



City Council

ZON23-00235

Gateway Interchange Phase III

Rachel Nettles, Assistant Planning Director

August 21, 2023



Request

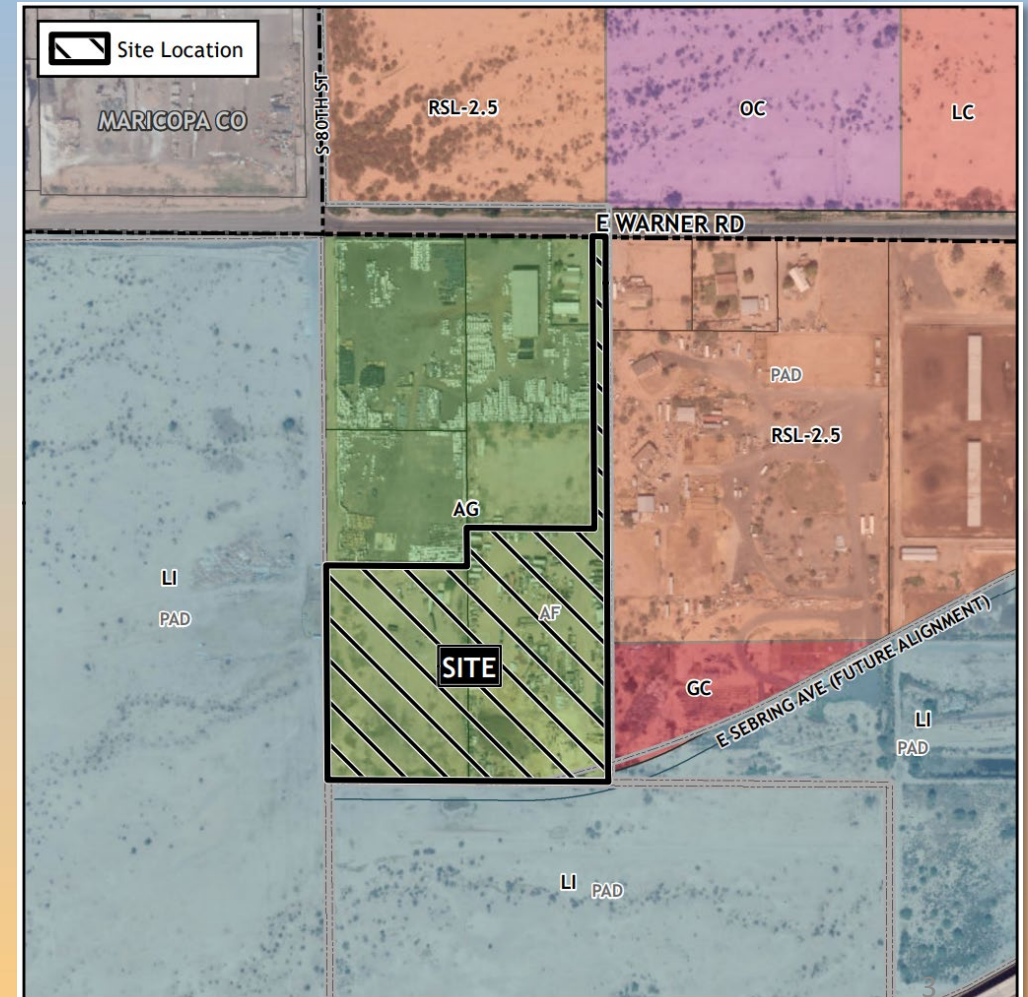
- Rezone from AG to LI-PAD
- Site Plan Review
- To allow for an industrial development
- Phase II of the Gateway Interchange development





Location

- South of Warner Road
- East side of 80th Street
- North side of East Sebring Avenue





