



Planning and Zoning Board



ZON23-00796

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April 24, 2024



Request

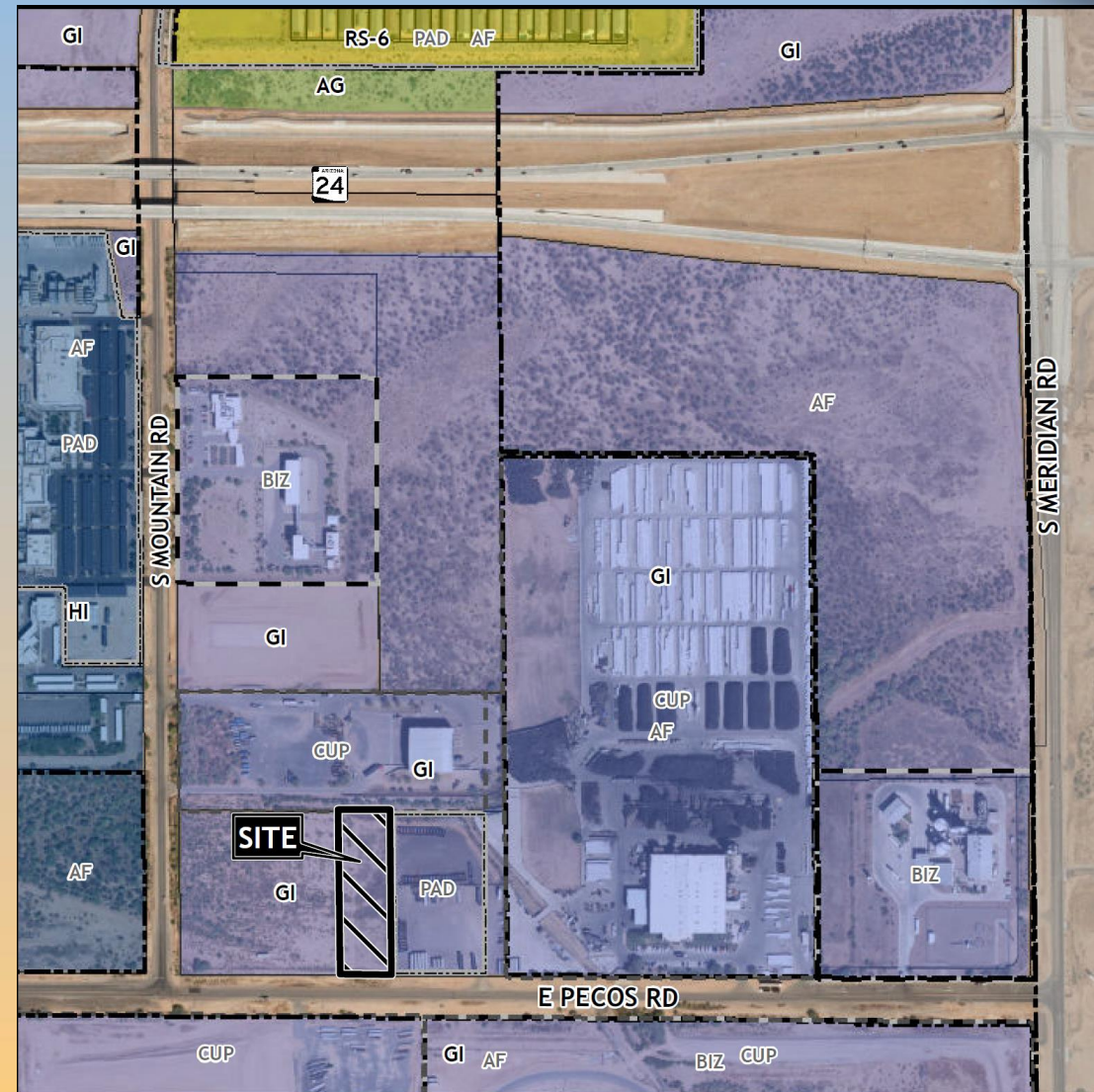
- Major Site Plan Modification and amending the conditions of approval for Case No. Z14-057
- Special Use Permit (SUP)
- To allow for an industrial development





