



Planning & Zoning Board



ZON24-00711

Lot 7 at Thomas Road

Tulili Tuiteleleapaga-Howard, Planner I

November 13, 2024



Request

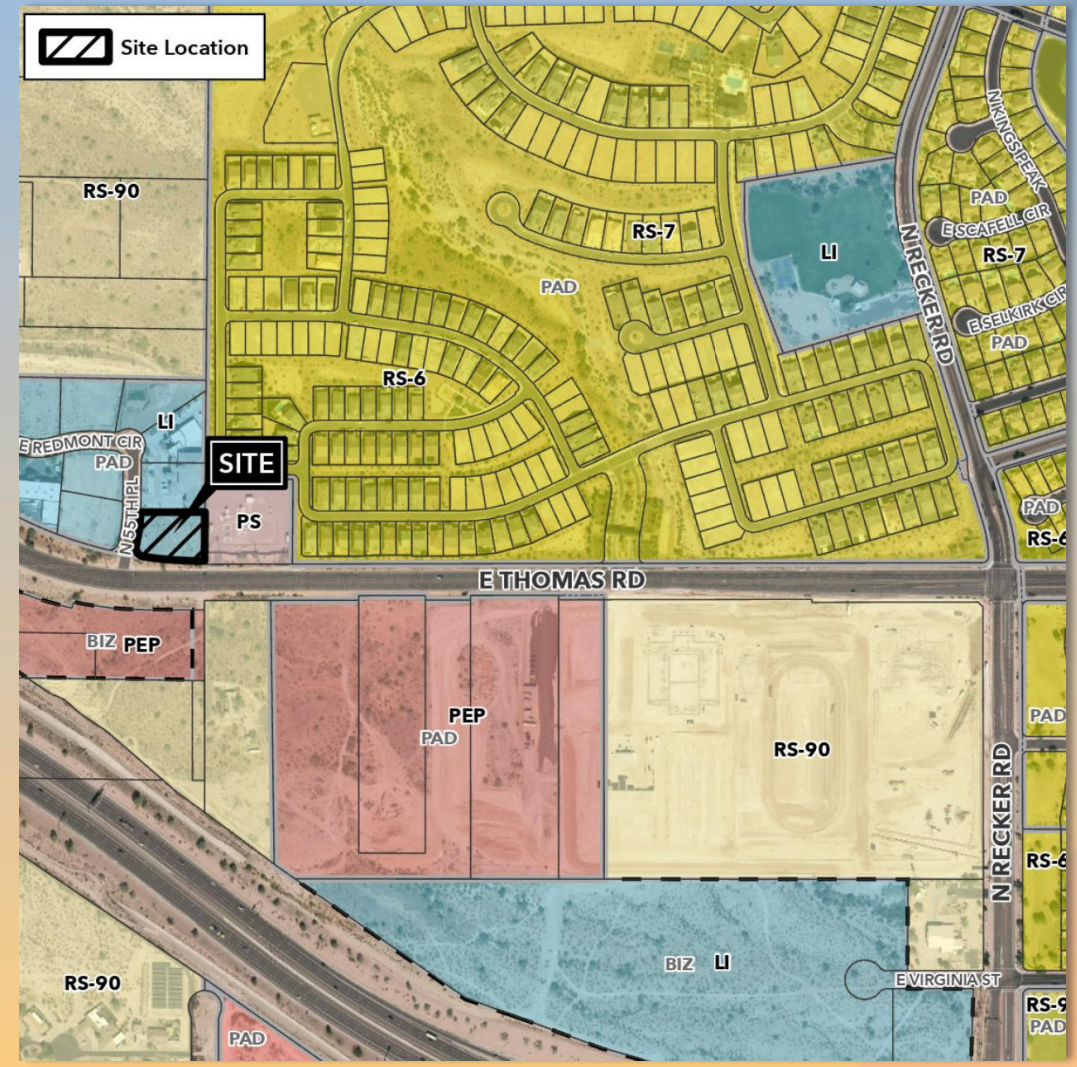
- Rezone from LI-PAD to LI-PAD-BIZ
- Site Plan Review
- To allow development of an industrial shell building





