



# Planning and Zoning Board



# ZON24-00474



# Request

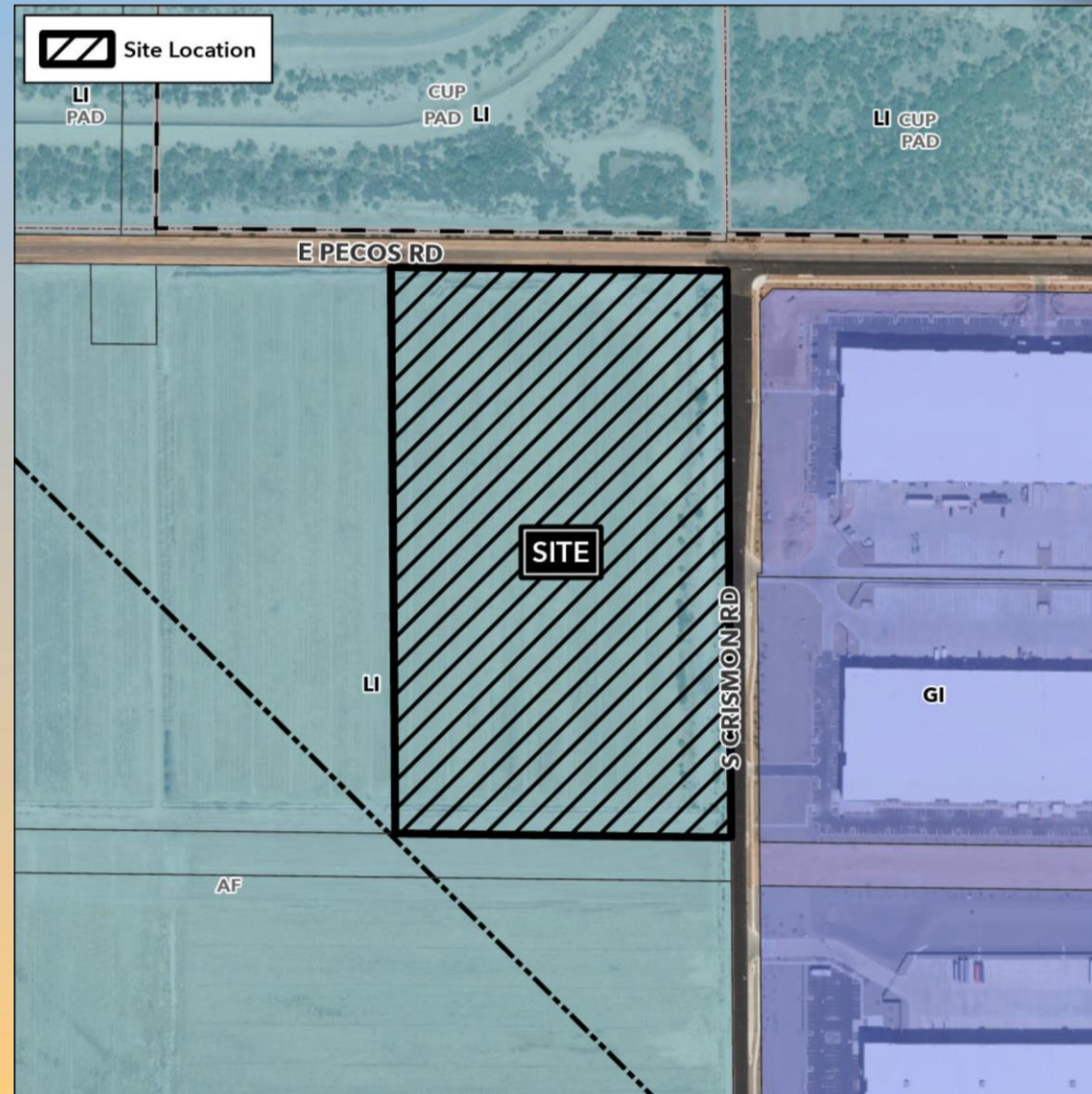
- Rezone from LI to LI-PAD
- Site Plan Review
- Preliminary Plat
- To allow for an industrial development





