

City of Mesa

# Planning and Zoning Board

ZON26-00411  
ER2

Charlotte Bridges



# Request

- Development Plan Review
- Special Use Permit for a parking reduction
- Allow for a light industrial development

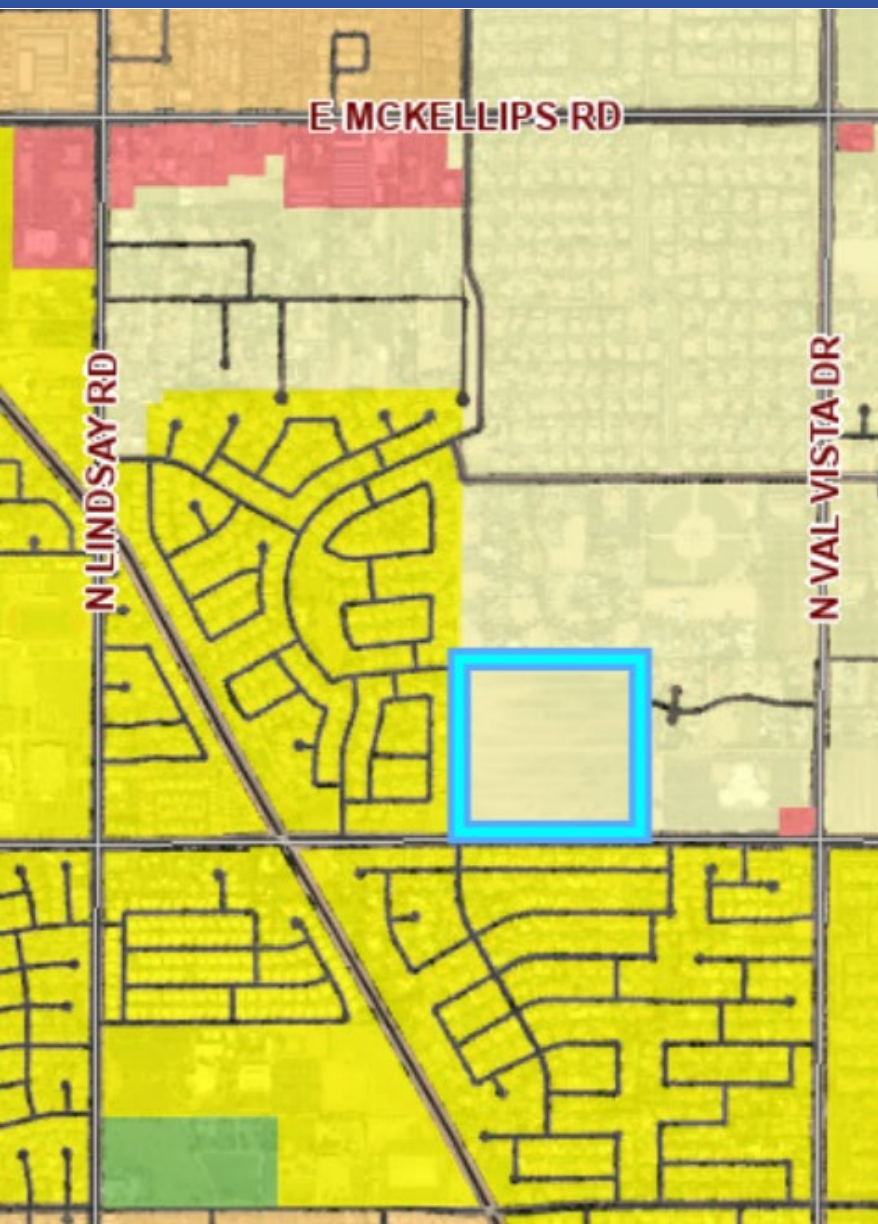




## Location

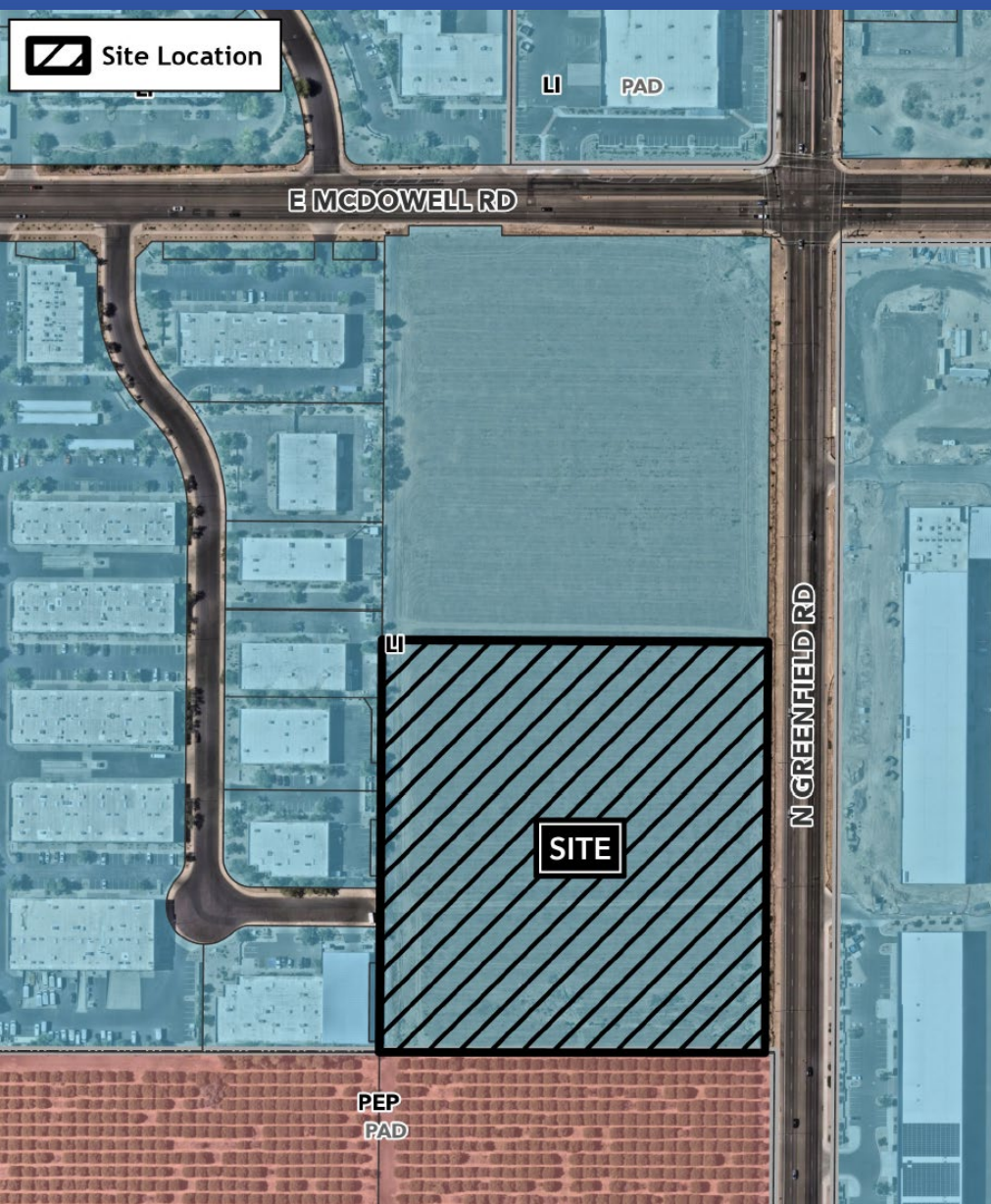
- Approximately  $630\pm$  feet south of the southwest corner of North Greenfield Road and East McDowell Road
- $8.7\pm$  acres





# General Plan

- Regional Employment Center Placetype
- Evolve Growth Strategy
- Light Industrial is a principal land use



