

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: March 26, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher*
Troy Peterson
Jamie Blakeman*
Chase Farnsworth

MEMBERS ABSENT

Genessee Montes
Jayson Carpenter

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Mallory Ress
Joshua Grandlienard
Kwasi Abebrese
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and Boardmember Carpenter and declared a quorum present; the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Boardmember Farnsworth, that the consent agenda items be approved.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the March 12, 2025, Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

MINUTES OF THE MARCH 26, 2025 PLANNING & ZONING BOARD MEETING

- *3-b ZON24-01022 "Atlas Mesa Eastmark,"** 38± acres located approximately 3,160 feet south of the southwest corner of South Signal Butte Road and East Elliot Road. Site Plan Review for a 254,945 square foot industrial development. **(District 6)** (Companion case to "Atlas Mesa Eastmark Preliminary Plat", associated with item *5-a)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-01022 conditioned upon:

1. Compliance with the final site plan, landscape plan, elevations, and photometric plan submitted.
2. Prior to the issuance of any building permit, obtain Administrative Use Permits to allow for the development of the automobile service facility in Building D and outdoor storage for Buildings A-D.
3. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
5. Compliance with the Preliminary Plat submitted.
6. Compliance with the Subdivision Regulations.
7. Prior to the issuance of any building permits, provide a recorded cross-access easement through lots 1-4 as shown on the Preliminary Plat.
8. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
10. Compliance with all City development codes and regulations.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at

www.mesaaz.gov

MINUTES OF THE MARCH 26, 2025 PLANNING & ZONING BOARD MEETING

- *3-c ZON24-01079 "Get Air Sports Mesa,"** 3.5± acres located at the northeast corner of South Ellsworth Road and East Elliot Road. Major Site Plan Modification and Special Use Permit for a Small-Scale Commercial Recreation Facility with attached commercial uses. **(District 6)** (Companion case to "Get Air Sports Mesa Preliminary Plat", associated with item *5-b)

Planner: Mallory Ress

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-01079 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
5. Compliance with all the requirements of the Design Review Board case DRB24-01077.
6. Prior to the issuance of a building permit, record a cross-access easement with parcels 304-12-981, 304-12-982, 304-12-983, 304-12-984, 304-12-985, 304-12-986, 304-12-987, 304-12-988 and 304-12-989.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 3 miles of Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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MINUTES OF THE MARCH 26, 2025 PLANNING & ZONING BOARD MEETING

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON24-00548 "SAIA Motor Freight Lines,"** 13± acres located approximately 1,900 feet east of the southeast corner of East Pecos Road and South Crismon Road. Site Plan Review for a Freight/Truck Terminal and Warehouse. SAIA Motor Freight Line LLC, Owner, Cris Burgam, Applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to a date uncertain

The Board recommends to continue case ZON24-00548 to a date uncertain.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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5 Discuss and take action on the following preliminary plats:

- *5-a** "Atlas Mesa Eastmark Preliminary Plat," 38± acres located approximately 3,160 feet south of the southwest corner of South Signal Butte Road and East Elliot Road. Preliminary Plat. **(District 6)** (Companion case to ZON24-01022, associated with item *3-b)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case Atlas Mesa Eastmark Preliminary Plat conditioned upon:

1. Compliance with the final site plan, landscape plan, elevations, and photometric plan submitted.
2. Prior to the issuance of any building permit, obtain Administrative Use Permits to allow for the development of the automobile service facility in Building D and outdoor storage for Buildings A-D.
3. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
5. Compliance with the Preliminary Plat submitted.
6. Compliance with the Subdivision Regulations.
7. Prior to the issuance of any building permits, provide a recorded cross-access easement through lots 1-4 as shown on the Preliminary Plat.
8. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
10. Compliance with all City development codes and regulations.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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MINUTES OF THE MARCH 26, 2025 PLANNING & ZONING BOARD MEETING

- *5-b** "Get Air Sports Mesa Preliminary Plat," 3.5± acres located at the northeast corner of South Ellsworth Road and East Elliot Road. Preliminary Plat. **(District 6)** (Companion case to ZON24-01079, associated with item *3-c)

Planner: Mallory Ress

Staff Recommendation: Approval with conditions

The Board recommends to approve case Get Air Sports Mesa Preliminary Plat conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
5. Compliance with all the requirements of the Design Review Board case DRB24-01077.
6. Prior to the issuance of a building permit, record a cross-access easement with parcels 304-12-981, 304-12-982, 304-12-983, 304-12-984, 304-12-985, 304-12-986, 304-12-987, 304-12-988 and 304-12-989.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 3 miles of Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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Items not on the Consent Agenda

- 3-a ZON24-01019 "PHX062,"** 36.9± acres located approximately 1,850± feet west of the southwest corner of South Signal Butte Road and East Elliot Road. Modification of Conditions of Approval No. 2 and 3 for Case No. ZON24-00019. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

Chair Ayers recused himself from the case.

The following citizens offered a series of comments in opposition to ZON24-01019.

- Susan Demmitt on behalf of DMB Mesa Proving Grounds, LLC

Applicant Garry Hays presented case ZON24-01019. See attached presentation.

The Board recommends to approve case ZON24-01019 conditioned upon:

1. Compliance with the final site plan approved with ZON24-00019.
2. Prior to the issuance of any building permit, complete an administrative design review with the City, and comply with the requirements of the administrative design review case.
3. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.

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- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
- 7. Compliance with all City development codes and regulations.

Vote (4-0; Boardmember Montes and Boardmember Carpenter, absent; Chair Ayers, recused)

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

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6 Adjournment.

Vice Chair Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Peterson.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth

NAYS – None

The public hearing was adjourned at 4:20 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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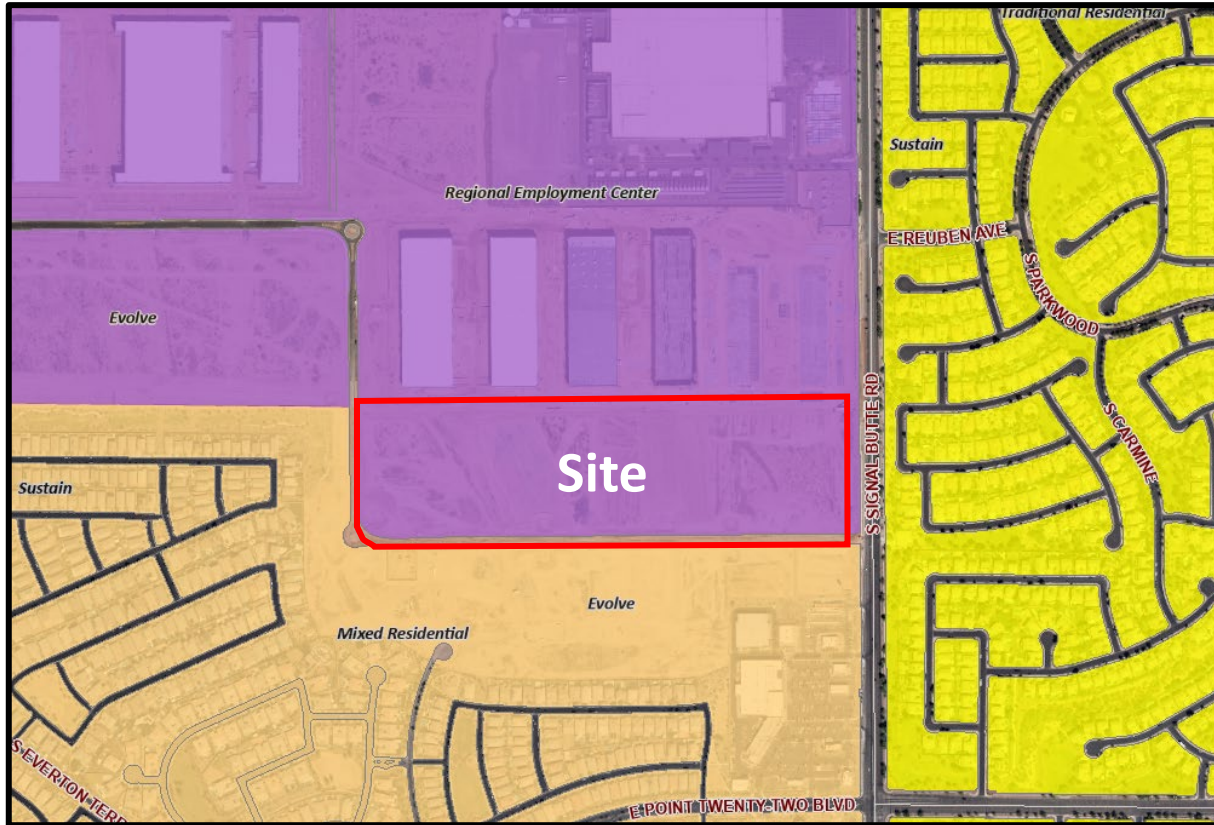
ATLAS Eastmark
NWC Signal Butte Rd and Rubidium Ave
Major Site Plan Modification/Preliminary Plat
ZON24-01022