# Location

- West of Crismon Road
- South of Pecos Road





# General Plan

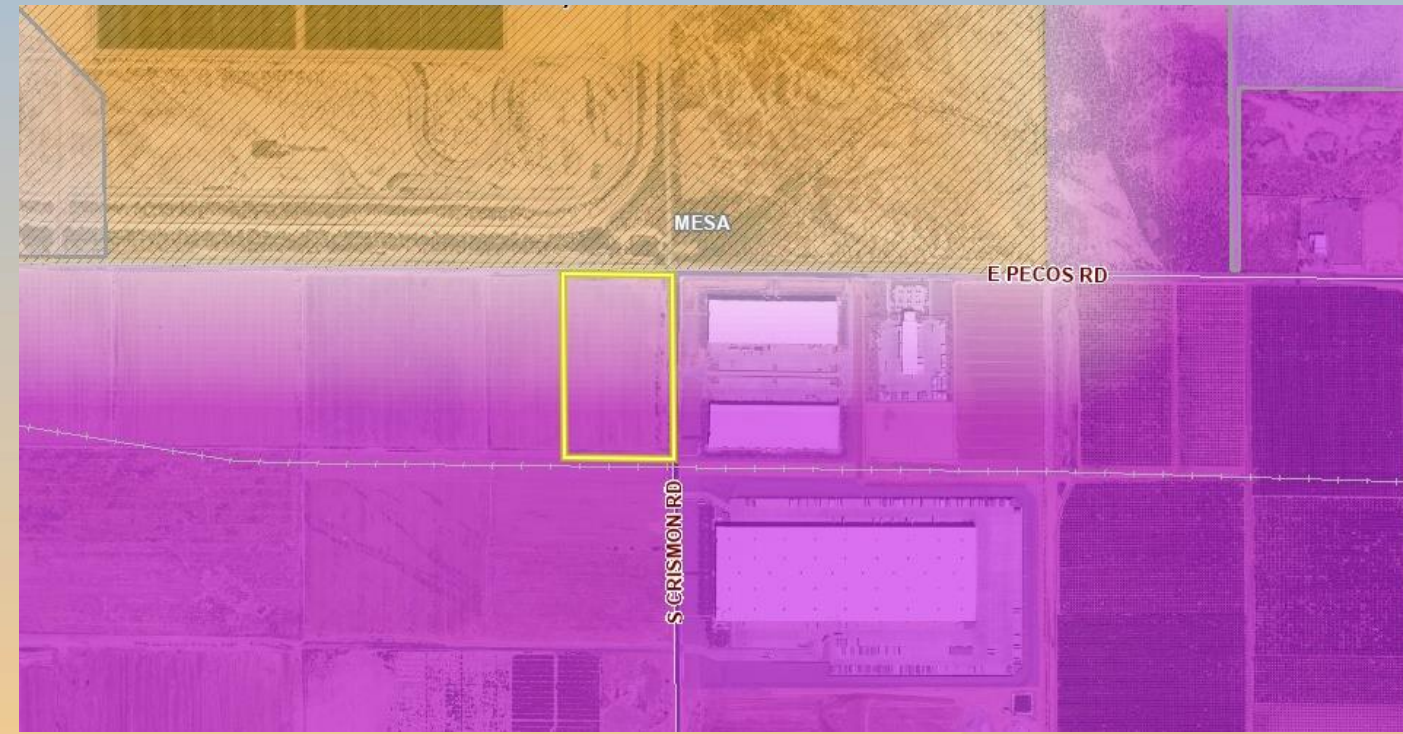
## Employment - Industrial Sub-type

- Wide range of employment opportunities in high quality settings

## Mesa Gateway Strategic Development Plan

- Located within the Logistics and Commerce District

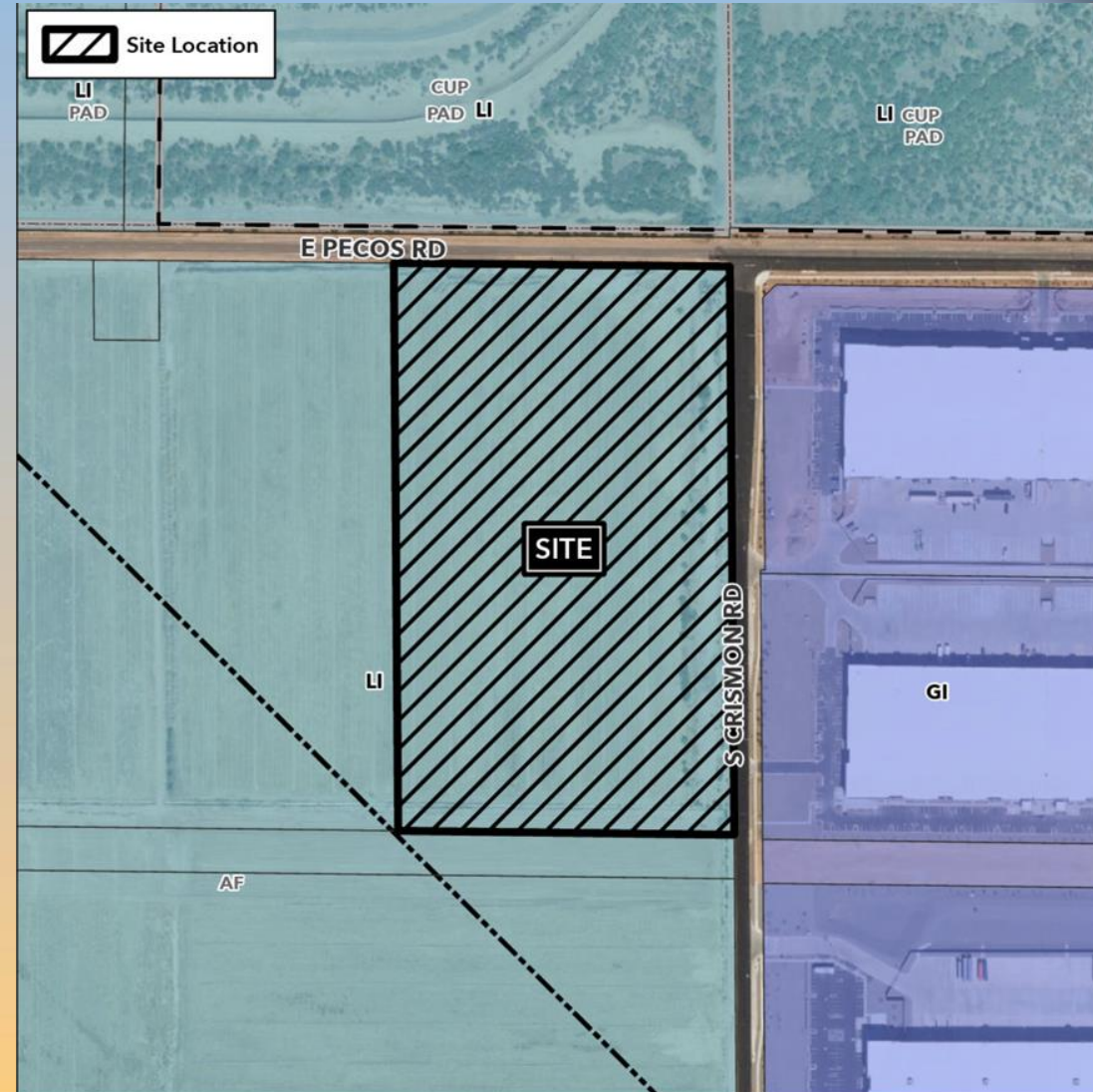
Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





