



Planning & Zoning Board



ZON23-00653

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May 22, 2024



Request

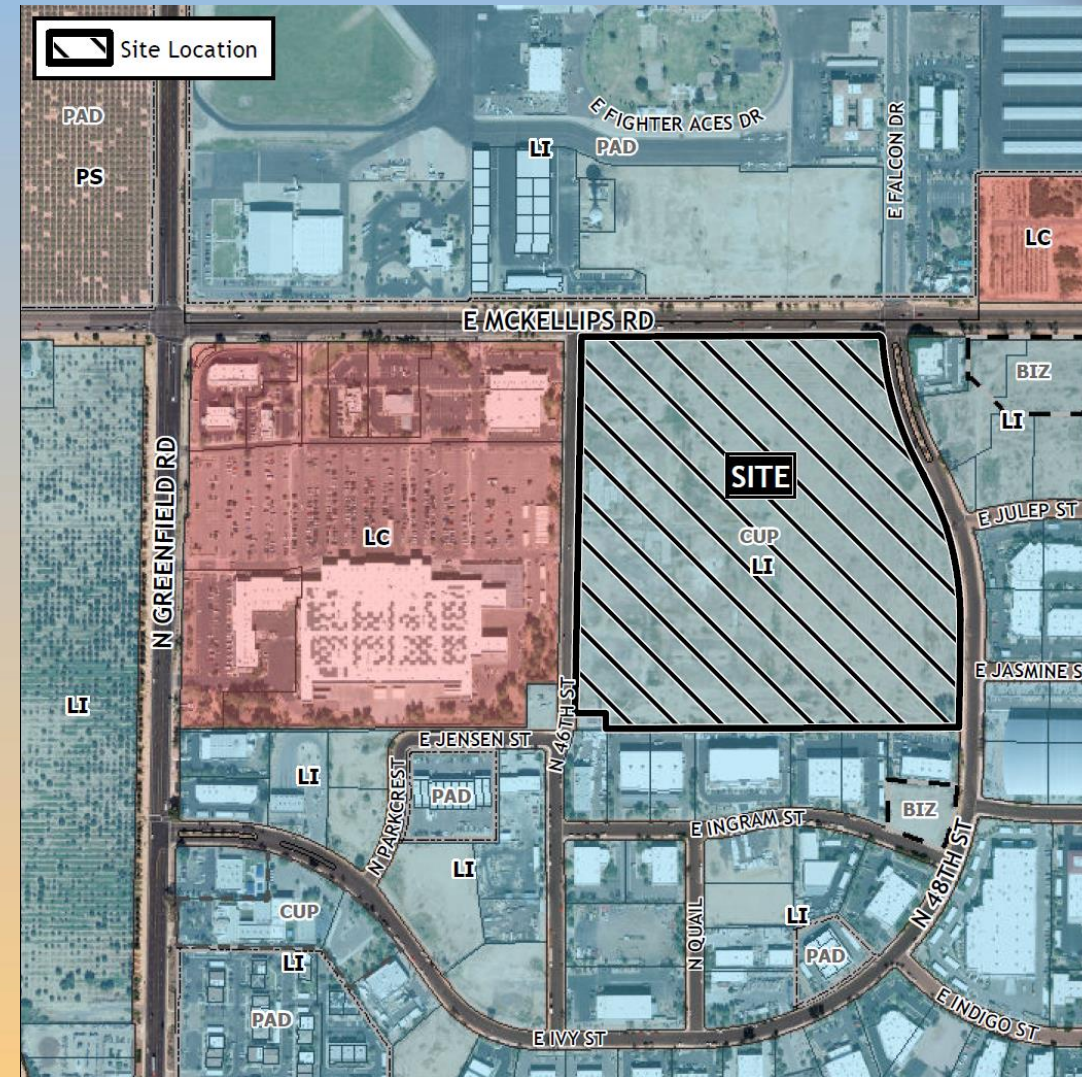
- CUP Revocation, Rezone, Site Plan Review and Preliminary Plat
- To allow for an industrial business park development