Location

- West of Recker Road
- North of Thomas Road

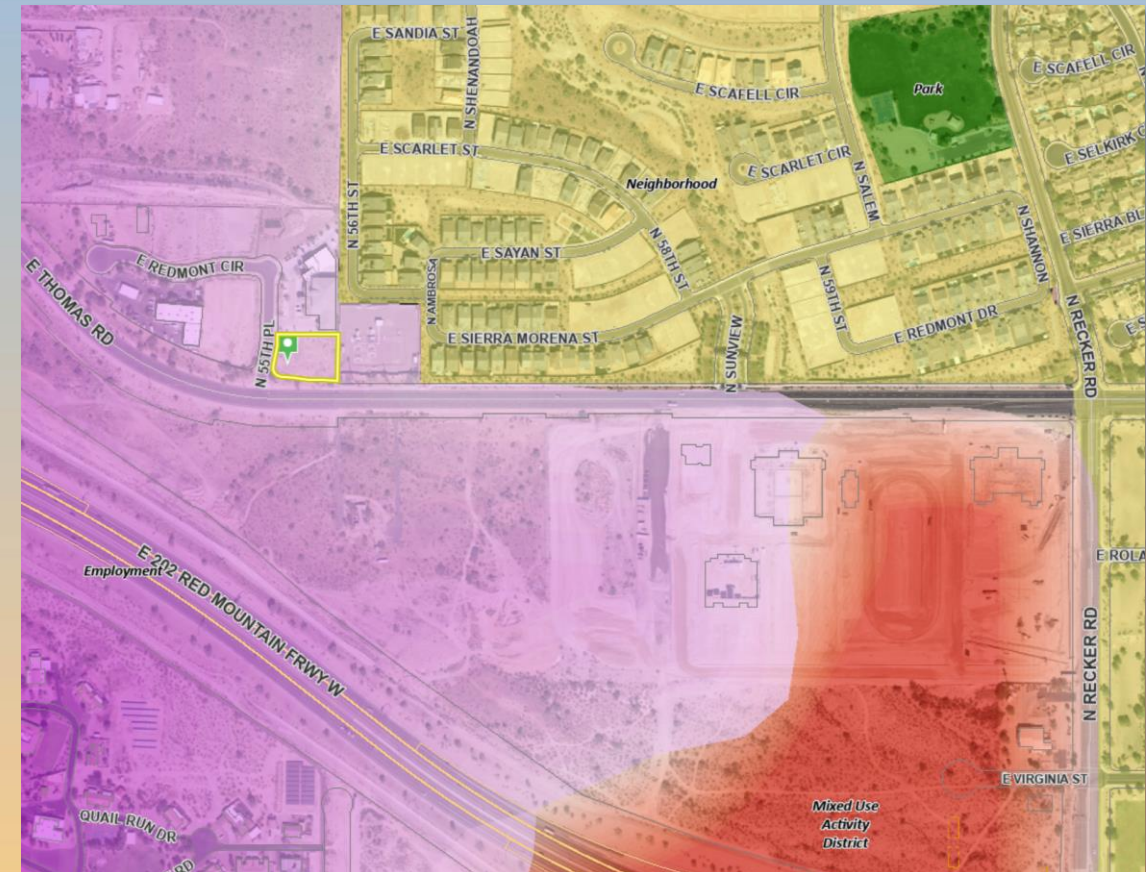




General Plan

Employment

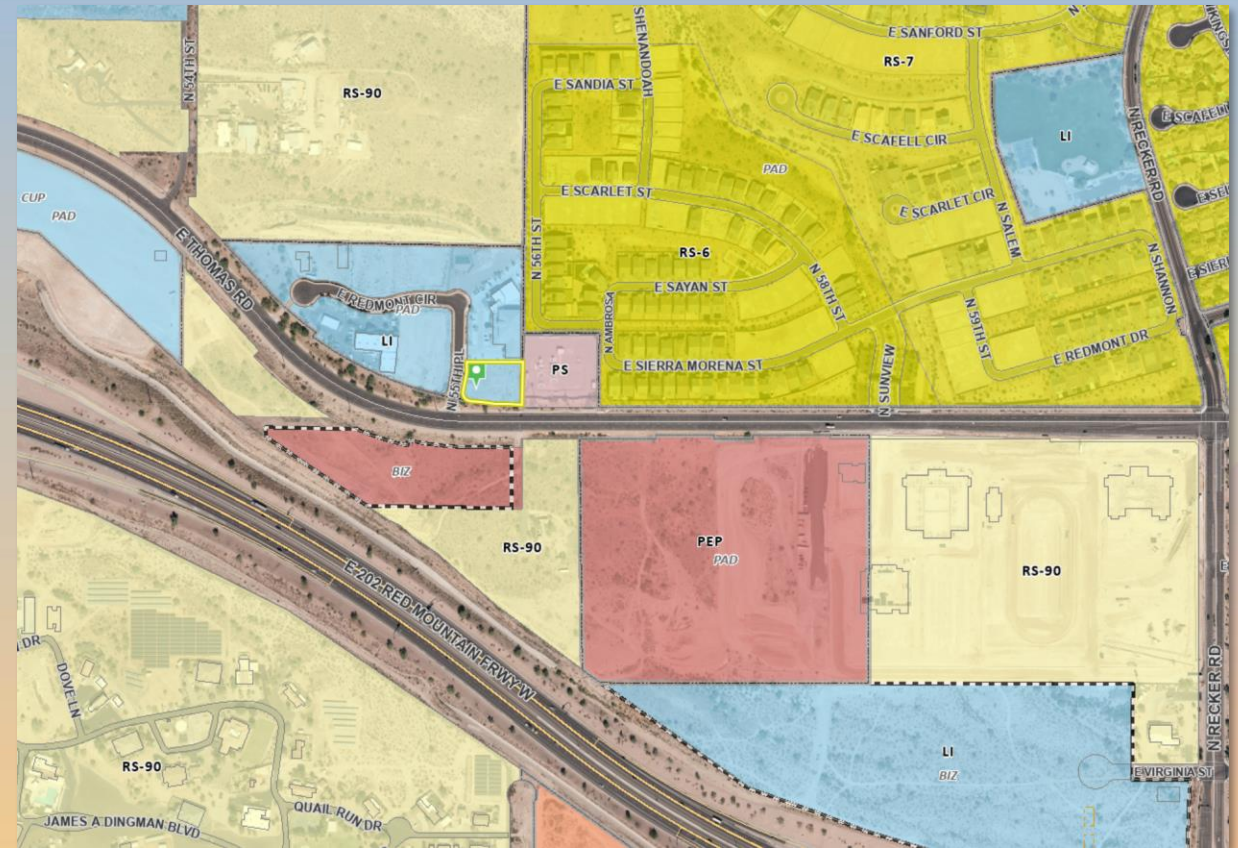
- Provide a wide range of employment opportunities in high quality settings.
- Examples include manufacturing facilities, indoor warehousing, and business parks.





Zoning

- Current: Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Proposed: Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ)
- Indoor Warehousing and Storage is a permitted use in the LI district.