Location

- West of Meridian Road
- North of Pecos Road





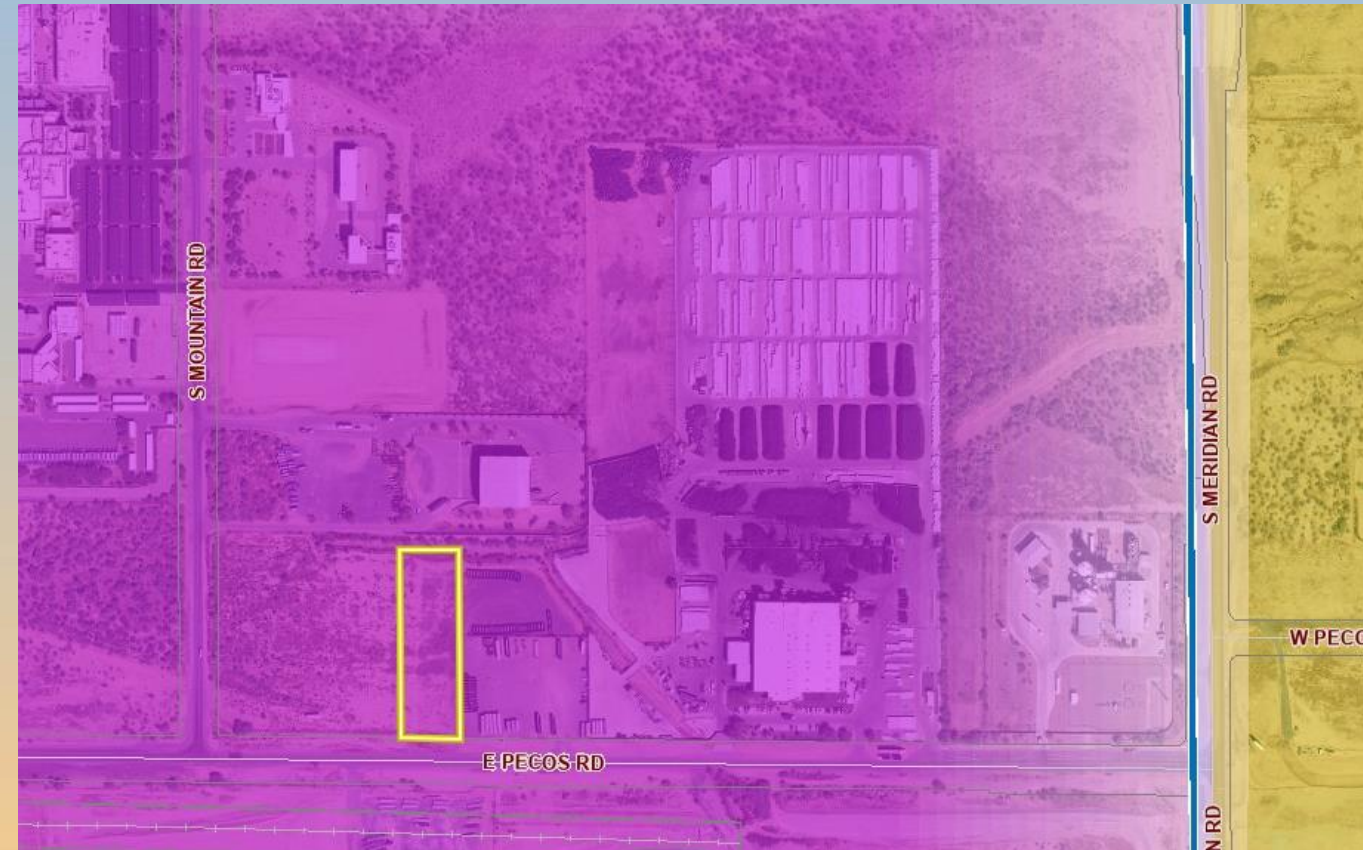
General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