Mesa Gateway Strategic Development Plan

Inner-Loop District Vision

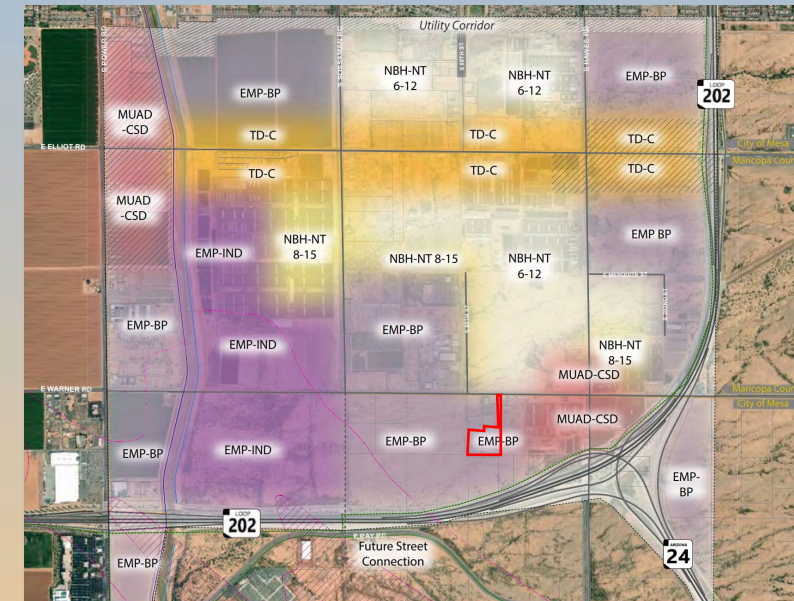
- High-quality, mixed-use environment compatible with increasing over-flight activities
- Over time should transition to mixed-use, with light industrial, office, retail, and a possibility of higher-density residential

Inner-Loop Study (2018)

- Refined land use plan projected that when developed the area could result in 55,000 jobs and 12,000 new housing units

Business Park Character Area

- Intended for businesses, offices, and light industrial uses such as warehouses and research and development compatible with airport overflight
- Light Industrial is a primary zoning district