Mesa Planning and Zoning Board
March 26, 2025



General Plan and Zoning

General Plan: Regional Employment Center (Evolve)



Zoning: Planned Community (Eastmark)



Site Overview

- NWC of Signal Butte Rd and Rubidium Ave
- ~38 acres
- Property located in Development Unit 6 North of the Eastmark Community Plan
- Project designated Eastmark CP Land Use Group C- Regional Center/ Campus
- LUG C anticipates light industrial/employment focused development



Site Context



Eastmark Development Unit 6 North



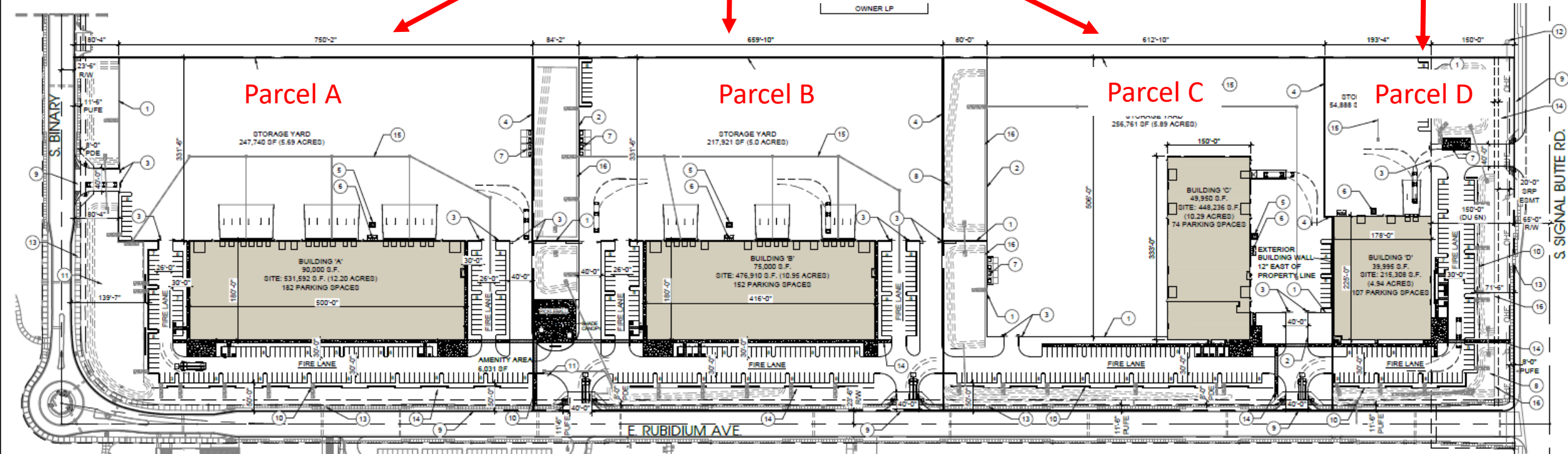
DU6n will provide MPG an area where high-tech manufacturing jobs can be created and sustained helping the City meet its goals of creating 100,000 jobs in this area. This will be done by providing the flexibility needed for the high-tech manufacturer to tailor their buildings and expansion to match an ever-evolving market demand, allowing them to transform themselves at the speed of technology. The building for such uses will be high-performance structures, tailored to the needs of the user and artfully simple in their design as their form will be dictated by function. As industrial structures, modern building techniques such as insulated metal panels can be utilized to provide efficient, multi-use buildings. The incorporation of solar panels on the site and on the rooftops of buildings can further improve their performance and efficient use of the land. The design of buildings within DU6n as large simple structures that accentuate vertical expressions without creating inefficiency for the sake of design in the floor plan makes them artfully simple. This simple design will be reflected in the landscape with plants clustered for maximum effect and verticality emphasized in the plant palette.

Proposed Development

- Building elevations and landscape plan have been reviewed and approved by Eastmark Design Review Committee

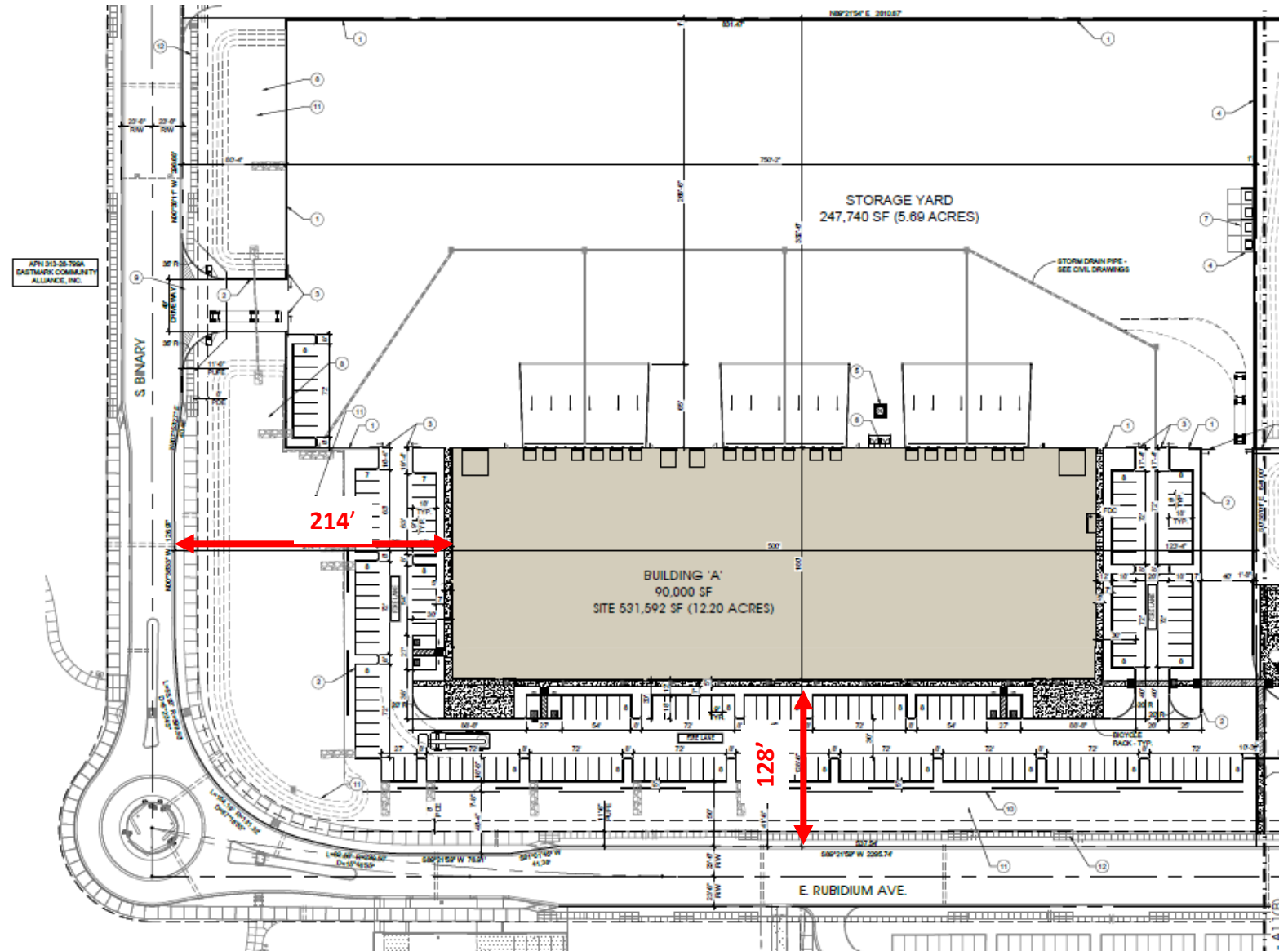
General Light Industrial

Tesla Auto Service Center



Parcel A

- General Light Industrial
- Parcel: ~12.2 acres
- Building: 90,000 sf
- Height: 42' (50' permitted)
- Significant building setbacks provided:
 - Binary: 214'
 - Rubidium Ave: 128'
- Parking: 182 spaces (180 req'd)