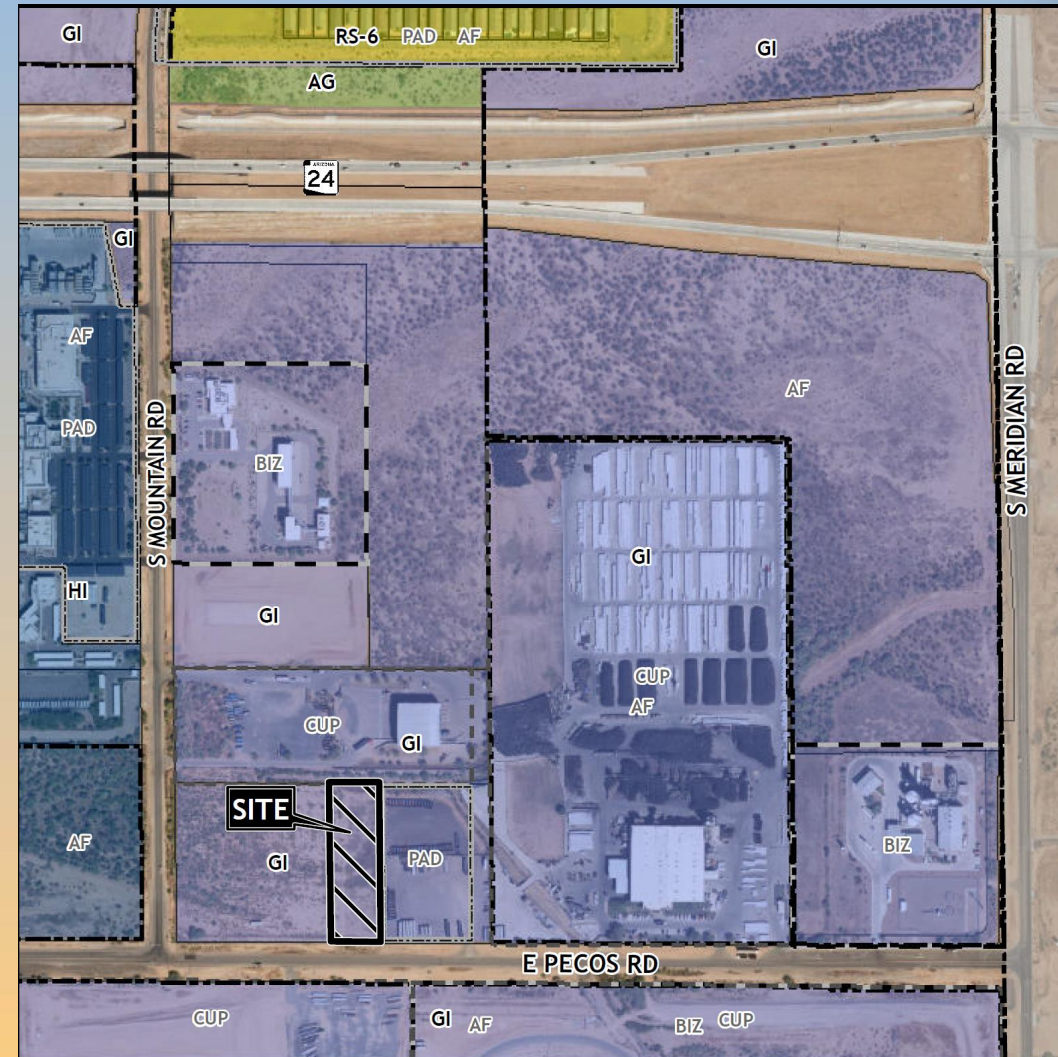
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- General Industrial (GI)
- Proposed use is allowed by right in the GI zoning district