Site Photo





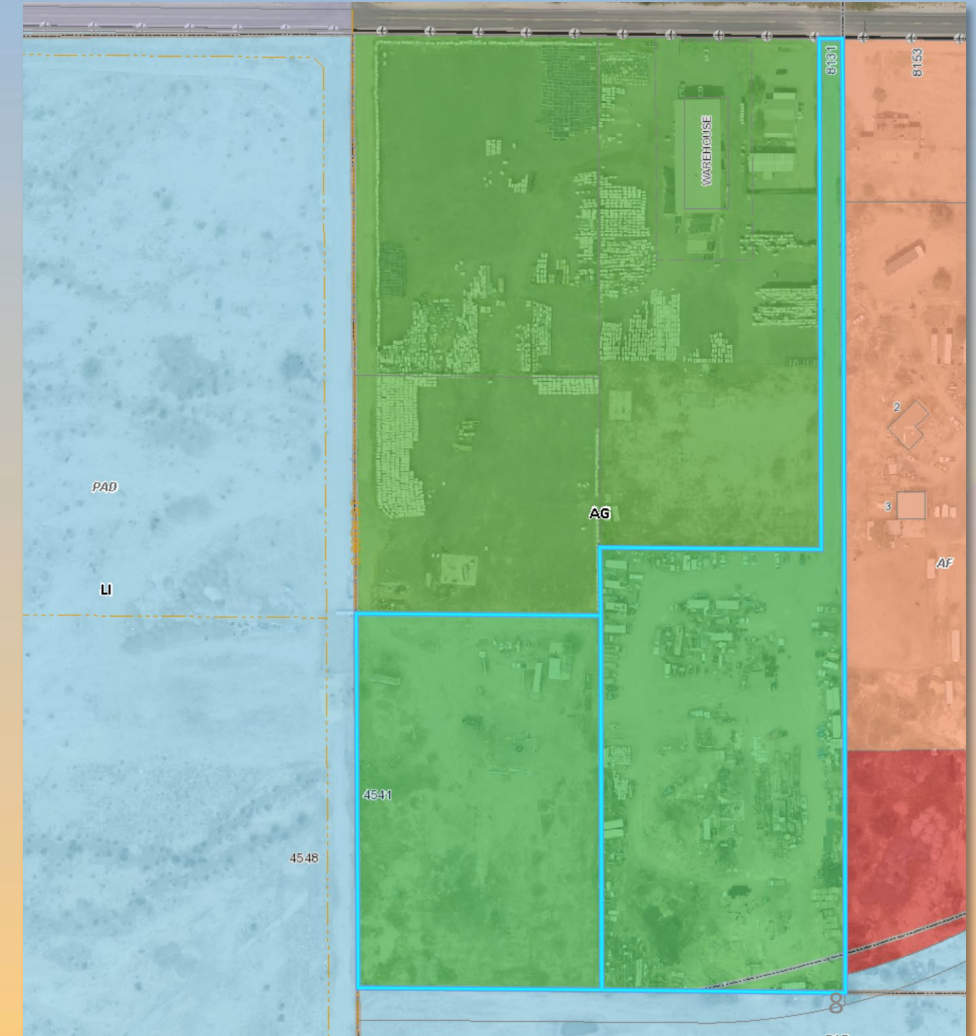
Site Photo





Zoning

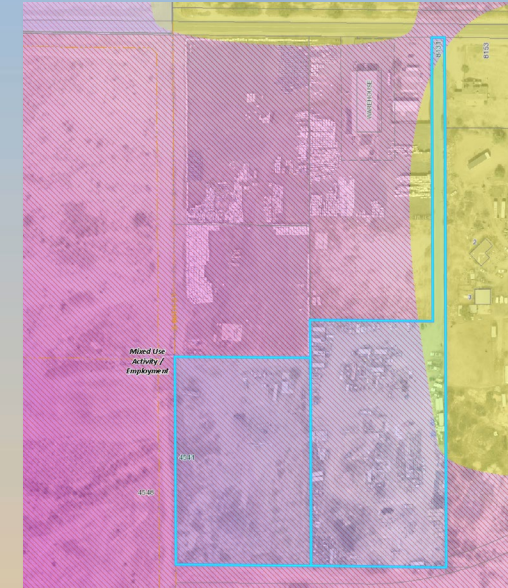
- Current Zoning: Agriculture
- Requested zoning: LI-PAD
- Office/warehouse a permitted use in the LI district