# Zoning

- Existing – LI
- Proposed – LI
- Office, limited manufacturing and warehouse uses are permitted in the LI District





# Site Photo



Looking west from Greenfield Road towards the site

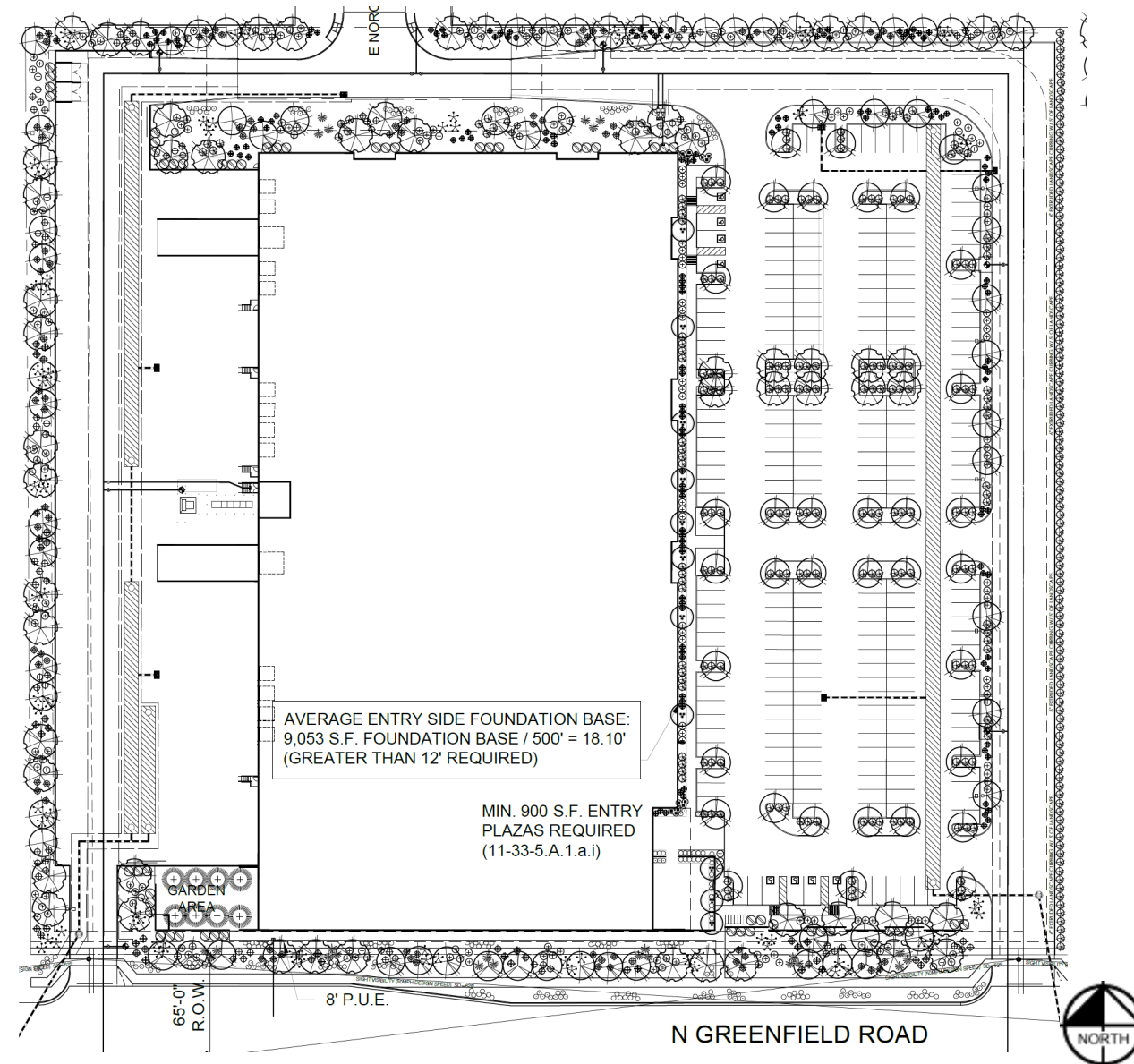


- 155,597± sq. ft. building
- Single-story 40 ft. in height
- Two access points onto Greenfield Road
- One access point onto Norcroft Street
- Required parking: 280 space
- Provided parking: 238 spaces