Site Photo

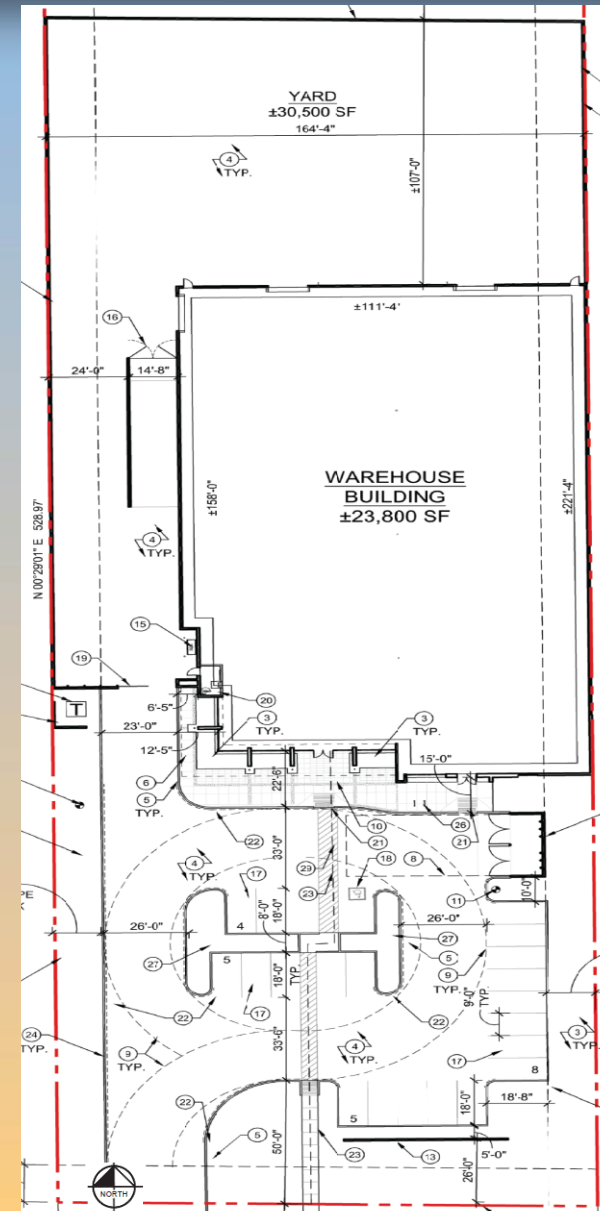


Looking north towards the site from Pecos Road



Site Plan

- 23,800 sq. ft. building
- Vehicular access from East Pecos Road
- Truck docks and loading area will be located at the rear of building
- SUP request for a parking reduction:
 - 30 parking spaces required
 - 22 parking spaces provided





Special Use Permit

Section 11-32-6(A): Special Use Permit Required Findings



#1 Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at this site;



#2 The use will adequately be served by the proposed parking; and



#3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



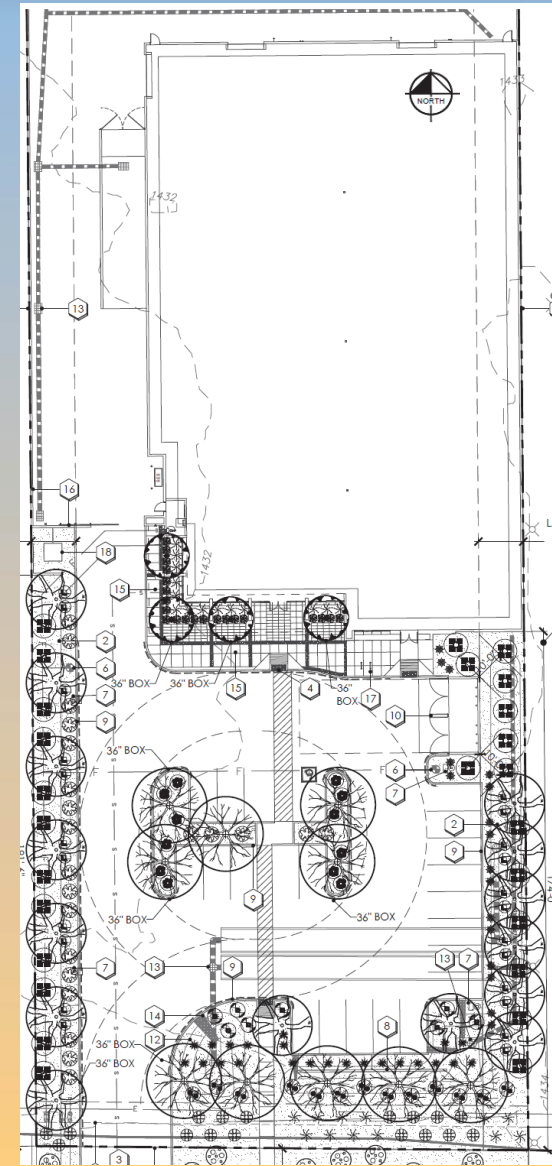
Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project






Landscape Plan



plant legend

botanical name
common name





evergreen trees

-  ACACIA ANEURA
MULGA
-  PISTACIA X. RED PUSH
RED PUSH PISTACHE
-  TIPUANA TIPU
TIPU TREE





large shrubs

-  TECOMA ALATA
ORANGE JUBILEE



medium shrubs

-  Ms. ALICE BOUGAINVILLEA
WHITE BOUGAINVILLEA
-  HESPERALOE FUNIFERA
GIANT HESPERALOE
-  LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER
-  SENNA OLIGOPHYLLA
OUTBACK CASSIA