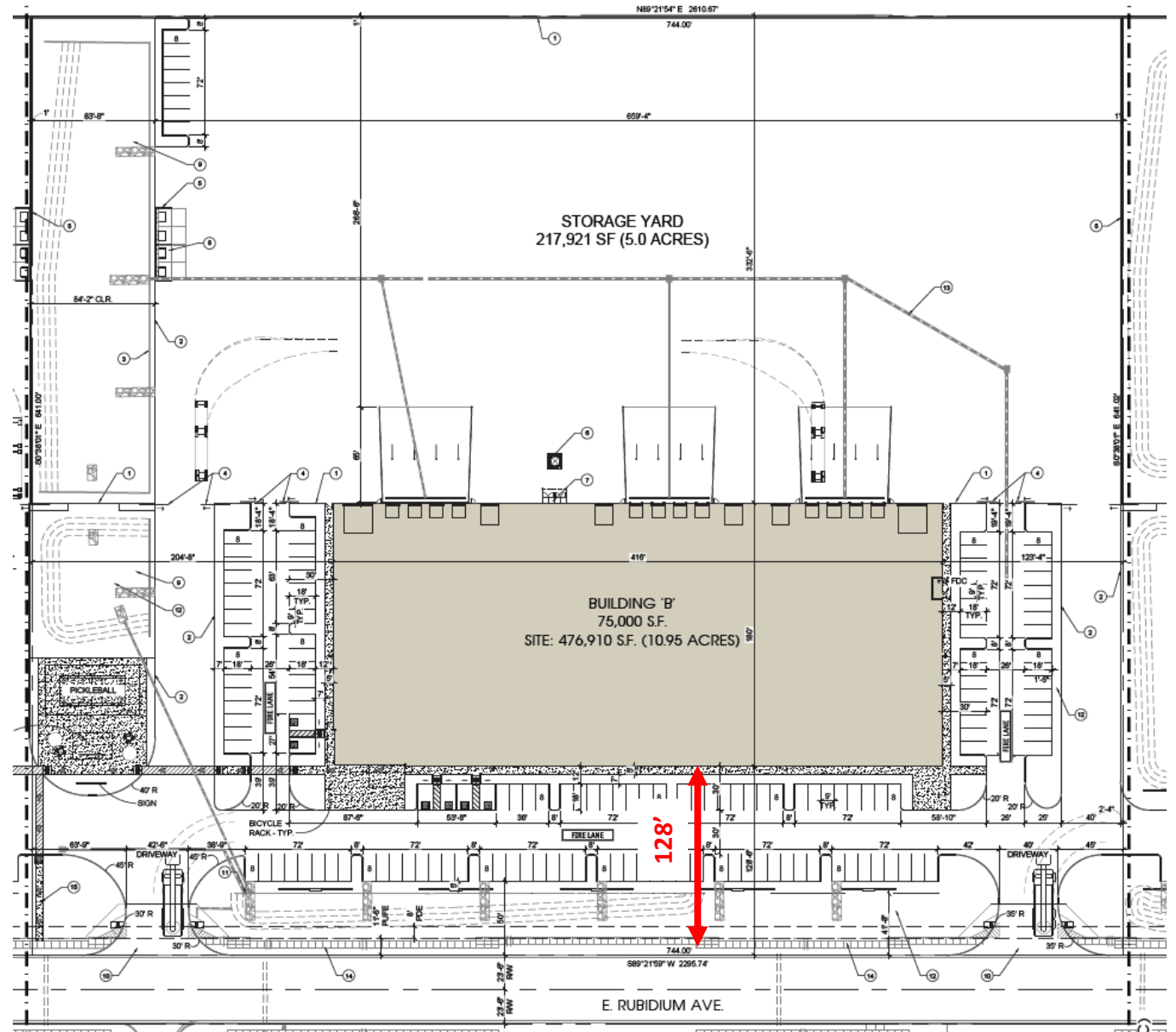


Building A



Parcel B

- General Light Industrial
- Parcel: ~10.9 acres
- Building: 75,000 sf
- Height: 42' (50' permitted)
- 6,031 sf employee amenity area (pickle ball court, outdoor seating)
- Significant building setbacks provided:
 - Rubidium Ave: 128'
- Parking: 152 spaces (150 req'd)

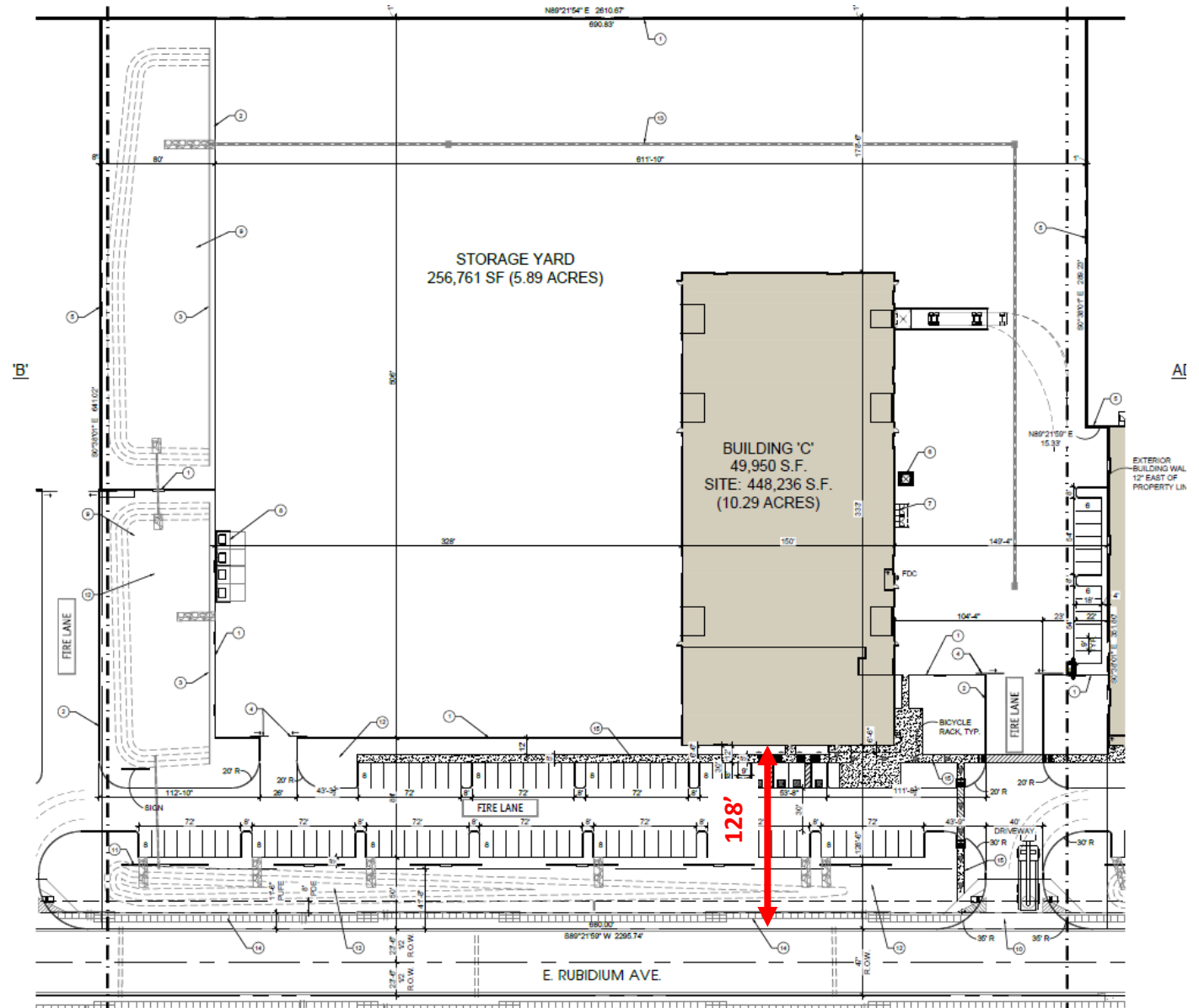


Building B



Parcel C

- General Light Industrial
- Parcel: ~10.29 acres
- Building: 49,950 sf
- Height: 34' (50' permitted)
- Architecturally integrated screen wall along Rubidium Ave
- Significant building setbacks provided:
 - Rubidium Ave: 128'
- Parking: 152 spaces (150 req'd)