# Alternative Landscape Plan



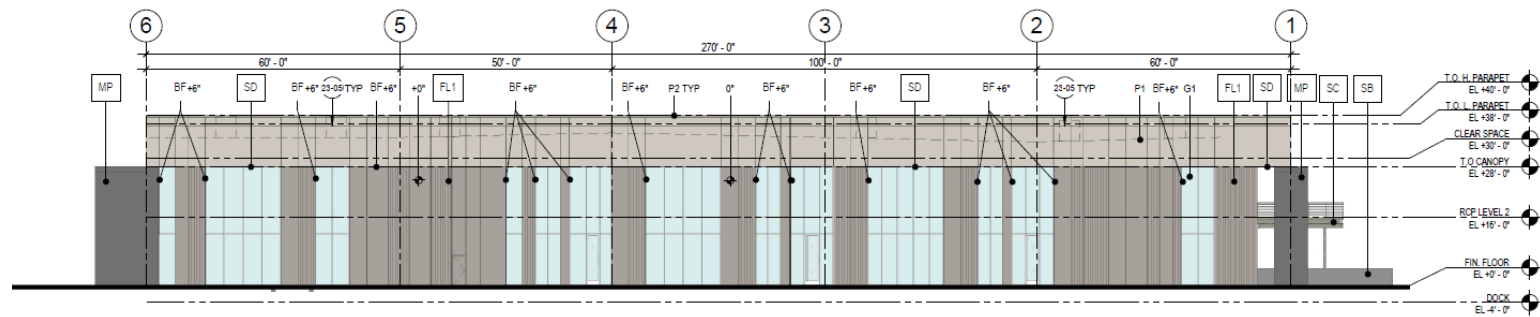
## LANDSCAPE LEGEND

|  |                                                                                   |  |                                                                                      |
|--|-----------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|
|  | PISTACIA X 'RED-PUSH'<br>RED PUSH PISTACHE<br>36" BOX (60)                        |  | HESPERALOE PARVIFLORA<br>YELLOW YUCCA<br>5 GALLON                                    |
|  | ULMUS PARVIFOLIA<br>CHINESE ELM<br>24" BOX (MATCHING) (45)                        |  | DASYLIUM WHEELERII<br>DESERT SPOON<br>5 GALLON                                       |
|  | PROSOPIS CHILENSIS 'CIVANO SEEDLESS'<br>HYBRID THORNLESS MESQUITE<br>24" BOX (51) |  | AGAVE DESMETTIANA<br>SMOOTH AGAVE<br>5 GALLON                                        |
|  | CAESALPINIA CACALACO<br>CASCALOTE 'SMOOTHIE'<br>24" BOX (11)                      |  | MUHLENBERGIA 'REGAL MIST'<br>REGAL MIST DEER GRASS<br>5 GALLON                       |
|  | CITRUS SP.<br>ORANGE TREE<br>24" BOX (8)                                          |  | PACHYCEREUS MARGINATUS<br>MEXICAN FENCE POST<br>3-STALK GROUPING (2.5', 2', 1' TALL) |
|  | TECOMA 'ORANGE JUBILEE'<br>'ORANGE JUBILEE'<br>5 GALLON                           |  | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON                                    |
|  | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE<br>5 GALLON                      |  | LANTANA MONTEVIDENSIS<br>TRAILING PURPLE<br>1 GALLON                                 |
|  | EREMOPHILA MACULATA<br>VALENTINE EMU BUSH<br>5 GALLON                             |  | EREMOPHILA GLABRA<br>'MINGENW GOLD'<br>5 GALLON                                      |
|  | LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD'<br>5 GALLON                              |  |                                                                                      |
|  | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON                                    |  |                                                                                      |