# Zoning

- Current Zoning
  - LI
- Proposed Zoning
  - LI-PAD
- Proposed use is allowed by right in the LI zoning district





# Site Photo

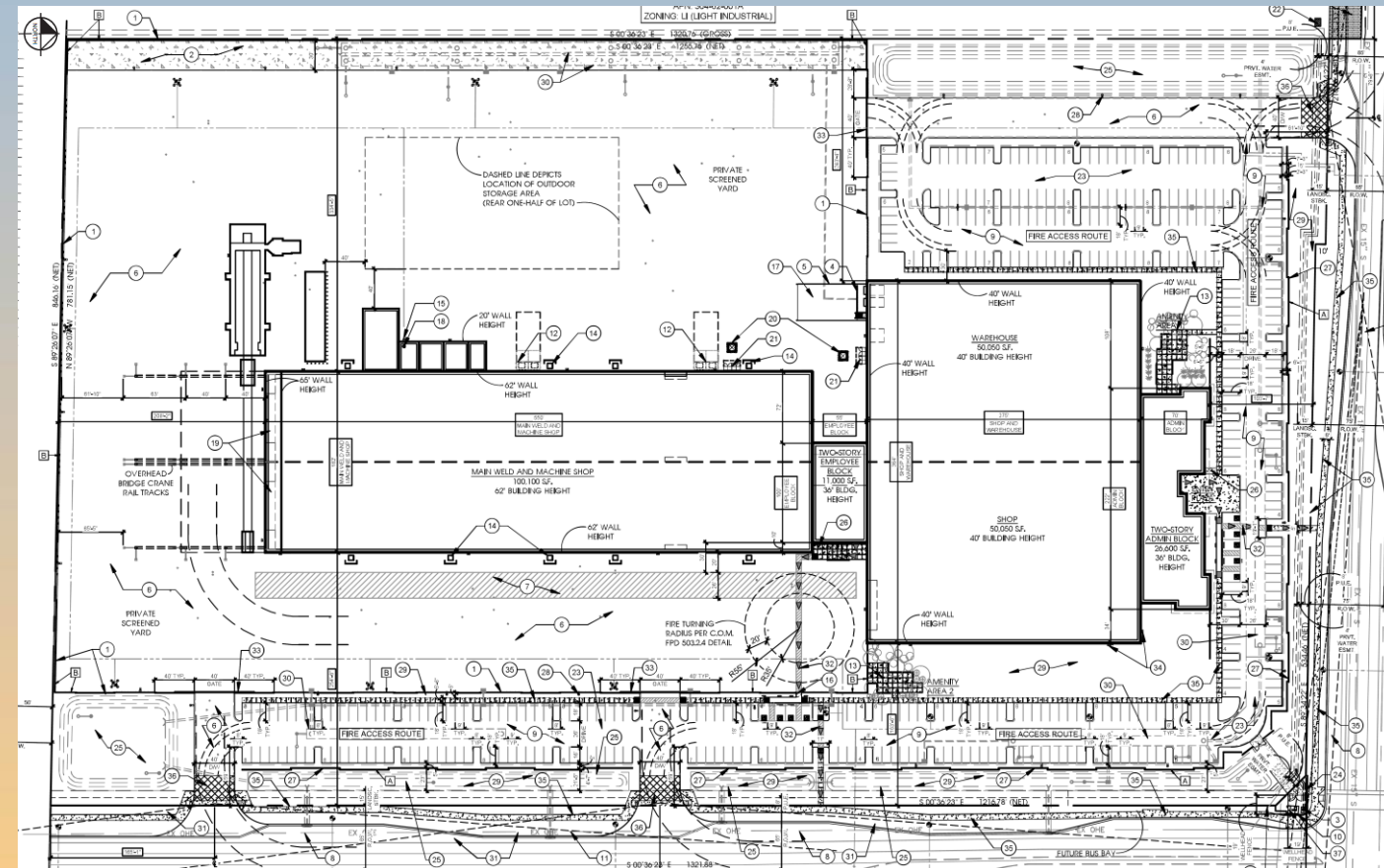


Looking south towards the site from Pecos Road



# Site Plan

- 237,860 sq. ft. building
- Vehicular access from East Pecos Road and South Crismon Road
- Truck docks and loading area will be located at the east side of the building
- 406 parking spaces are required; 407 parking spaces