Site Photo

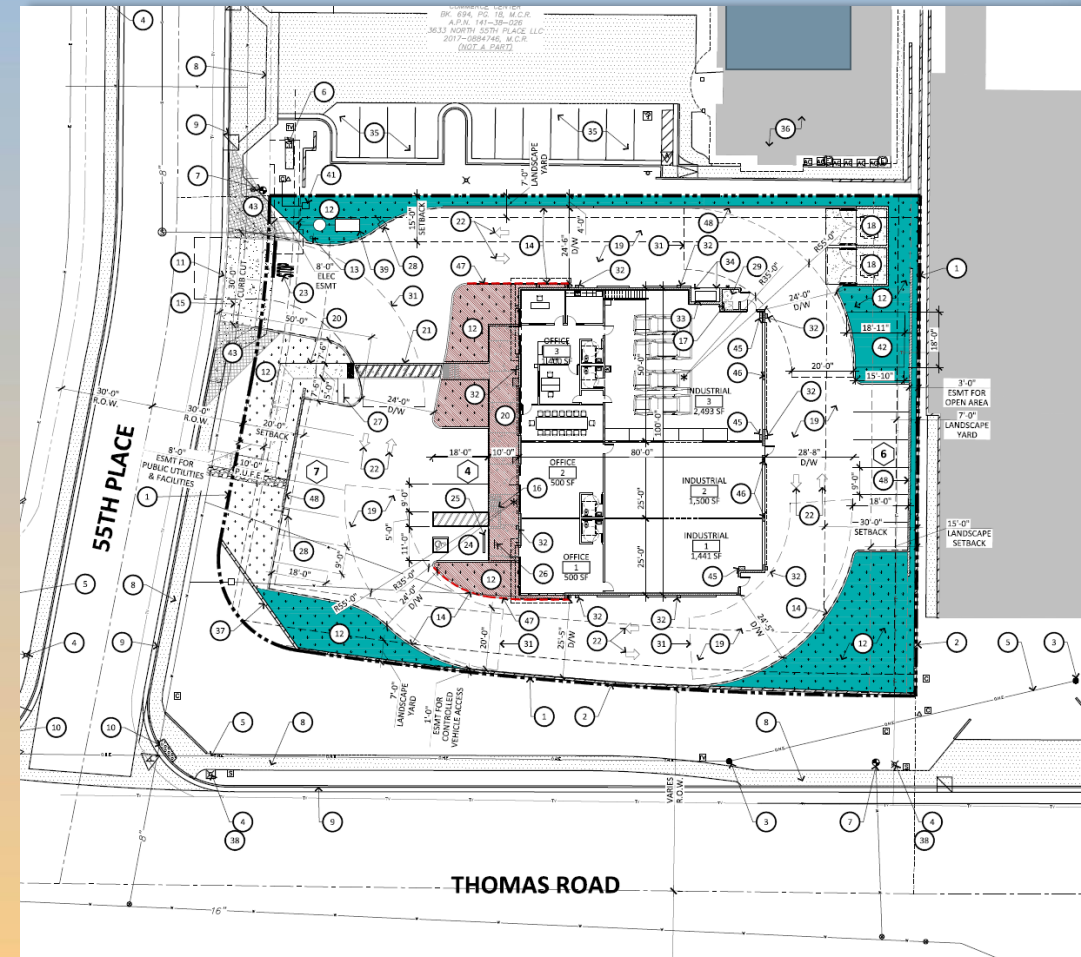


Looking east from 55th Place



Site Plan

- 7,834sq.ft. shell building with three (3) suites
- Primary access from 55th Place
- 17 parking spaces provided





Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Required Landscape Yards –
MZO Section 11-33-3 (B)(2)(a)(ii)
 - Landscaping for Non-Single
 Residence Uses Adjacent to Other
 Non-Single Residence uses or districts
 – Width, Non-Group C-O-I
 Development