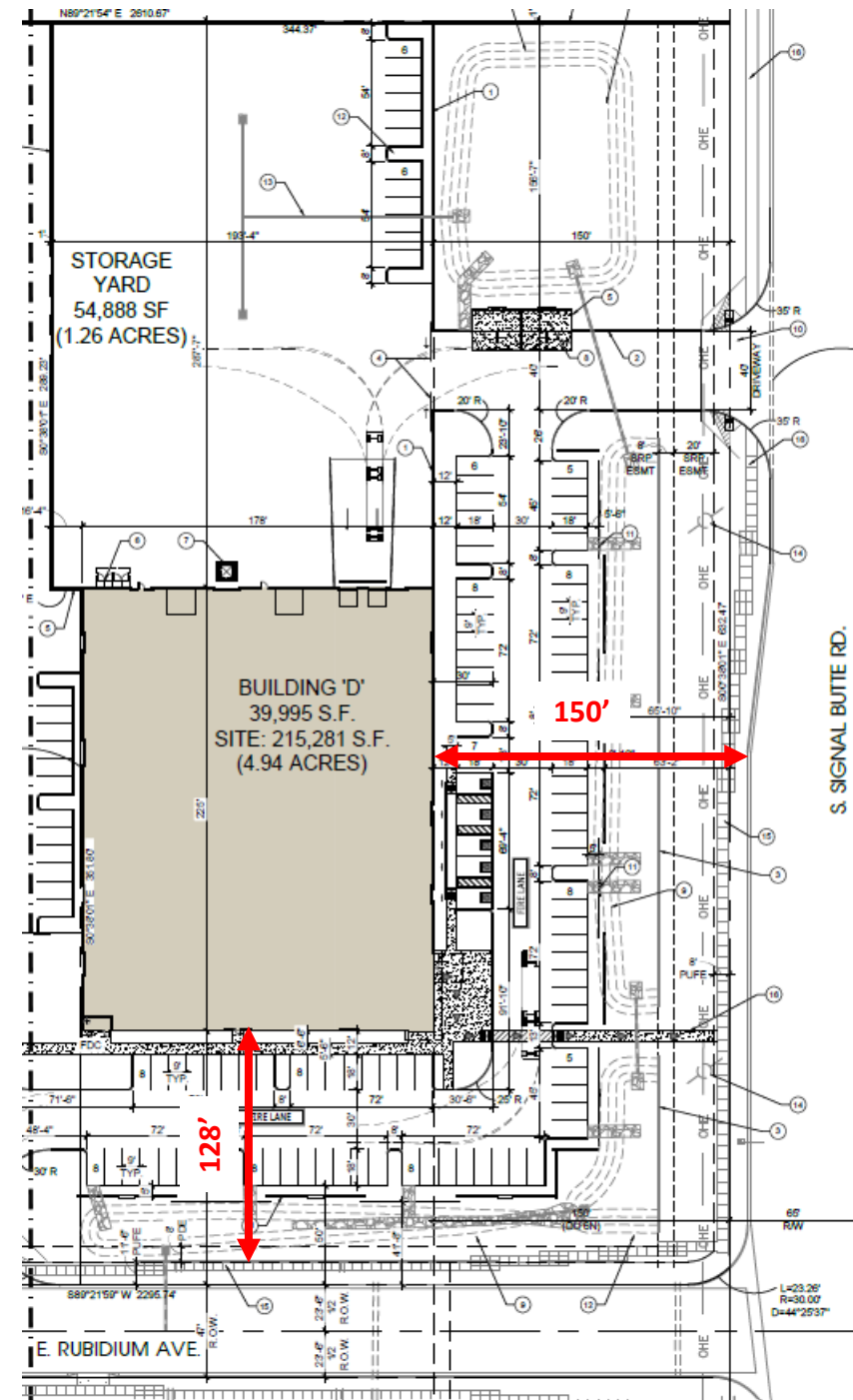


Building C



Parcel D (Tesla)

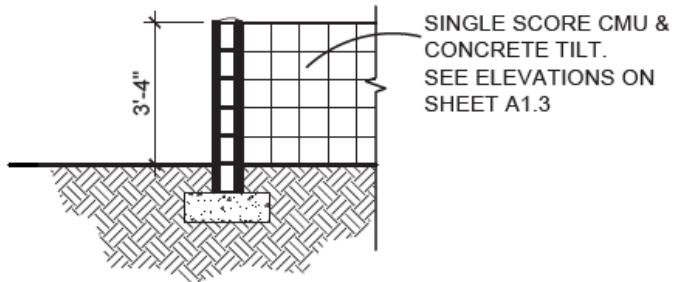
- Tesla Auto Service Center
- Parcel: ~4.94 acres
- Building: 39,995 sf
- Height: 34' (50' permitted)
- Significant building setbacks provided:
 - Rubidium Ave: 128'
 - Signal Butte Rd: 150'
- Parking: 107 spaces (107 req'd)



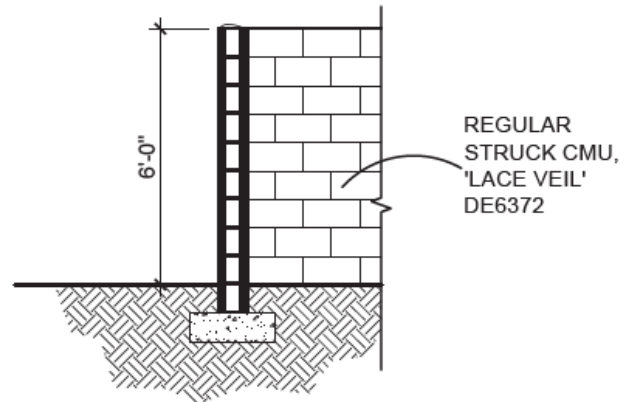
Building D



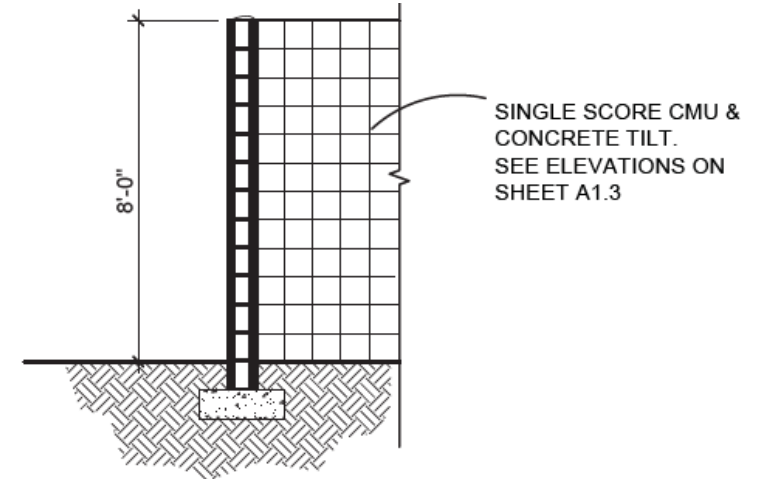
Screen Walls



- [A] 3'-4" HIGH PARKING SCREEN WALL**
- 8x8x16 SMOOTH SINGLE SCORE CMU
 - ANY SPLIT FACE TO BE ONE SIDE (STREET SIDE)
 - SEE SITE PLAN FOR WALL LOCATIONS



- [B] 6'-0" HIGH YARD WALL**
- 8x8x16 SMOOTH REGULAR STRUCK CMU
 - ANY SPLIT FACE TO BE ONE SIDE (STREET SIDE)
 - SEE SITE PLAN FOR WALL LOCATIONS



- [C] 8'-0" HIGH PERIMETER SCREEN WALL**
- 8x8x16 SMOOTH SINGLE SCORE CMU
 - ANY SPLIT FACE TO BE ONE SIDE (STREET SIDE)
 - SEE SITE PLAN FOR WALL LOCATIONS

Enhanced Landscaping Across Property

EAST RUBIDIUM AVE

PROPERTY LINE = 2,543'

1 TREE 6 SHRUBS EVERY 25 FEET.

102 TREES REQUIRED

106 TREES PROVIDED (ALL 24" BOX OR LARGER)

612 SHRUBS REQUIRED

645 SHRUBS PROVIDED

SOUTH BINARY

PROPERTY LINE = 659'