Location

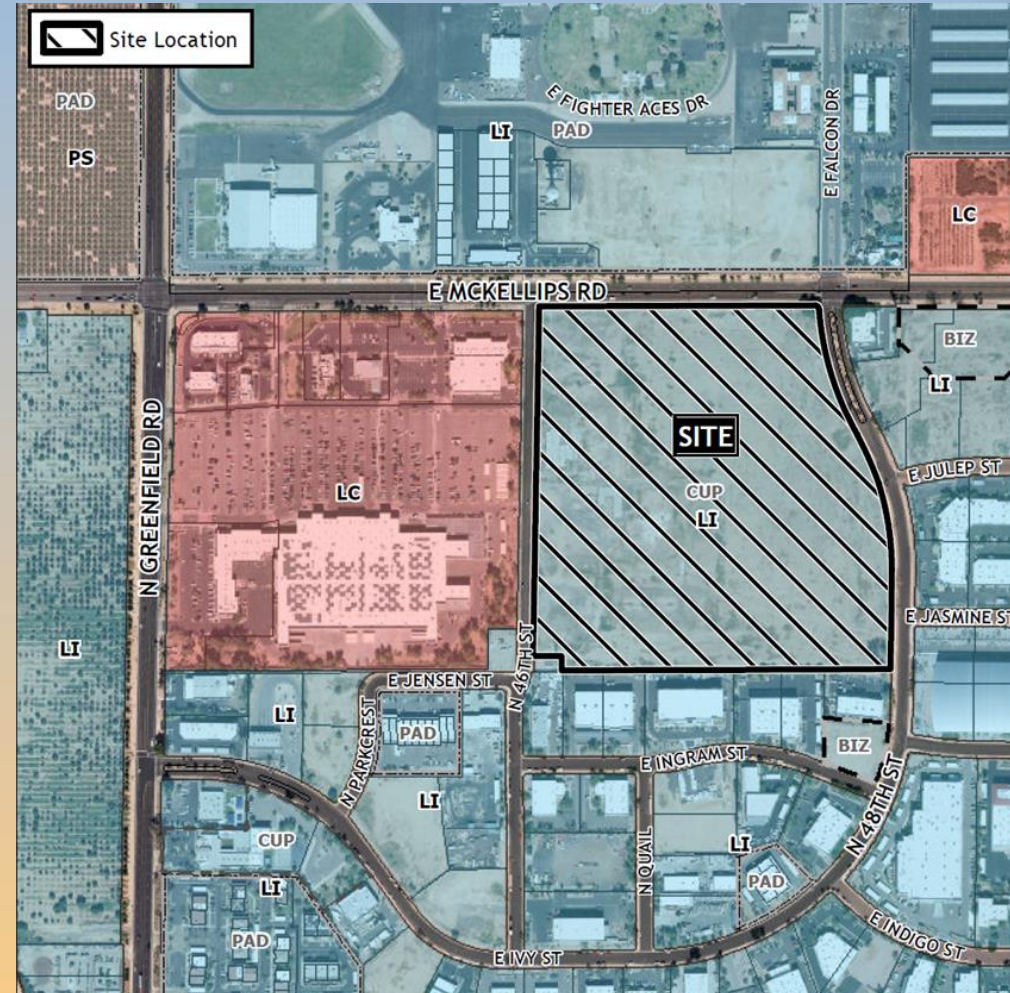
- East of Greenfield Road
- South of McKellips Road