15 feet

North: 4 feet

East: 3 feet

South: 0 feet

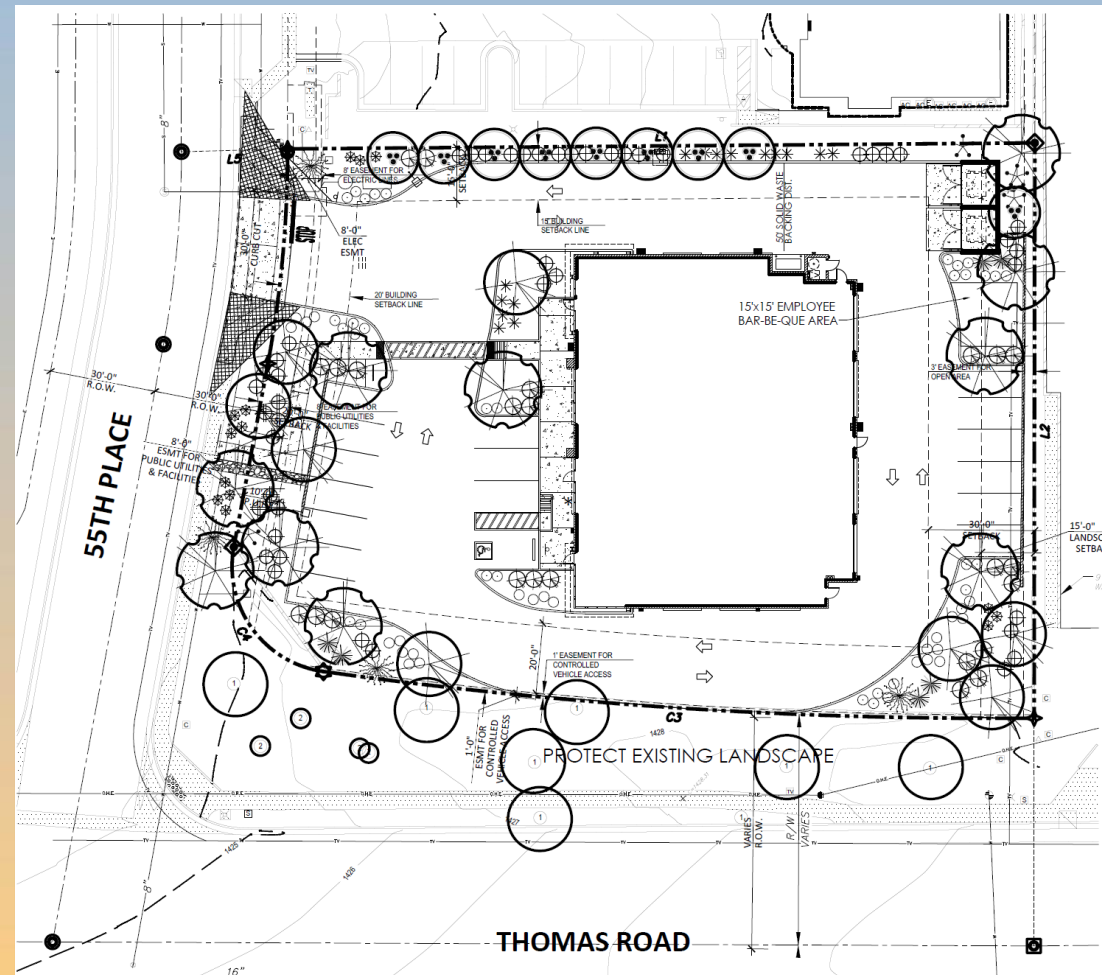
Setback of Cross Drive Aisles – *MZO*
Section 11-32-4(A)