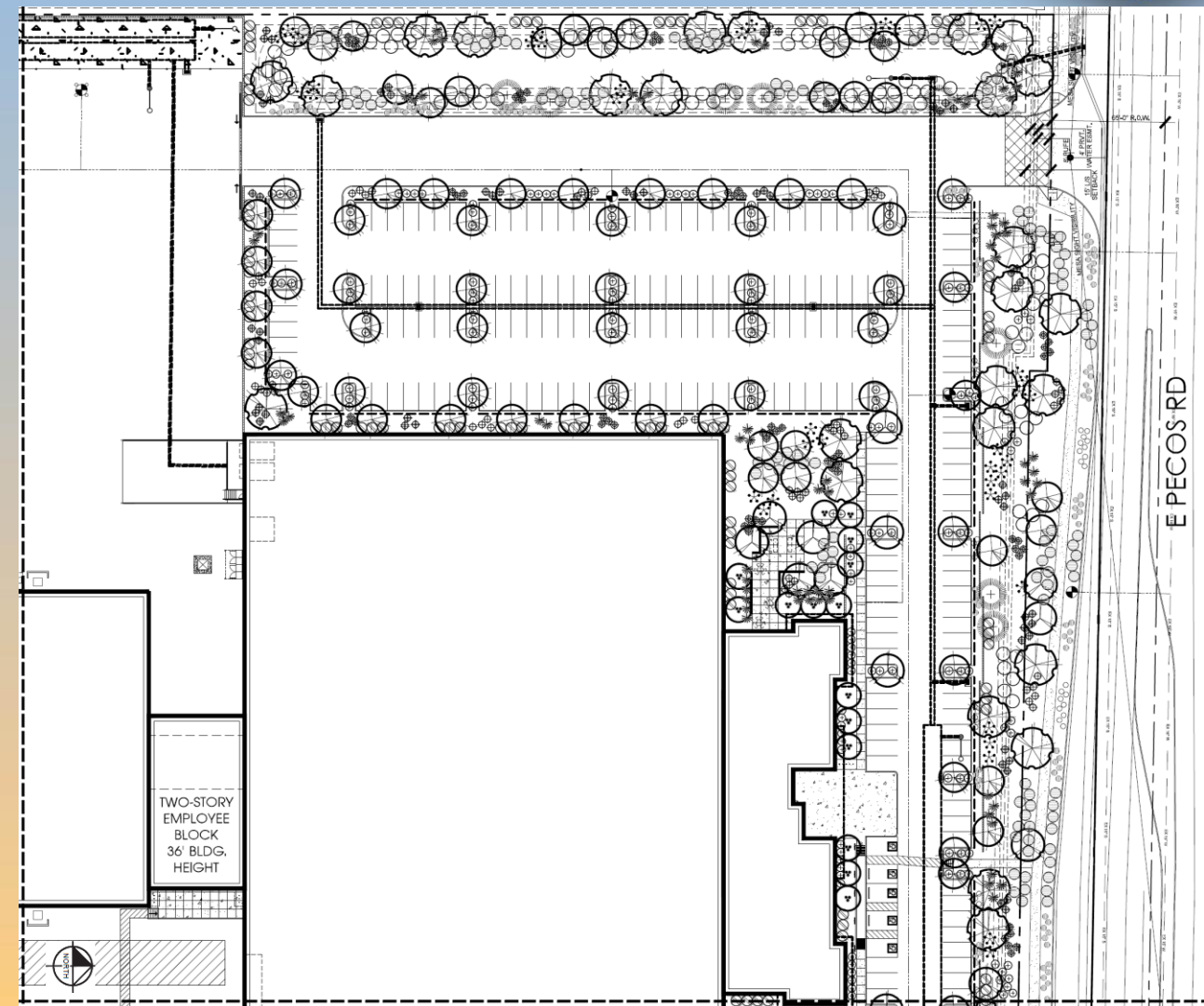




# Landscape Plan

## LANDSCAPE LEGEND

- TREES**
- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX
  - ACACIA ANEURA  
MULGA (SRP/APIS APPROVED)  
24" BOX
  - CAESALPINIA CACALACO  
CASCALOTE  
36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
  - QUERCUS VIRGINIANA  
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36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX
- SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  - EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  - HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
  - AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  - CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
  - EREMOPHILA GLABRA  
'MINGENW GOLD'  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