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone





Site Photo

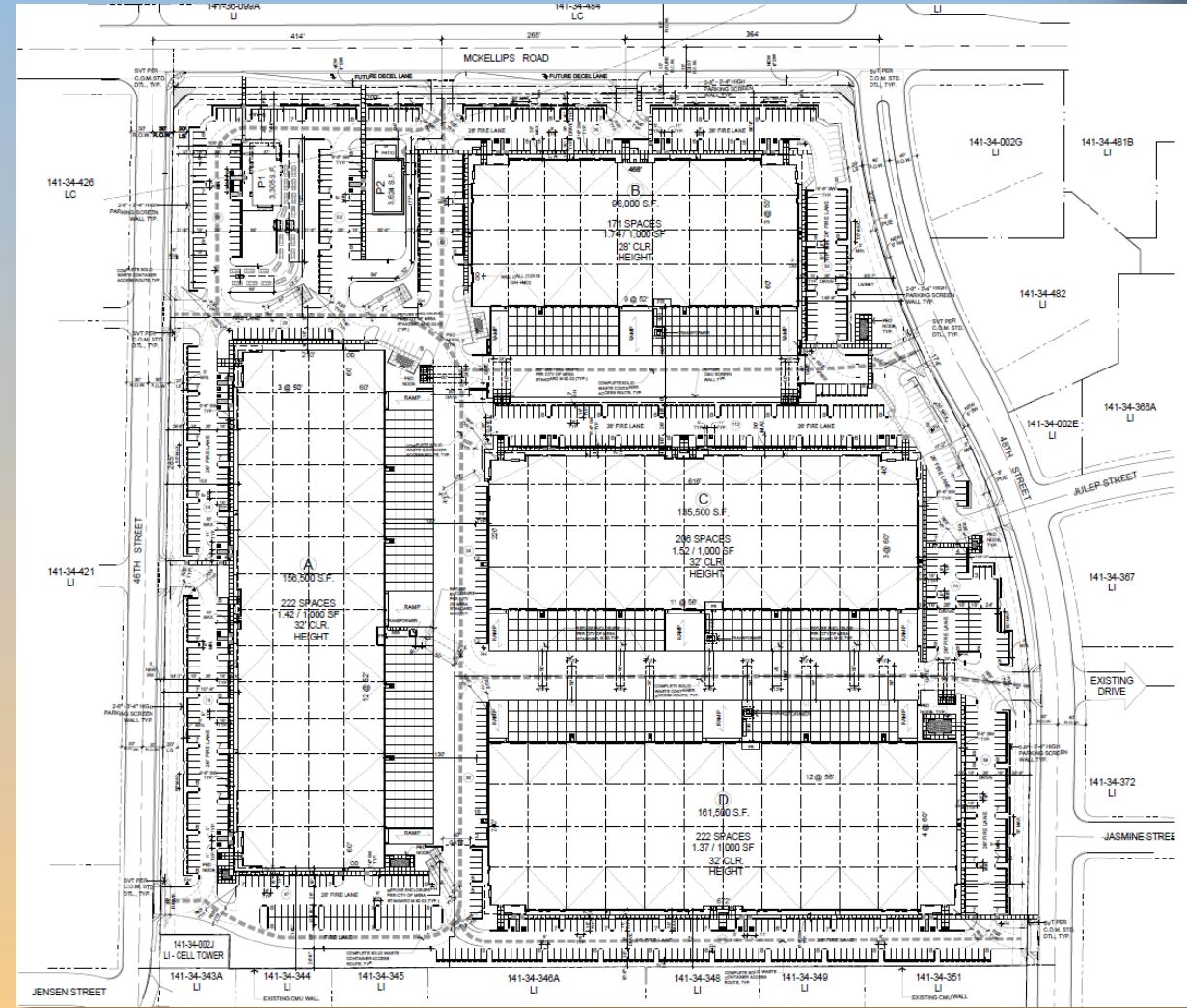


Looking south from McKellips Road



Site Plan

- 6 separate structures proposed
 - 4 Industrial Tilt Buildings
 - 2 Drive Thru Buildings
- Vehicular access to the site is provided from McKellips Road, 46th and 48th Streets
- 821 parking spaces provided