50 feet

30 feet



Landscape Plan



LANDSCAPE LEGEND

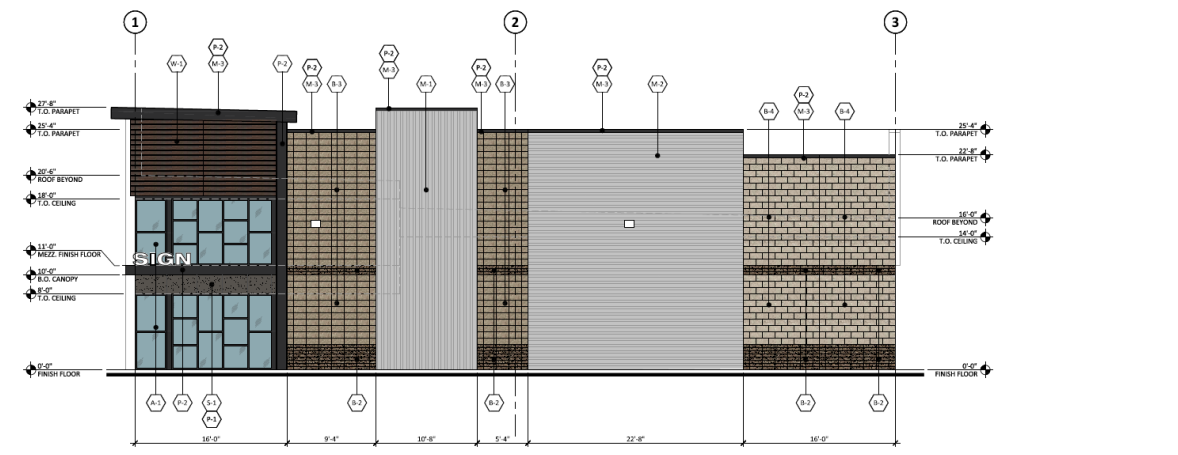
- TREES**
- CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX (11)
 - PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE 36" BOX (8)
 - CAESALPINIA CACALACO CASCALOTE 24" BOX (9)
 - FOUQUIERIA SPLENDENS OCOTILLO 10 CANE MIN. 7T MIN. (4)
 - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (24)
 - CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (4)
 - HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (39)
 - DASYLIRION WHEELERII DESERT SPOON 5 GALLON (7)
 - AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON (6)
 - ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING) (14)
 - ALOE 'BLUE ELF' BLUE ELF ALOE 5 GALLON (15)
 - LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (36)
 - LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (20)
 - 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



Elevations



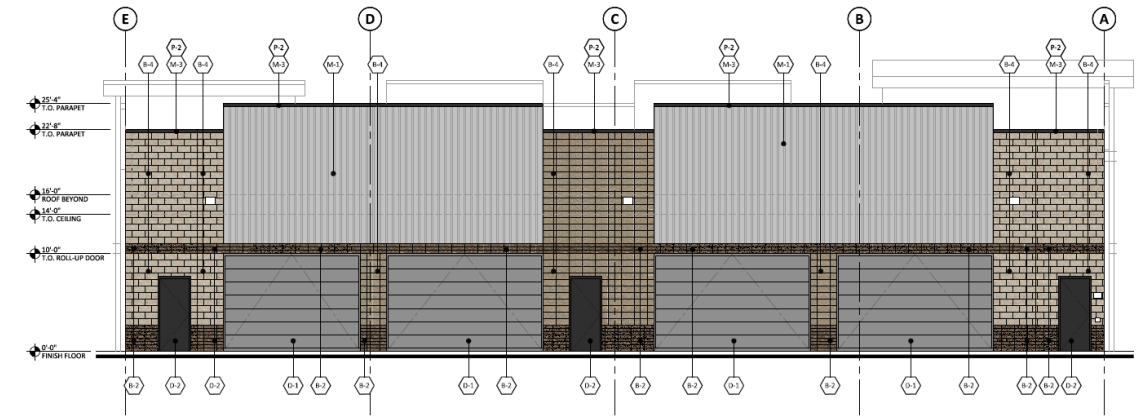
1 WEST ELEVATION (55TH PLACE)
SCALE: 3/16" = 1'-0"