1 TREE 6 SHRUBS EVERY 25 FEET.

26 TREES REQUIRED

32 TREES PROVIDED (ALL 24" BOX OR LARGER)

156 SHRUBS REQUIRED

210 SHRUBS PROVIDED

PARKING LOT

PARKING STALLS = 506

1 TREE 3 SHRUBS PER 8 PARKING STALLS

184 TREES REQUIRED

184 TREES PROVIDED

552 SHRUBS REQUIRED

588 SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 385,247 SQ.FT.

LANDSCAPE COVERAGE REQUIRED: 192,624 SQ.FT. (50%)

LANDSCAPE COVERAGE PROVIDED: 196,435 SQ.FT. (55%)

SECTION 12 OF THE CP COMPLIANCE

1 TREE PER 2,300 SQ.FT OF R.O.W. (8,962 SQ.FT.)

TREES REQUIRED: 4 TREES

TREES PROVIDED: 18 TREES

SOUTH SIGNAL BUTTE RD

PROPERTY LINE = 631'

1 TREE 6 SHRUBS EVERY 25 FEET.

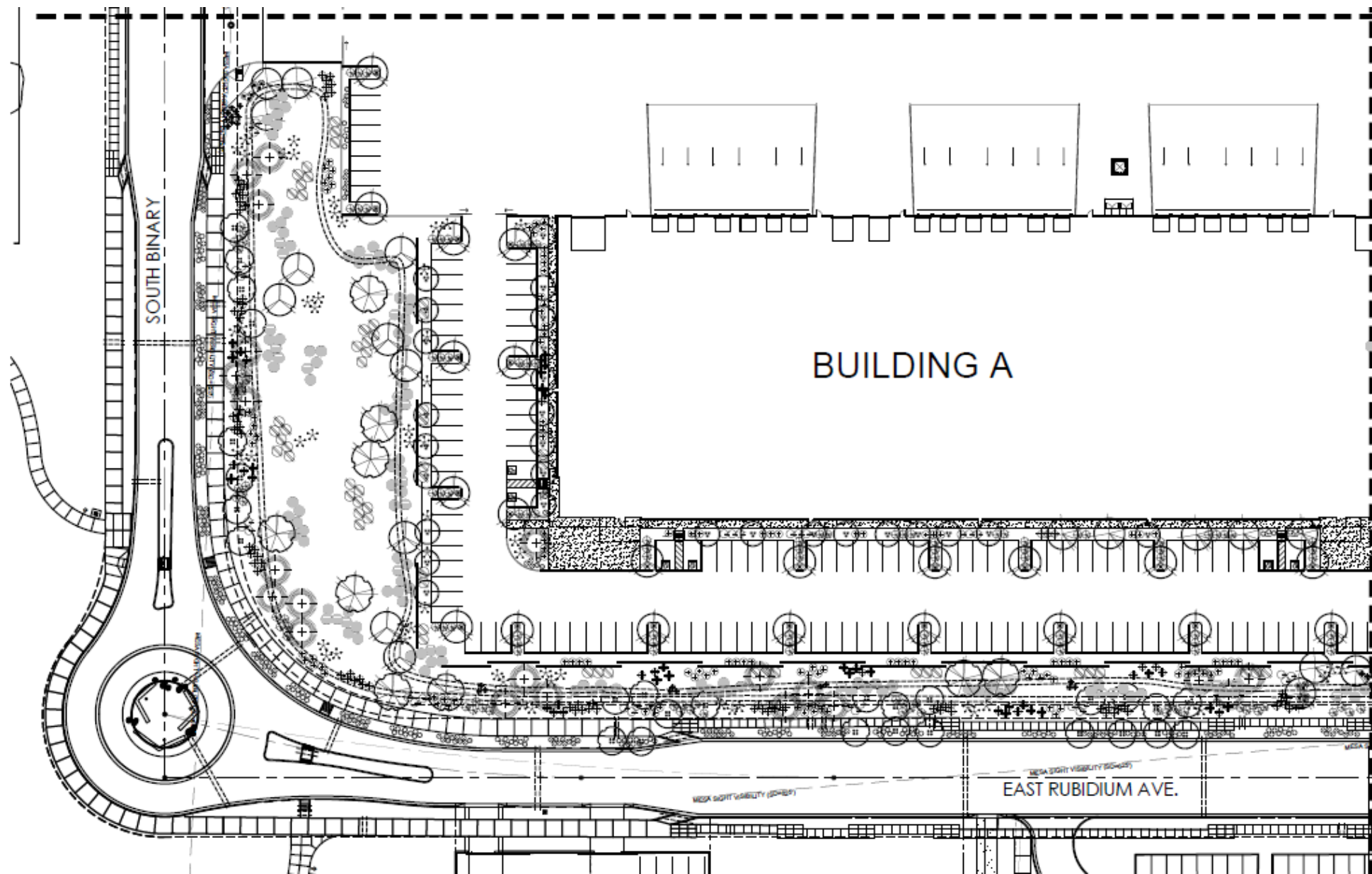
25 TREES REQUIRED

25 TREES PROVIDED (ALL 24" BOX OR LARGER)

150 SHRUBS REQUIRED

205 SHRUBS PROVIDED

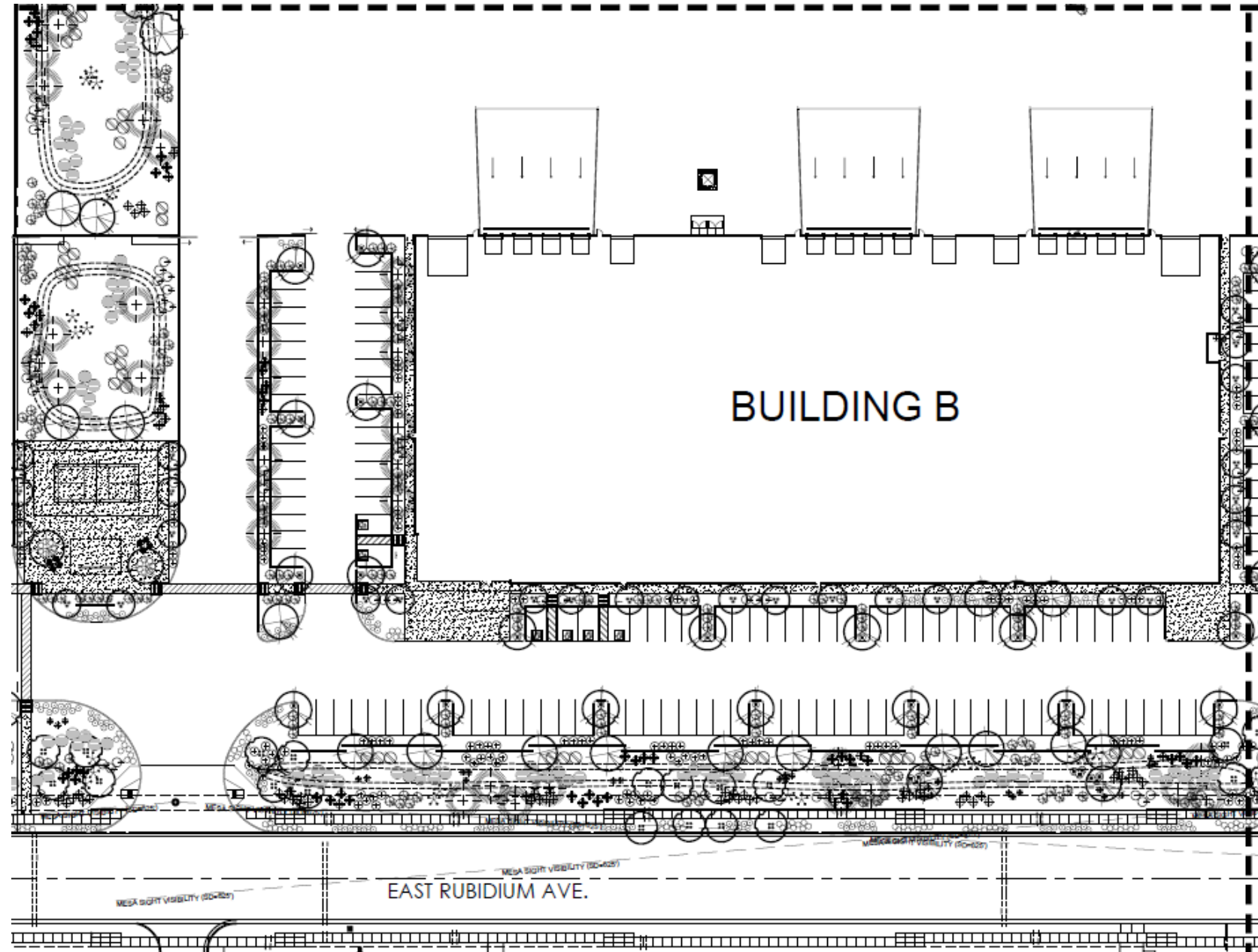
Parcel A Landscaping



LANDSCAPE LEGEND

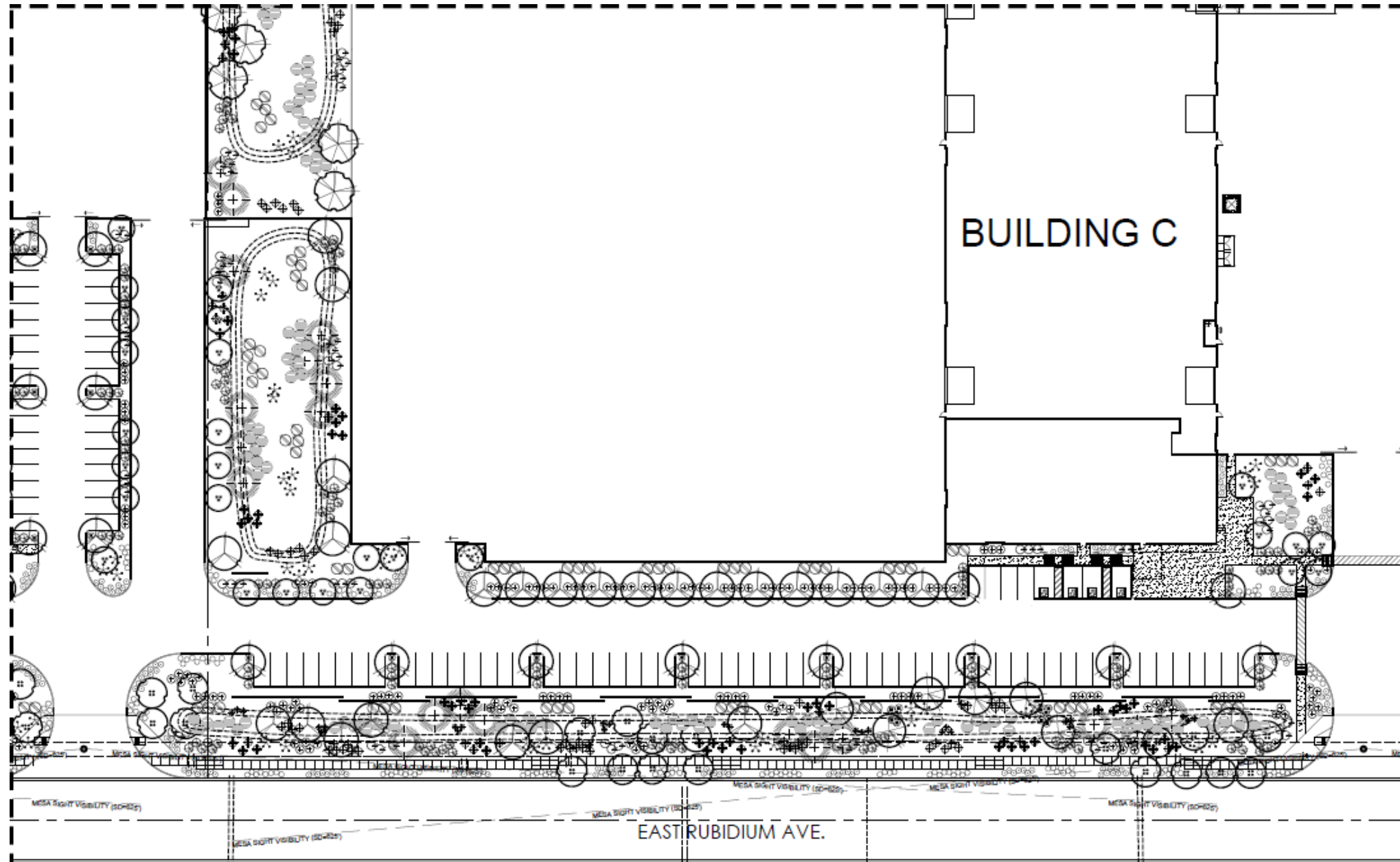
- TREES**
- CERODIUM FLORIDUM
BLUE PALO VERDE
24" BOX
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
- CAESALPINIA CACALAGO
'SMOOTHIE' CASCALOTE
36" BOX
- OLNEYA TESOTA
IRONWOOD
36" BOX
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA
VALENTINE BMU BUSH
5 GALLON
- LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
5 GALLON
- TECOMA 'BELLS OF FIRE'
BELLS OF FIRE
5 GALLON
- ACCENTS**