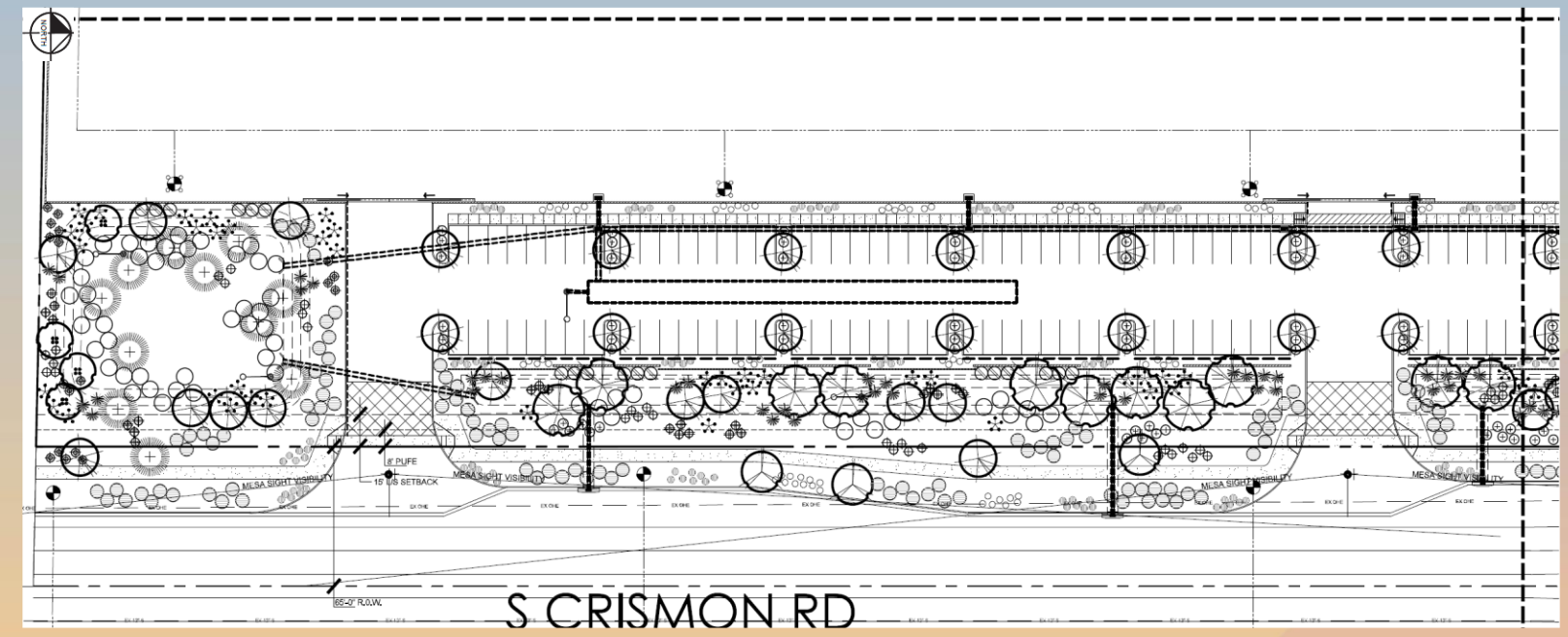




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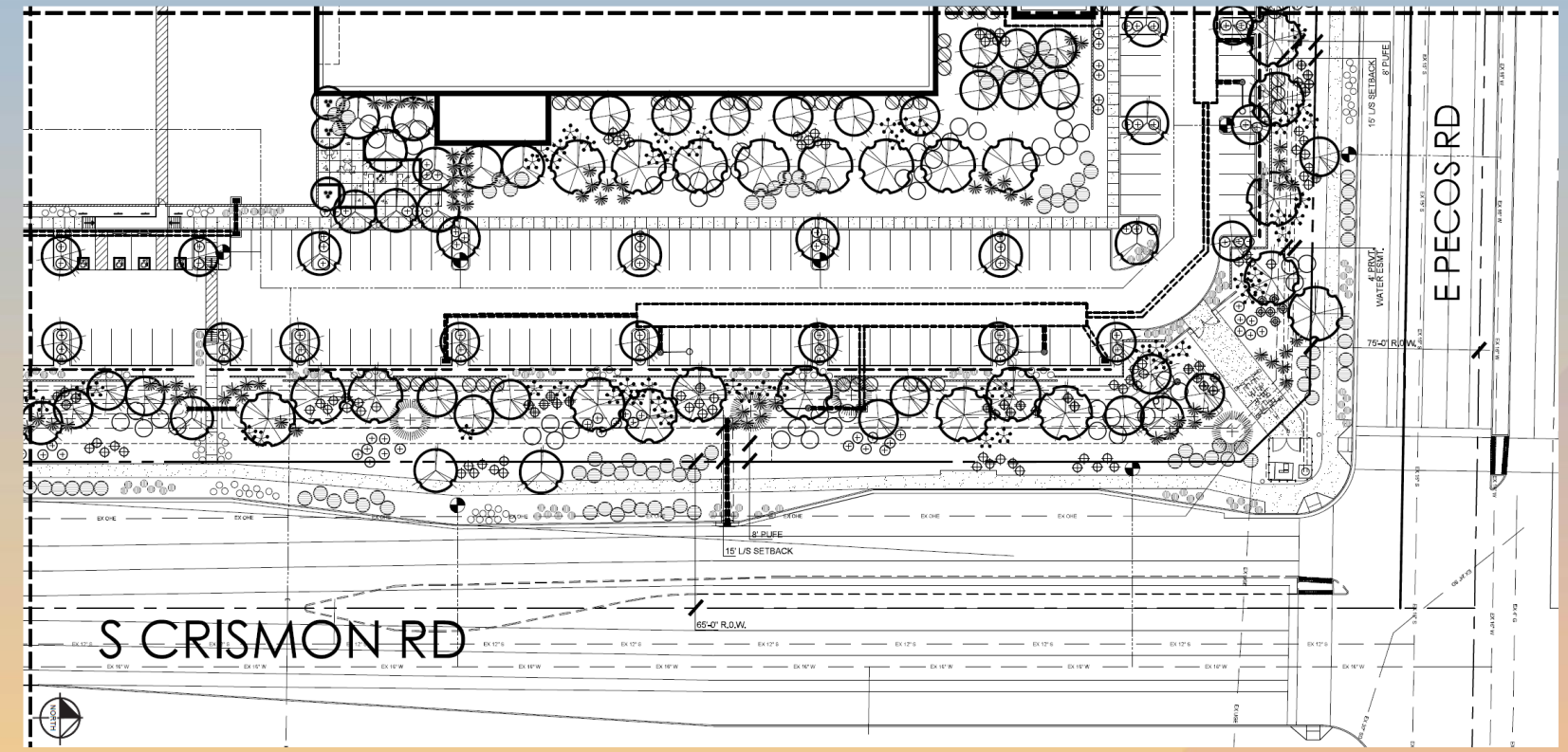