PAD Request

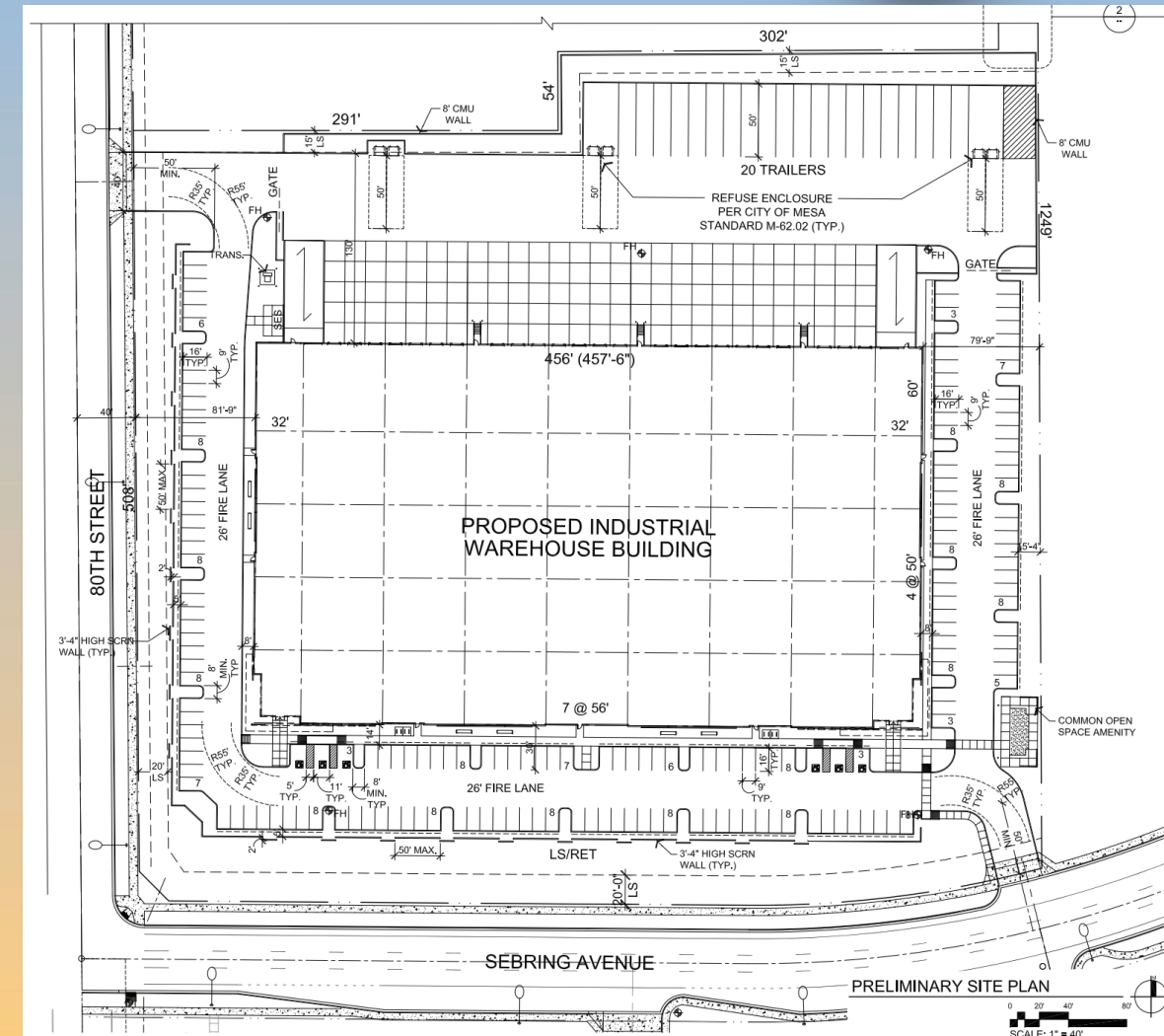
- Building Height
 - 40 feet allowed per code
 - 50 feet requested
 - Business Park character area of the Interloop District (GSDP) encourages taller buildings if no interference with airport
- Setback
 - 25 feet required adjacent to residential
 - 15 feet requested (eastern property line)
- Landscape Material
 - 5 trees per 100 feet of property line (35 trees eastern property line)
 - 0 trees requested along northeastern property line adjacent to the property "flag"
 - Additional trees and shrubs planted along Sebring Ave. and 80th Street