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- PACHYCEBUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL)
- GROUND COVER**
- LANTANA MONTEVIDEENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDEENSIS
TRAILING PURPLE
1 GALLON
- EREMOPHILA GLABRA
'MING NEW GOLD'
5 GALLON
- ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON

Parcel B



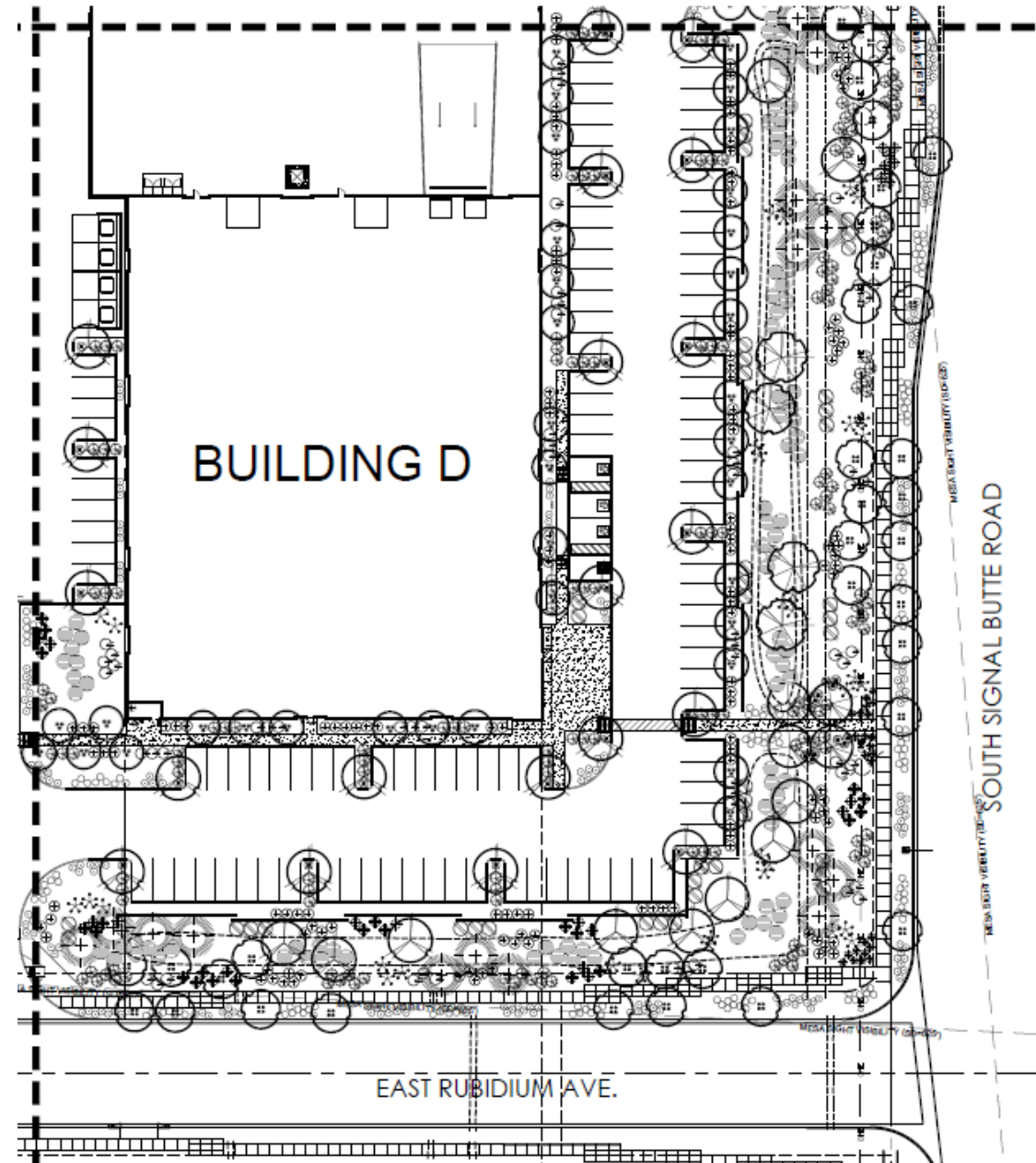
- LANDSCAPE LEGEND**
- TREES**
- CERCIDIUM FLORIDUM
BLUE PALO VERDE
24" BOX
 - PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX
 - QUERCUS VIRGINIANA
LIVE OAK
24" BOX
 - ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
 - CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
36" BOX
 - OLIVEA TESOTA
IRONWOOD
36" BOX
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
 - LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
5 GALLON
 - TECOMA 'BELLS OF FIRE'
BELLS OF FIRE
5 GALLON
- ACCENTS**
- HEISPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - HEISPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
 - ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - PACHYCREUS MARGINATUS
MEXICAN FENCE POST
2-STALK GROUPING (2.5', 2', 1' TALL)
- GROUND COVER**
- LANтана MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
 - LANтана MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - EREMOPHILA GLABRA
'MINEVIEW GOLD'
5 GALLON
 - ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON