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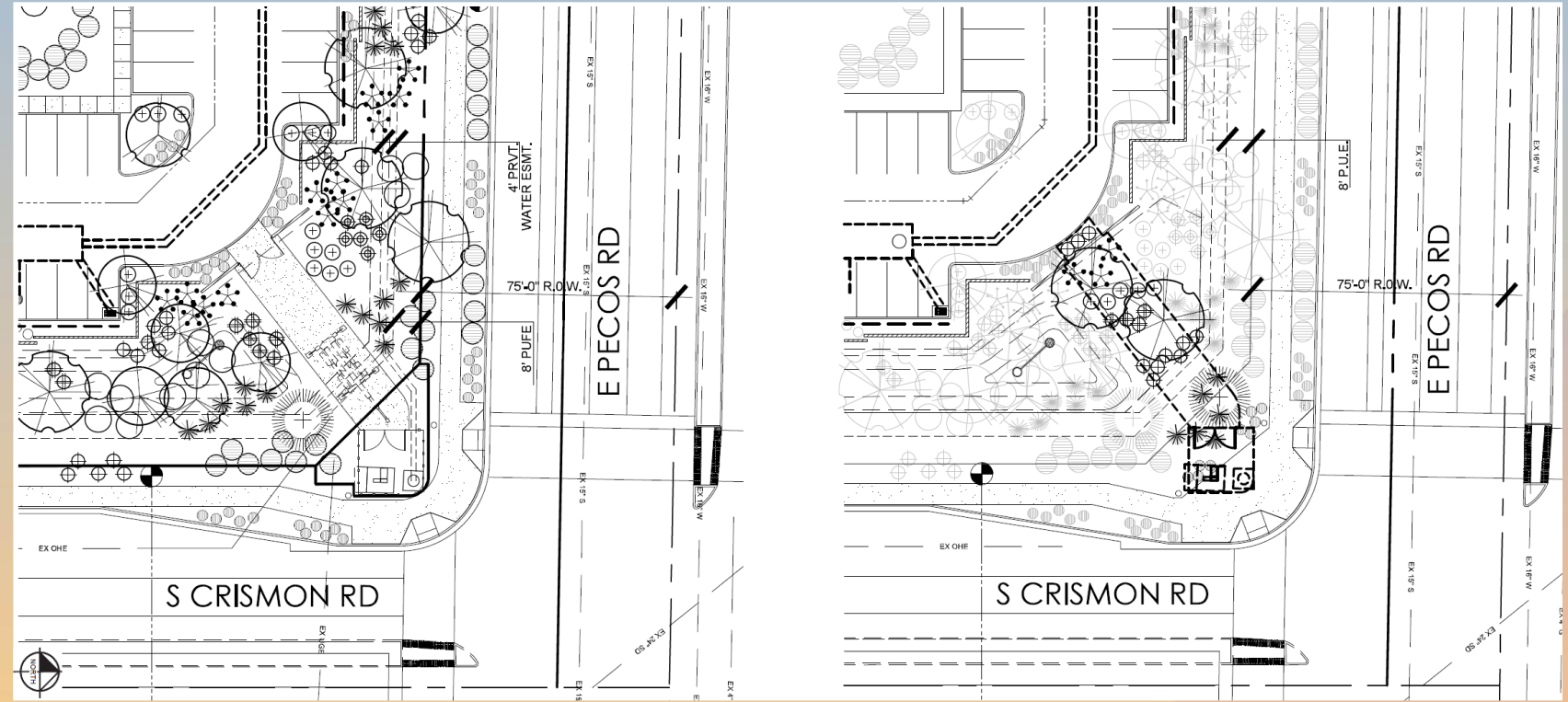