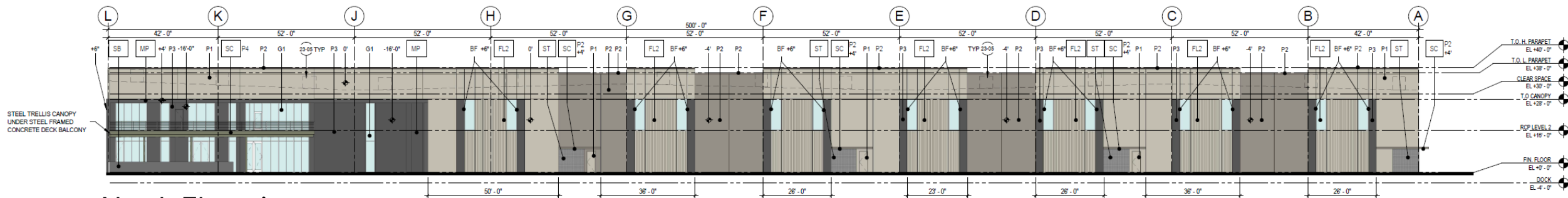
1/2" SCREENED ROCK PROS PAINTED DESERT  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



# Elevations



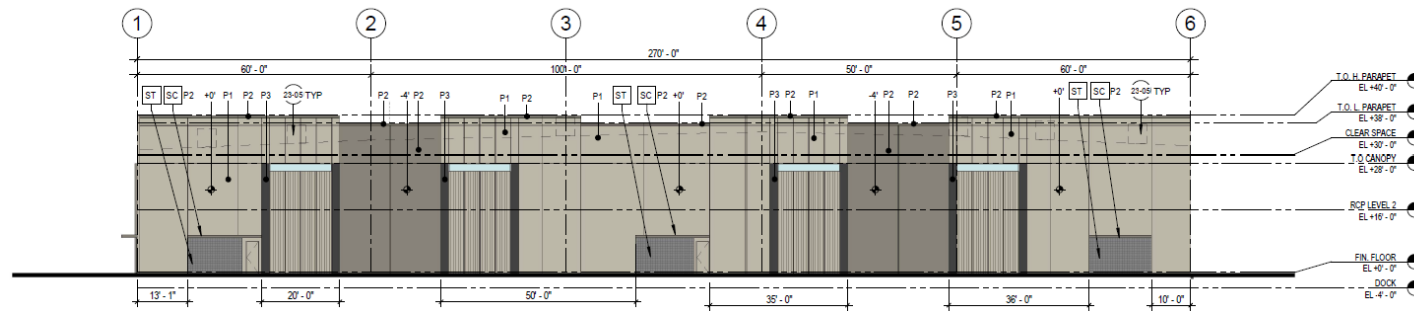
East Elevation



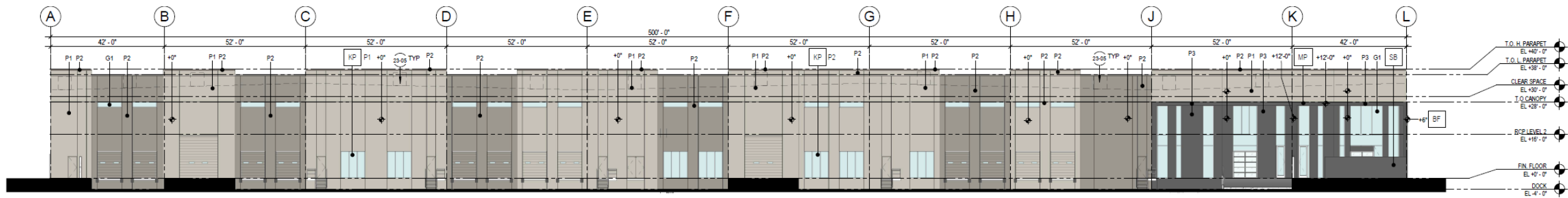
North Elevation



# Elevations



West Elevation

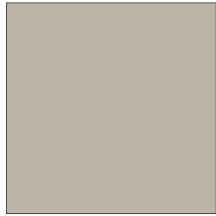


South Elevation



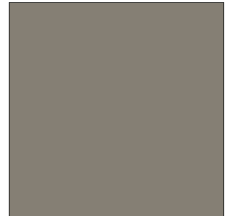


# Materials & Colors



P1

DUN EDWARDS "PEWTER PATER" DET627  
HEX: BAB4A6



P2

DUN EDWARDS "METAL FRINGE" DET626  
HEX: 837E74

"SHADING DEVICE" - 6" DEEP HORIZONTAL  
STEEL FIN, TO BE PAINTED (P2)

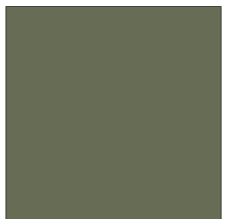
"BLADE FINS" - 6" DEEP VERTICAL STEEL  
FINS, TO BE PAINTED (P2)

"METAL STEEL CANOPY" - METAL  
CLADDING PANELS ON STEEL FRAMING  
SYSTEM, TO BE PAINTED (P2)



P3 / MP

DUNN EDWARDS "BLACK" DEA002  
HEX: 3B3A3A



P4

DUN EDWARDS "BIJOUX GREEN" DE6266  
HEX: 676B55

STEEL CANOPY - STL. FRAMING W/ STL.  
FASCIA BEAMS & OPEN TRELLIS TO MATCH  
ARCHITECTURAL BATTENS  
-CANOPY STEEL FRAMING TO BE  
PAINTED (P4)



FL1

FORMLINER: REFERENCE PATTERN KEY.  
