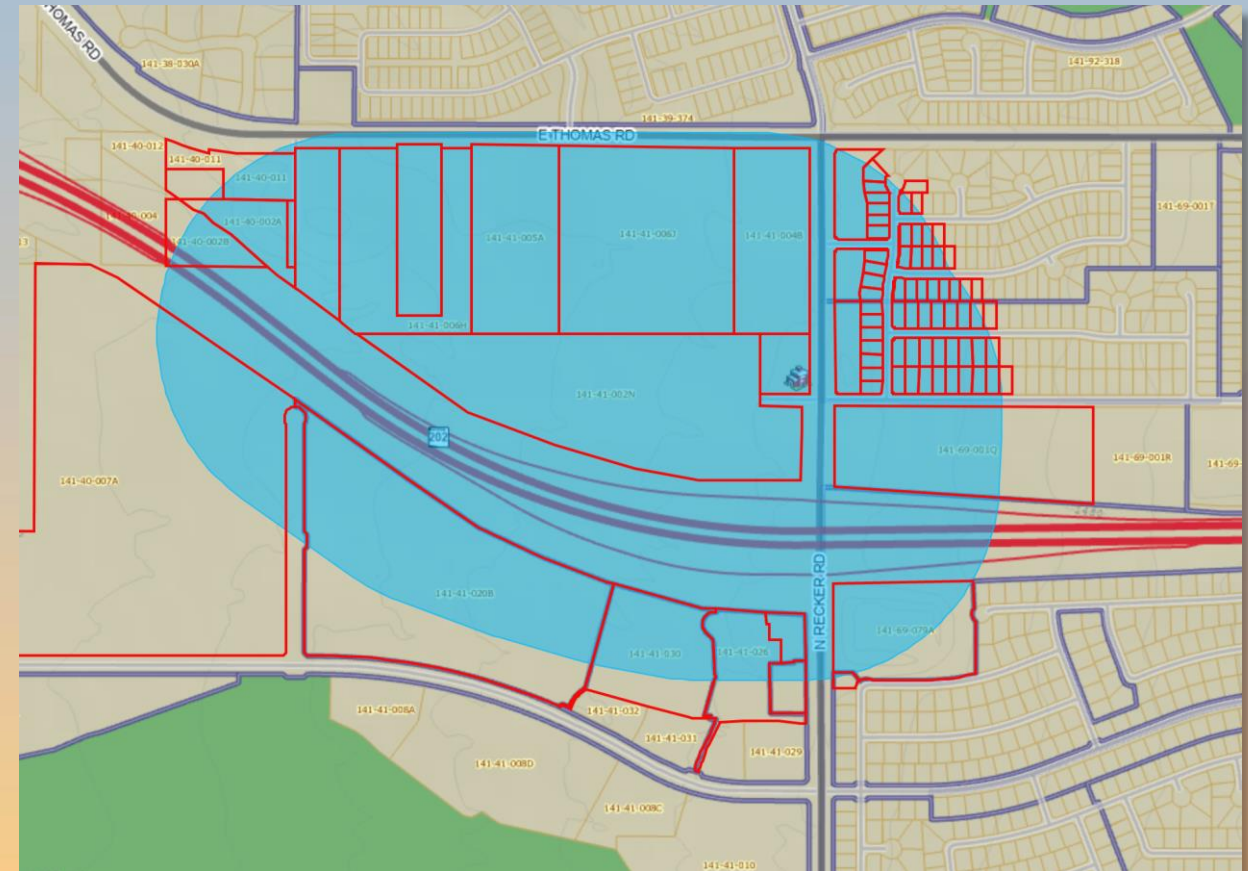
Renderings – PAD 2





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held September 1, 2022





Findings

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



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