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# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height –</u> <i>MZO Table 11-7-3(A)</i>	40 feet	<b>65 feet</b>
<u>Minimum Site Area –</u> <i>MZO Table 11-7-3(A)</i>	1 acre	<b>0.02 acres</b>
<u>Minimum Lot Width –</u> <i>MZO Table 11-7-3(A)</i>	100 feet	<b>3.5 feet (minimum)</b>
<u>Minimum Lot Depth –</u> <i>MZO Table 11-7-3(A)</i>	100 feet	<b>1.5 feet (minimum)</b>



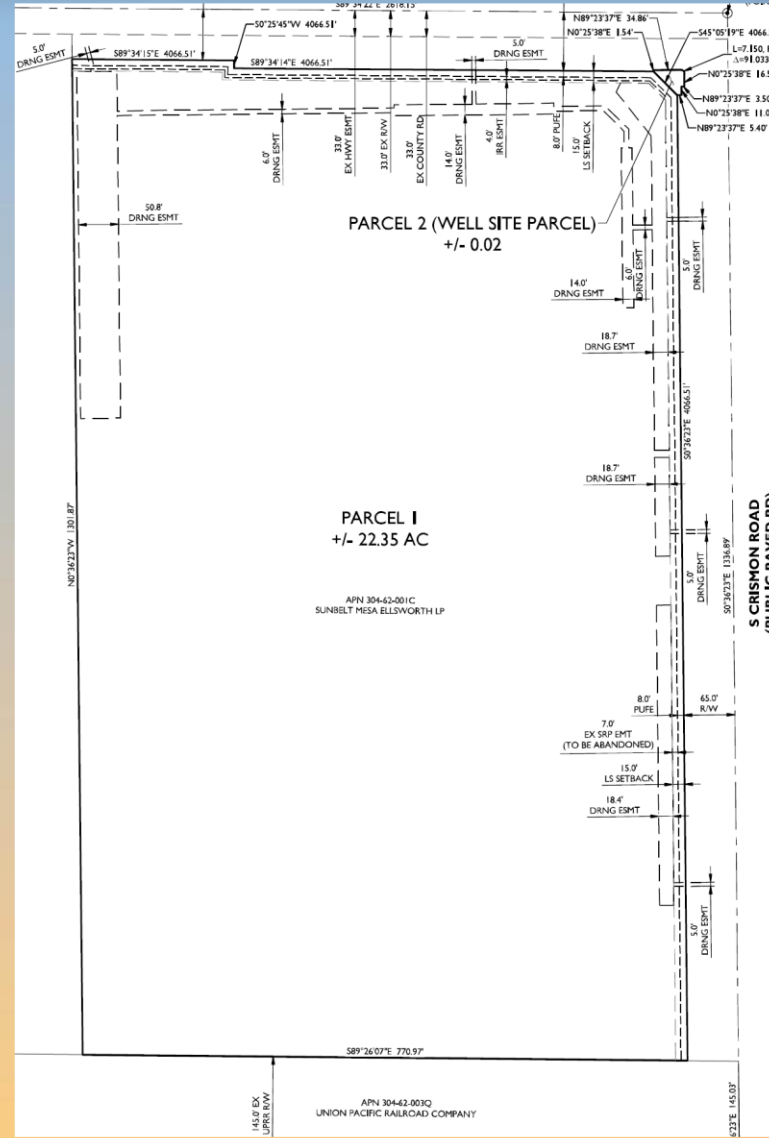
# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Minimum Setback along Property Lines or Building and Parking Areas –</u>  MZO Table 11-7-3(A)</p> <p><i>Front and street-Facing Side</i></p> <p><i>Arterial Street</i></p>	<p>15 feet</p>	<p><b>0 feet</b></p>
<p><u>Minimum Setbacks from Intersections –</u>  MZO Table 11-30-10</p> <p><i>Arterial (110-130' R.O.W) with Arterial</i></p>	<p>Minimum 50 feet radius</p>	<p><b>0 feet</b></p>
<p><u>Perimeter Landscaping –</u>  MZO Table 11-33-3(A)(4)</p> <p><i>Arterial Streets (110-130')</i></p>	<p>1 tree and 6 shrubs per 25 linear feet of street frontage</p>	<p><b>Zero trees and shrubs</b></p>



