

Planning & Zoning Board



ZON22-00546

Charlotte Bridges, Planner II

December 14, 2022



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

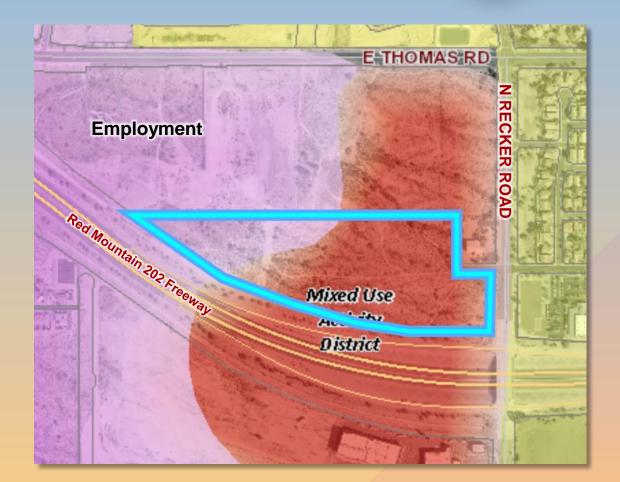
- Regional activity areas
- Strong and viable centers of commercial activity

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



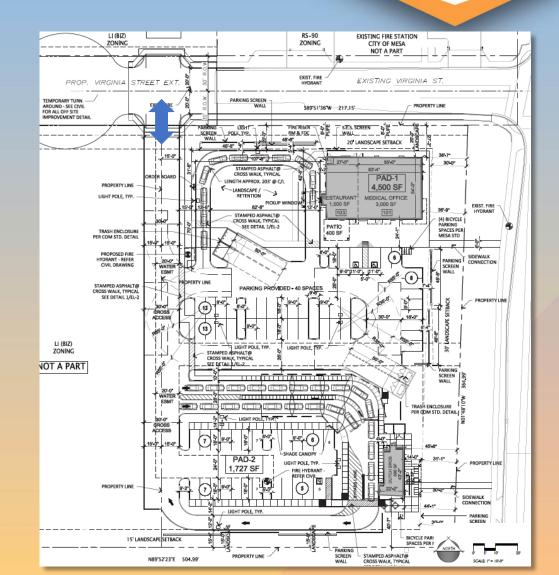
Looking south from East Virginia Street

Looking west from North Recker Road



Site Plan

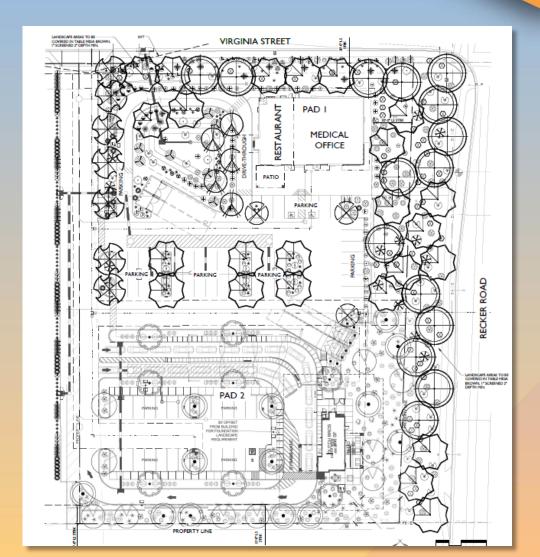
- PAD 1 = 4,500 sq. ft. Multi-Tenant Building
- PAD 2 = 896 sq. ft. Limited Service Restaurant with drivethru facilities
- Vehicle access from East Virginia Street
- Parking spaces provided on





Landscape Plan

PLANT LEGEND				
SYMB(OL SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
\otimes	Acada areara	Hulps	M [*] Box	
5	() Canadigani analam	Canalose "Smoothie"	34" Box	5
æ	Citalys salisments	Children	34" Box	7
¥	Prompto byteti Thomati"	Thornless Mecquite	34" Box	24
Ð	Ulma prelida	Others Bin	20° Box	15
- 10	BS/ACCENTS	COMMON NAME	SIZE	QTY
٢	Agene americana	Century Plant	5 Gal	•
Ф	Aire barbailersis	Bia Grana	5 Gal	•
•	Bougainelles 'La jula'	La join' Boogáneillea	5 Gal	29
۲	Callandra erispilylla	Peix Feiry Duster	5 Gal	31
\otimes	Gosephan harlened	San Marcos Hibiacos	5 Gal	51
۲	Hesperator furthers	Gast Heperalon	5 Gal	45
*	Hesperalce parellors "Instalight"	Brainlights Red Yours	5 Gal	38
3	Leasephylan largeaniae 'No Brave'	No Bravo Sage	5 Gal	50
۲	Leurophyllum appophyllum "Cimarron"	Cimarron Sage	5 Gal	,
*	Muhlenbergis Indheimert Vastame Glow'	Natara Glow' Hally	5 Gal	-
Ó	Muhlenbergia rigena	Deer Grass	5 Gel	40
0	Multimbergia rigida "Nadodle"	Purple Holly	5 Gal	5
69	Pedlandise metrocarpos	Lady's Signer	5 Gel	10
æ	Receptorum solds Wheele's Dearf	Dearl Hock Orange	5 Gal	22
Ō	Rodle periodarie	Desert Ruella	5 Gal	3
۲	Russila episetformus	Coral Foundain	5 Gal	
	Service anternationales	Feathery Casela	5 Gal	5
÷	Smoonkia chinerais 'Veta'	Compart Jobile	5 Gal	38
88	Tecore x 'Orange Julifee'	Crange Jublice	5 Gal	10
40	Tecore stars 'Gold Star'	Yellow Balls	5 Gal	
÷	Yuon pullda	Pole Leaf Yooca	5 Gal	-
GROU	INDCOVERS	COMMON NAME	SIZE	OTY
œ.	Considua manun	Bush Monsing Glory	1 Gel	41
69	Frenophila prostrata 'Outback Survive'	'Oxford: Service'	I Gal	12
da -	Lansana n Dallas Red"	Dallas Red Lantana	I Gal	
۰	Lantana montantilensis	Trailing Purple Lantana	I Gel	14
e	Lantana a New Gold	New Gold Lances	1.64	12
MATERIALS				
	Decorposed Grade	P Screened 2° Depth, Mis.		95,169 S.F.
_			_	_





Elevations – PAD 1

FINISH PERCENTAGES



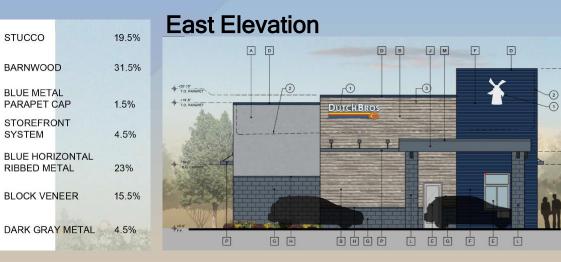




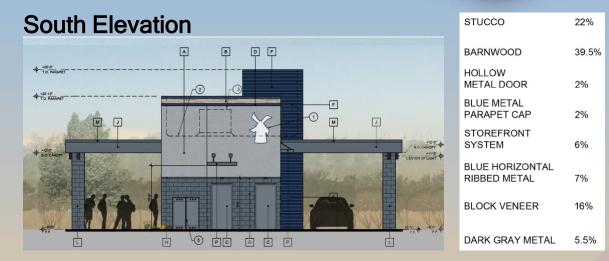




Elevations – PAD 2







North Elevation











Renderings – PAD 2

E PART.









Citizen Participation

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







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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