Parcel C



LANDSCAPE LEGEND	
TREES	
	CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX
	PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX
	QUERCUS VIRGINIANA LIVE OAK 24" BOX
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX
	CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 36" BOX
	OLIVEA TESOTA IRONWOOD 36" BOX
LARGE SHRUBS	
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
MEDIUM SHRUBS	
	EREMOPHILA MACULATA VALENTINE BNU BUSH 5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GALLON
	TECOMA 'BELLS OF FIRE' BELLS OF FIRE 5 GALLON
ACCENTS	
	HEPERALOE PARVIFLORA RED YUCCA 5 GALLON
	HEPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
GROUND COVER	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	EREMOPHILA GLABRA 'MINEBLOW GOLD' 5 GALLON
	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON

Parcel D



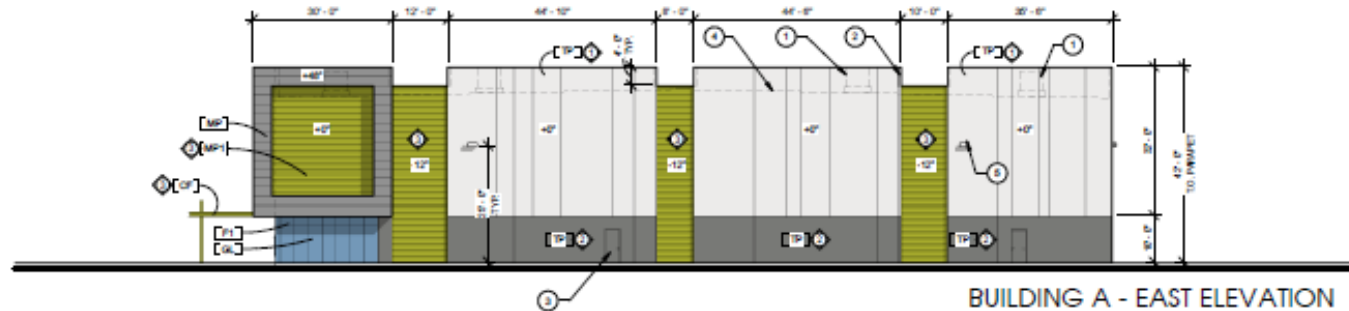
LANDSCAPE LEGEND	
TREES	
	CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX
	PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX
	QUERCUS VIRGINIANA LIVE OAK 24" BOX
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX
	CAESALPINIA CASCALACO 'SMOOTHIE' CASCALOTE 36" BOX
	OLNEYA TESOTA IRONWOOD 36" BOX
LARGE SHRUBS	
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
MEDIUM SHRUBS	
	EREMOPHILA MACULATA VALENTINE BNU BUSH 5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GALLON
	TECOMA 'BELLS OF FIRE' BELLS OF FIRE 5 GALLON
ACCENTS	
	HEPERALOE PARVIFLORA RED YUCCA 5 GALLON
	HEPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
GROUND COVER	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	EREMOPHILA GLABRA 'MING NEW GOLD' 5 GALLON
	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON

Project Summary

- Consistent with the Property's zoning, General Plan, and Planning Overlays
- Staff recommendation of approval
- Productive employment use in a context appropriate setting
- High quality site design with cohesive architecture and landscaping across the site
- Project already received Eastmark Design Review Committee approval for architecture and landscaping

QUESTIONS?

Building A Elevations



MATERIAL AREA CALCULATIONS:			
NORTH ELEVATION:			
CONCRETE TILT	20,752 SF	100%	
TOTAL	20,752 SF	100%	

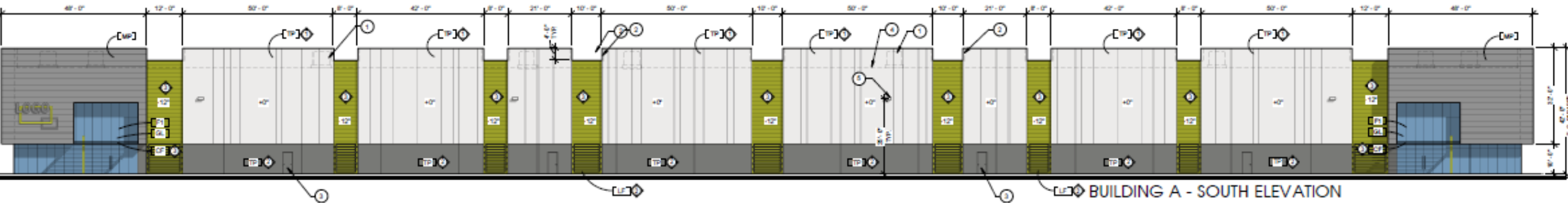
WEST ELEVATION:			
CONCRETE TILT	6,413 SF	84%	
CANOPY FRAME	22 SF	0%	
GLAZING	223 SF	3%	
METAL PANEL (MP)	431 SF	6%	
METAL PANEL (MP1)	528 SF	7%	
TOTAL	7,617 SF	100%	

EAST ELEVATION:			
CONCRETE TILT	6,413 SF	84%	
CANOPY FRAME	22 SF	0%	
GLAZING	223 SF	3%	
METAL PANEL (MP)	431 SF	6%	
METAL PANEL (MP1)	528 SF	7%	
TOTAL	7,617 SF	100%	

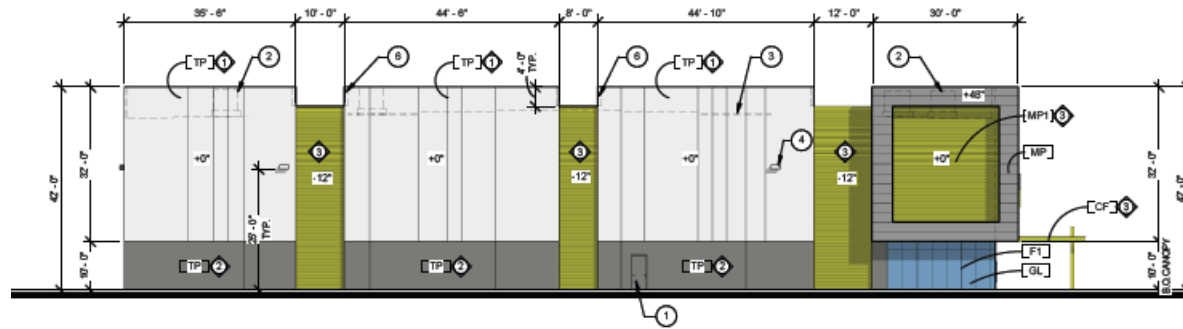
SOUTH ELEVATION:			
CONCRETE TILT	16,960 SF	78%	
CANOPY FRAME	58 SF	1%	
GLAZING	1,366 SF	6%	
METAL PANEL (MP)	2,484 SF	11%	
LATTICE FRAME	860 SF	4%	
TOTAL	21,728 SF	100%	

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'LACE VEIL' DE6372
2	'LEGENDARY GRAY' DE6369
3	'FLUORESCENT LIME' DE5517