# Preliminary Plat

- 22.4 acres in size
- 2 proposed lots
  - 22.35 acres for the proposed industrial development
  - 0.02-acre parcel to accommodate the existing irrigation wellhead





# Rendering







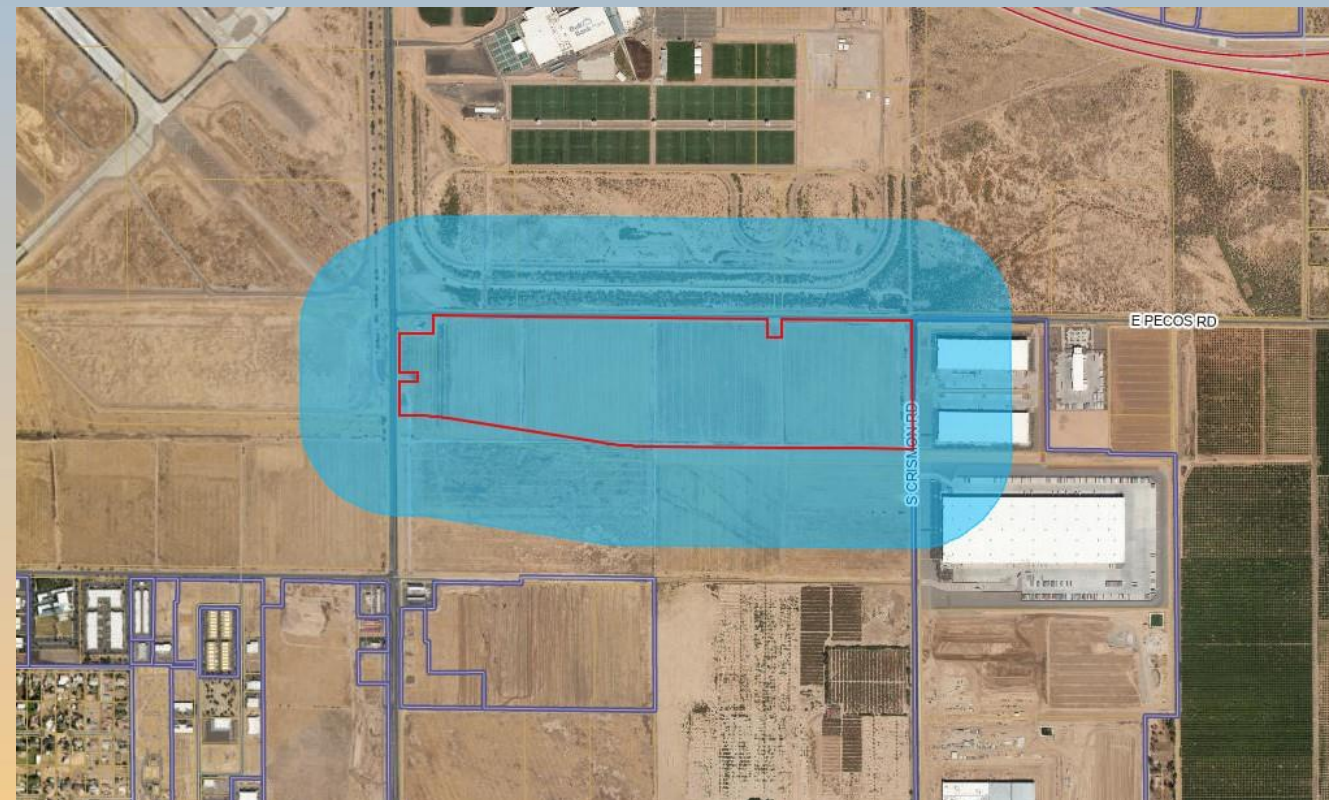
# Rendering





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- A neighborhood meeting was held on September 10, 2024
  - There were no attendees
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

*Staff recommends Approval with Conditions*



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