Site Plan

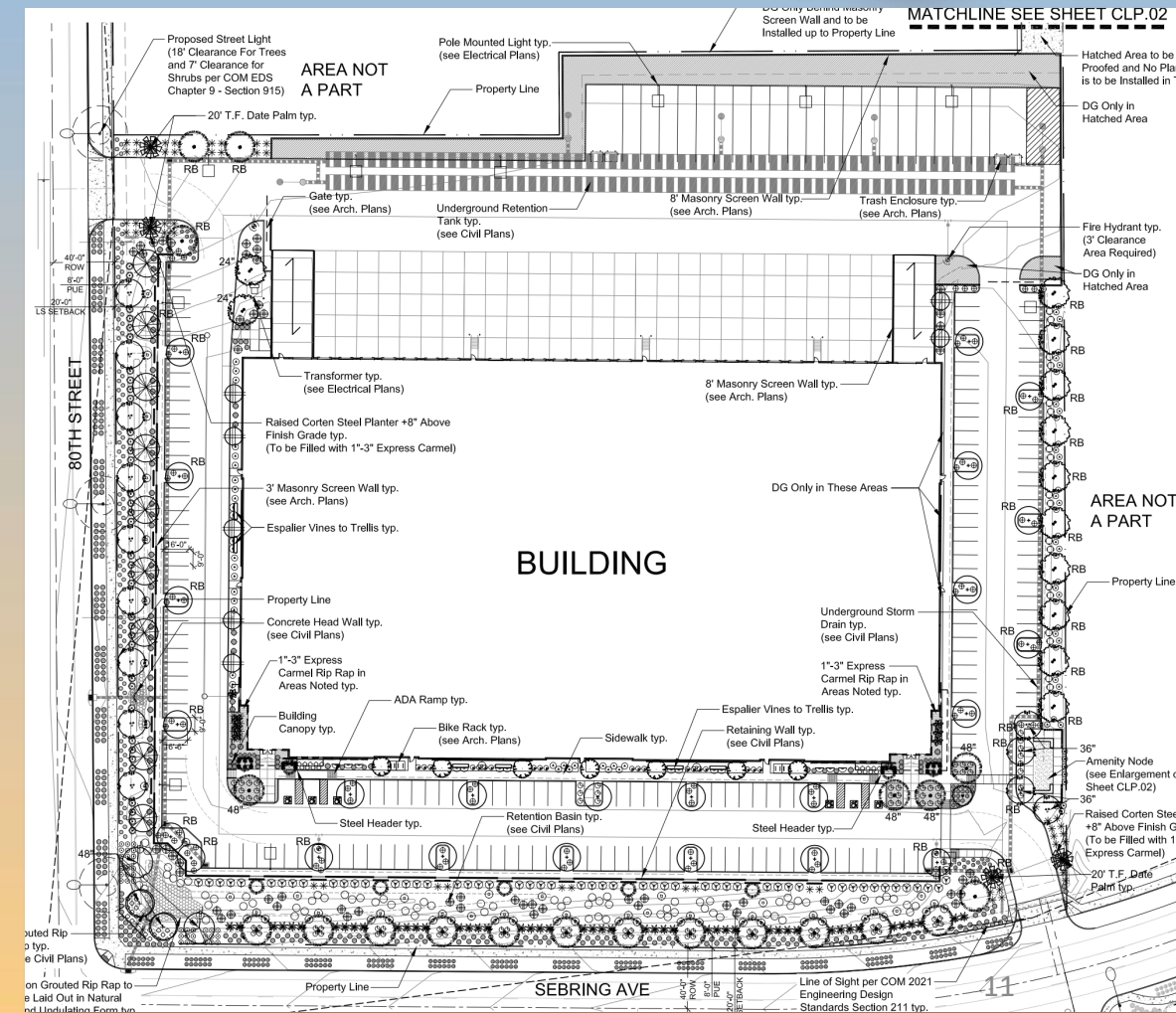
- 1 building - 119,019 square foot building
- Truck access from 80th Street; secondary access from Sebring Avenue
- Truck dock and outdoor storage area screened with 8' walls and automatic gates
- 178 parking spaces required; 179 provided





Landscape Plan

- Landscaping not required within the outdoor storage area in the northeast and north portion of the site
- Reduced landscape yard along eastern property line contains all required landscaping
- Additional landscaping provided along 80th & Sebring to offset the reduction requested along the "flag"
- Amenity area provided in southeast corner of development





Elevations

- Requested Alternative Compliance
- Design mainly uses tilt up concrete with differing colors and form liners to create varying textures
- Use of metal awnings, accents, and louvres to create detail
- Design matches Gateway Interchange Phase I & II south of Sebring Ave.
- DRB in support





Rendering





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on May 16, 2023
- Staff has not been directly contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

Staff Recommendation: Approval with Conditions

P&Z Recommendation: Approval with Conditions (7-0)



mesa·az