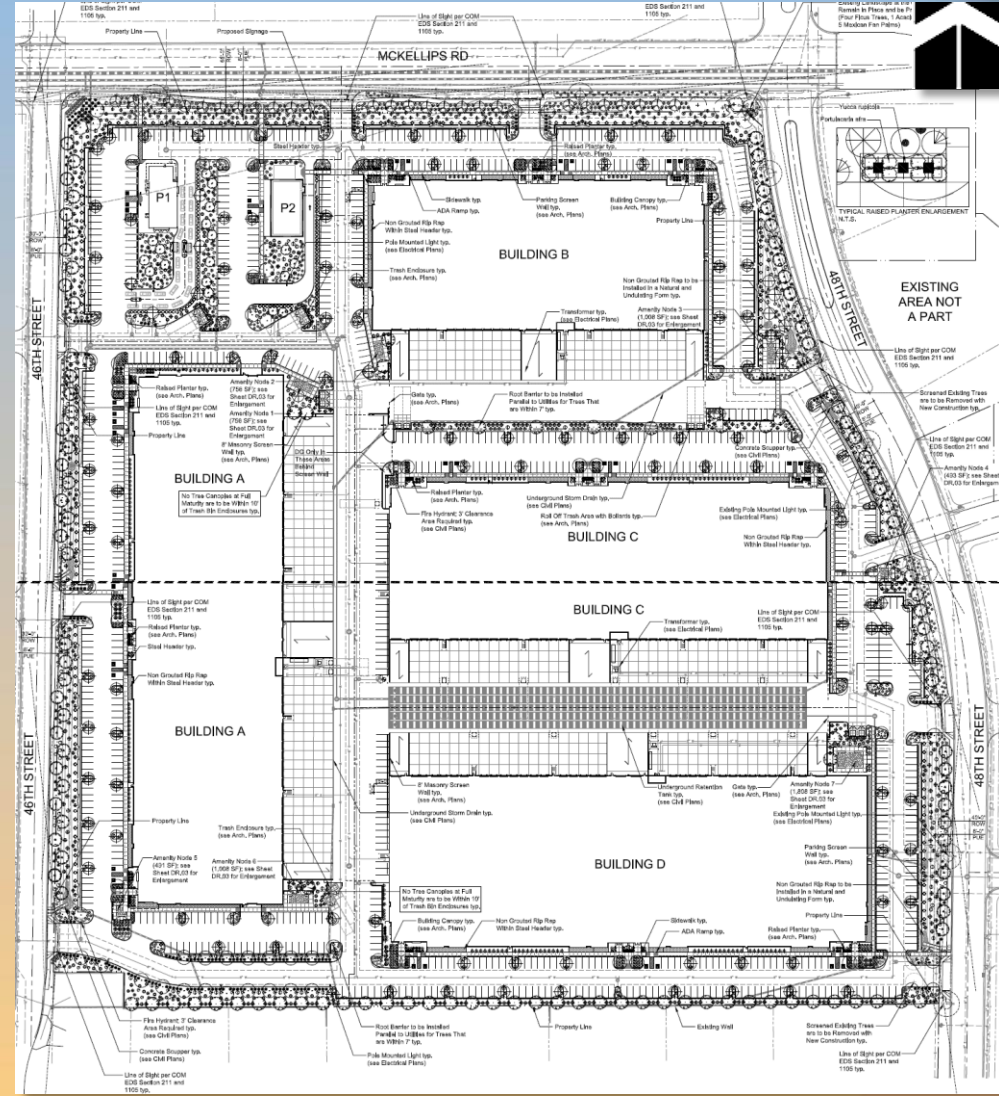
Landscape Plan

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY
Chilopsis linearis 'Art' Seedless Desert Willow	24" box Multi-Trunk	21
Ulmus parviflora 'Sempervirens' Chinese Evergreen Elm	24" Box Standard, Matching	26
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" Box Multi-Trunk, Breaker, Matching	106
Prosopis alba 'Hybrid Cooperii' Cooper's Thornless Mesquite	24" Box Standard, Matching	115
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Standard, Matching	03
Acacia salicina Willow Acacia	24" Box Standard, Matching	53
Fouquieria splendens Ocotillo	6' Tall - 6 Cane Minimum	02
Quercus virginiana 'Heritage' Heritage Live Oak	24" Box Standard, Matching	73
Existing Trees to Remain In Place and be Protected		05
Existing Mexican Fan Palm to Remain In Place and be Protected		5
Existing Trees to be Removed with New Construction		29

SHRUBS / ACCENTS / VINES	SIZE	QTY
Daylily white/Red Desert Spoon	5 Gallon	57
Hesperaloe funifera Giant Yucca	5 Gallon	59
Leucophyllum frutescens 'Compact' Compact Texas Sage	5 Gallon	351
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	124
Bouteloua gracilis Blonde Ambition Grass	5 Gallon	115
Agave desmetiana Smooth Agave	5 Gallon	284
Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	105
Senna artemisioides Feathery Cassia	5 Gallon	139
Eremophila hydropiana Blue Bells	5 Gallon	282
Tecoma x 'Sparky' Sparky Tecoma	5 Gallon	339
Aloe x 'Blue Elf' Blue Elf Aloe	5 Gallon	266
Ruellia peninsularis Desert Ruellia	5 Gallon	217
Justicia californica Red Chuparosa	5 Gallon	82
Encelia farinosa Brittlebush	5 Gallon	66
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	287
Leucophyllum x Heavenly Cloud Heavenly Cloud Sage	5 Gallon	114
Calliandra californica Baja Fairy Duster	5 Gallon	97
Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	100
Yucca rupicola Twisted Leaf Yucca	5 Gallon	36
GROUNDCOVERS	SIZE	QTY
Lantana x 'White Lightning' Trailing White Lantana	5 Gallon	67
Lantana montevidensis Trailing Lantana 'Purple & Gold Mound'	5 Gallon	553
Portulacaria afra Elephant's Foot	5 Gallon	96
Decomposed Granite - 1/2" Screened Rock Pros Rose 2" min thickness in all landscape areas Submit Samples to Landscape Architect Rip-Rap - 3" - 8" Rock Pros Rose 3" min thickness in all landscape areas; bury 2" into grade Submit Samples to Landscape Architect Stabilized Decomposed Granite - 1/4" Minus Madison Gold 3" min thickness with 95% compaction in noted areas Submit Samples to Landscape Architect 2"16" x 2" Steel Header Secure Every 45' with a Metal Stake SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL		





Site Rendering





Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Parking Spaces by Use –
MZO Table 11-32-3.A
-Industrial Shell

75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet

80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet

20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Maximum Building Height –
MZO Section 11-7-3

40 feet

45 feet

Trash and Refuse Collection Areas –
MZO Section 11-30-12(C)(1)(2)(3)

Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.

Enclosure material shall be solid masonry or concrete tilt- up with decorated exterior-surface finish compatible to the main structure(s).

Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.

Instead of a full refuse enclosures, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed



Approval Criteria

Section 11-70-6(E) CUP Criteria - Revocation of CUPs

- ✓ Permittee or holder of the permit failed to initiate construction or undertake the use in question within a one year period following the effective date of the permit
 - ✓ CUP for a Large Commercial Center was permitted on September 6, 2005
 - ✓ Project was never constructed and site plan expired on September 6, 2007



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Subdivision Regulations Section 9-6-2
- ✓ Criteria in Section 11-70-6(E) of the MZO for CUP Revocations

Staff recommends Approval with Conditions



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