small shrubs

-  ASCLEPIAS SUBULATA
DESERT MILKWEED
-  EREMOPHILA HYGROPHANA
'BLUE BELLS' EMU
-  HESPERALOE PARVIFLORA
'DESERT FLAMENCO'
DESERT FLAMENCO RED YUCCA
-  PORTULACARIA AFRA
ELEPHANTS FOOD

evergreen groundcovers

-  ACACIA REDOLENS
DESERT CARPET
-  EREMOPHILA GLABRA
'MINGENOW GOLD'
OUTBACK SUNRISE EMU

inerts

-  1/2" SCREENED
DECOMPOSED GRANITE
EXPRESS BROWN



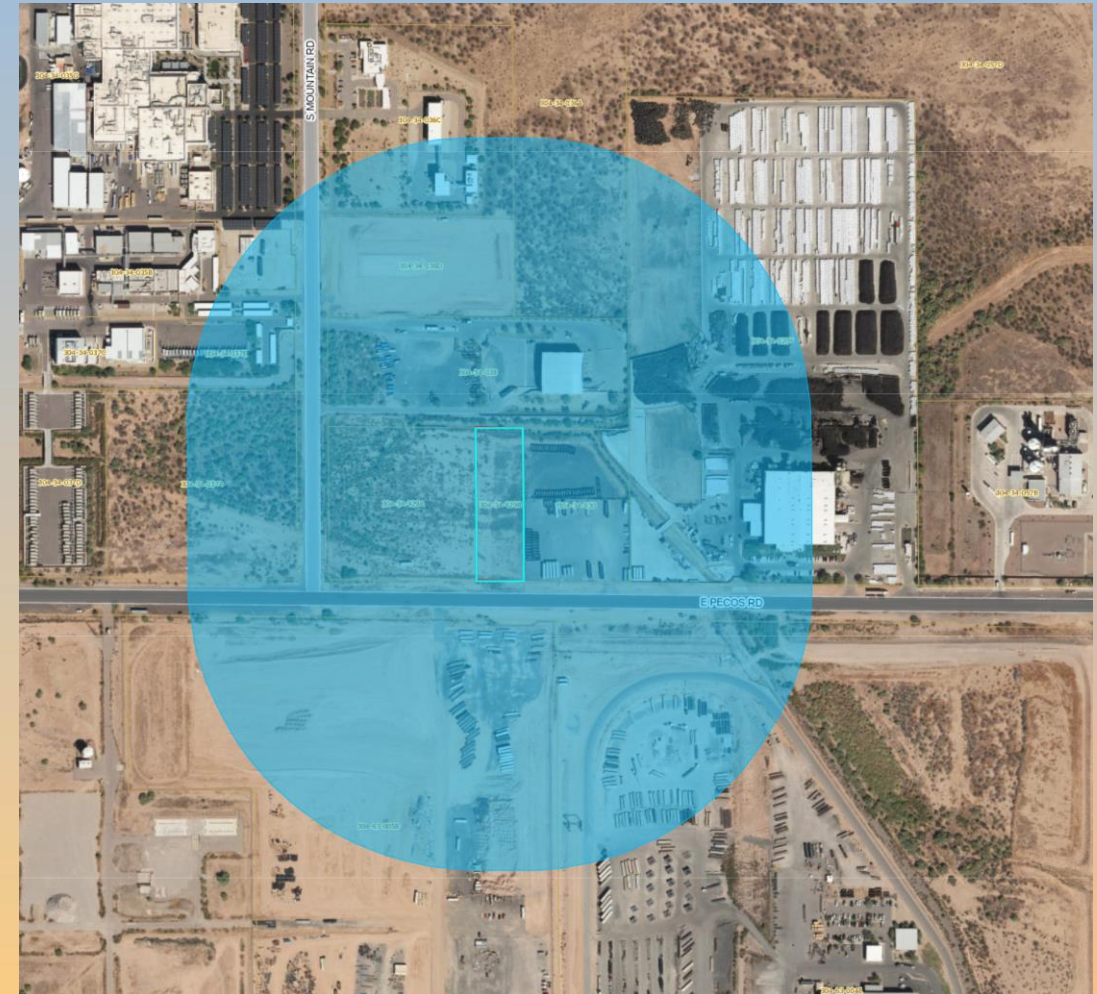
Rendering





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the review criteria outlined in Sections 11-32-6 and 11-70-5 of the MZO for a Special Use Permit

Staff recommends Approval with Conditions



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