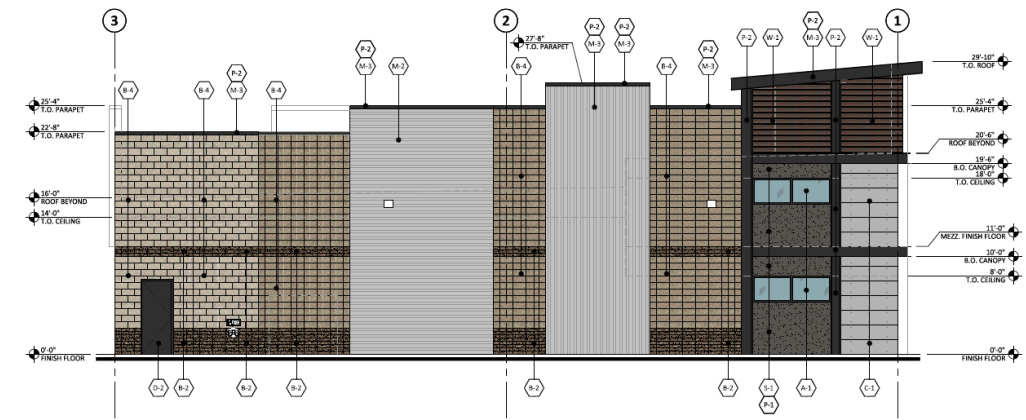
2 NORTH ELEVATION (THOMAS ROAD)
SCALE: 3/16" = 1'-0"



Elevations



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

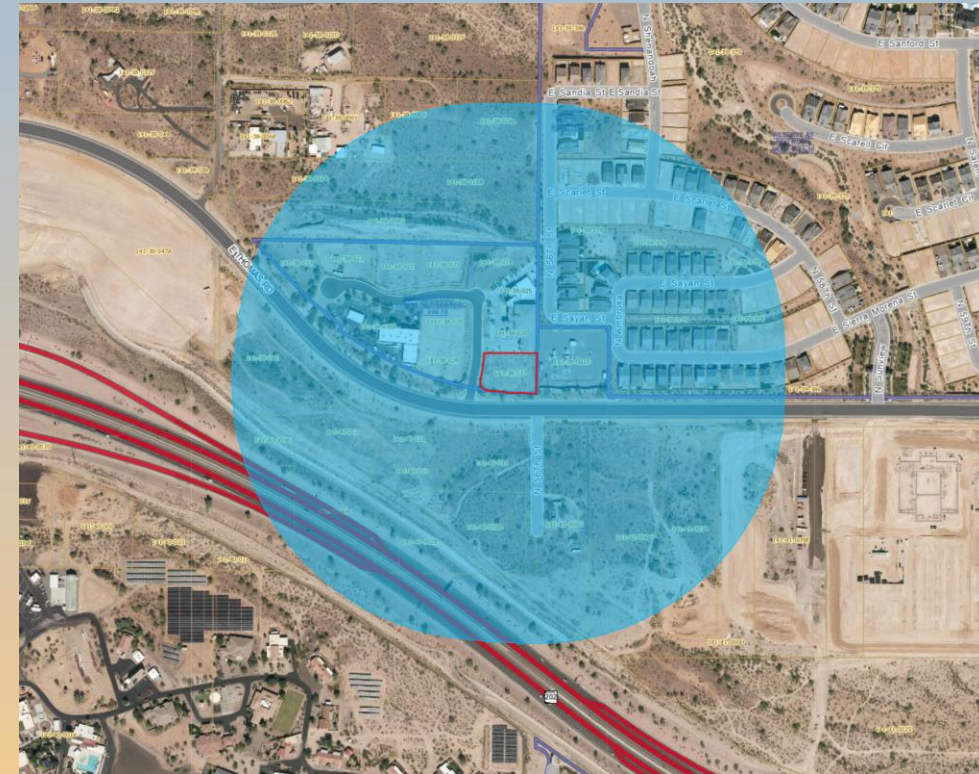


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



Citizen Participation

- Notified property owners within 1,000 feet
- Staff has received no correspondence regarding the proposed use.





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

Staff recommends Approval with Conditions



Planning and Zoning Board