Building B Elevations

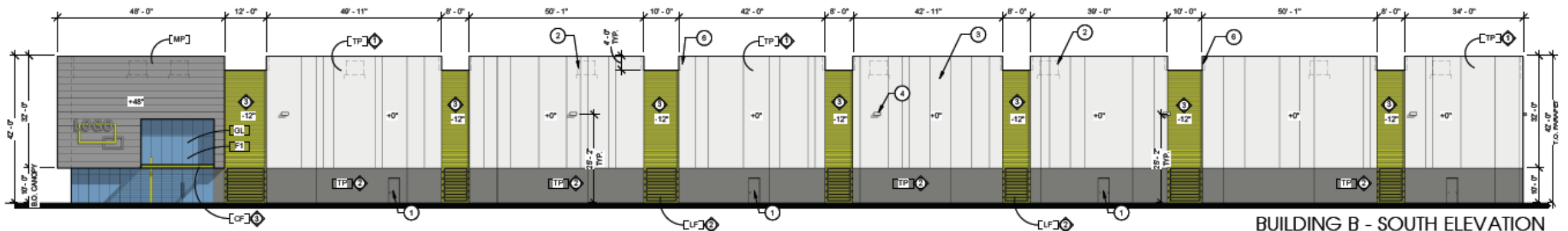


MATERIAL AREA CALCULATIONS:

CONCRETE TILT	6,413 SF	84%
CANOPY FRAME	22 SF	0%
GLAZING	223 SF	3%
METAL PANEL (MP)	431 SF	6%
METAL PANEL (MP1)	528 SF	7%
TOTAL	7,617 SF	100%

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'LACE VEIL' DE6372
2	'LEGENDARY GRAY' DE6369
3	'FLUORESCENT LIME' DE5517



BUILDING B - SOUTH ELEVATION

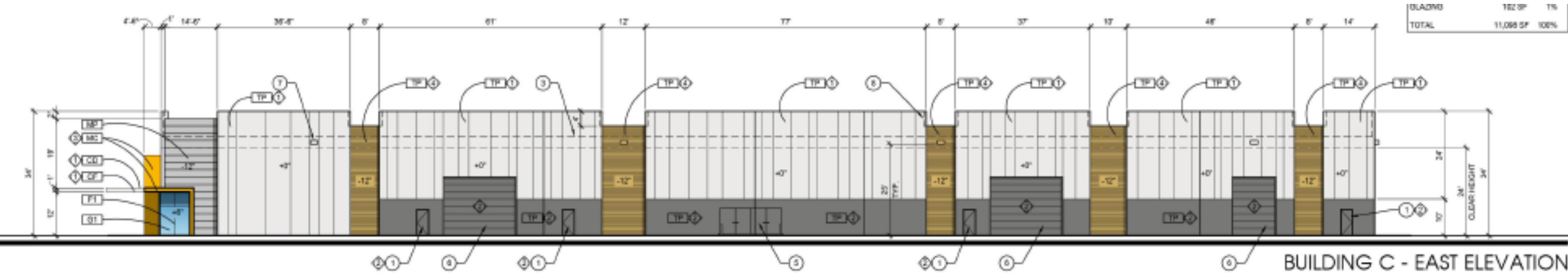
Building C Elevations



MATERIAL AREA CALCULATIONS:		
CONCRETE TILT	3,832 SF	74%
METAL PANEL (MP)	188 SF	4%
METAL CLADDING (MC)	81 SF	1%
CANOPY	15 SF	1%
GLAZING	882 SF	17%
LATTICE FRAME	160 SF	3%
TOTAL	5,158 SF	100%

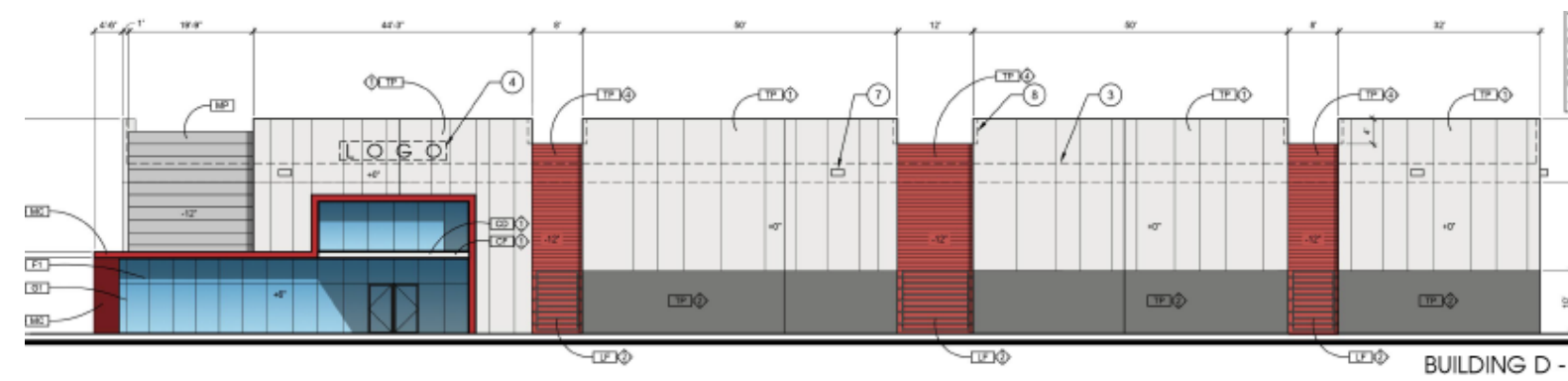
COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'LACE VEIL' DE6372
2	'LEGENDARY GRAY' DE6369
3	'GOLDFINCH' SW6905
4	'FILTERED RAYS' DE5438

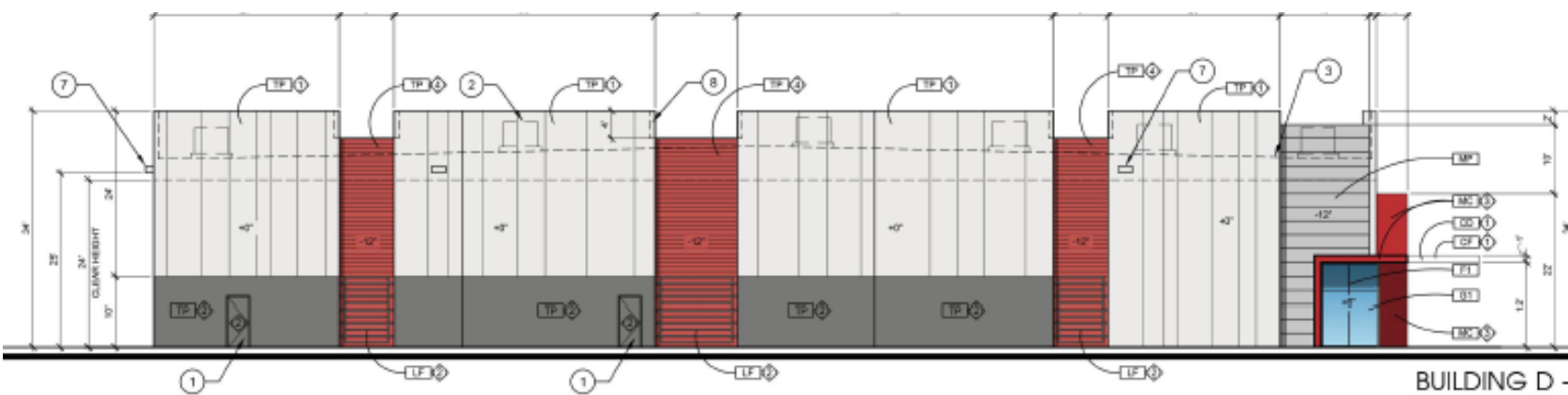


BUILDING C - EAST ELEVATION

Building D Elevations



MATERIAL AREA CALCULATIONS:		
CONCRETE TILT	5,464 SF	88%
GLAZING	102 SF	2%
METAL PANEL (MP)	312 SF	5%
METAL CLADDING (MC)	25 SF	1%
LATTICE FRAME	280 SF	4%
TOTAL	6,183 SF	100%



COLOR KEY	
KEY	MANUF. - DUNN EDWARDS COLOR NAME:
①	'LACE VEIL' DE6372
②	'LEGENDARY GRAY' DE6369
③	'HOT JAZZ' DEA107
④	'POMEGRANATE' DE5090