FORMLINER PATTERN KEY  
.75" MOLD-BONDER PLYWOOD PER MANUFACTURER

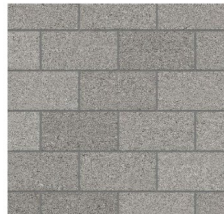
"FORM LINER" - PRECAST FORMLINER 1"  
DEEP FINS, TO BE PAINTED (P3)



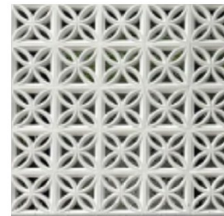
FL2

FORMLINER: REFERENCE PATTERN KEY.  
FORMLINER PATTERN KEY  
V-GROOVE REVEAL SPACED AT 2" ON CENTER.

"FORM LINER" - PRECAST FORMLINER 1"  
DEEP FINS, TO BE PAINTED (P2) / (P3)  
REFER TO ELEVATIONS

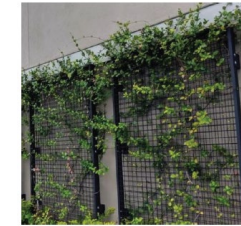


CMU1



SB

"STACK BOND BREEZE WALL" - 8" CMU  
STACK BOND WALL. DECORATIVE BLOCK.



ST

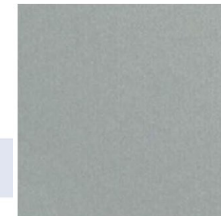
STEEL TRELLIS TUBE STEEL FRAME WITH  
EMBEDDED STEEL METAL MESH - TO BE  
PAINTED (P2)



G1

ALUMINUM STOREFRONT GLASS.  
SOLARBAN 60, 1" INSULATED GLAZING LOW-E  
SOLARCOOL SOLARGRAY

SPANDREL GLASS. SOLARBAN 60, 1"  
SOLARBAN 60, 1" INSULATED GLAZING LOW-E  
SOLARCOOL SOLARGRAY



AL

ANNODIZED (AB-5) ALUMINUM FRAME  
2"X6", 2"X4-1/2" ALUMINUM STOREFRONT



# Renderings





# Renderings







# Renderings







# Recommendation

Approval with conditions

City of Mesa

# Planning and Zoning Board