



City Council ZON24-00137

Mary Kopaskie-Brown, Planning Director

August 19, 2024
1



Request

- Rezone from LI to LI - PAD
- Site Plan Modification
- Expansion of Industrial Development





Site Photo



Looking southeast at the existing Metso site



General Plan

Employment, Industrial

- Wide range of employment
- Manufacturing, warehousing

Mesa Gateway Strategic Development Plan

Logistics & Commerce

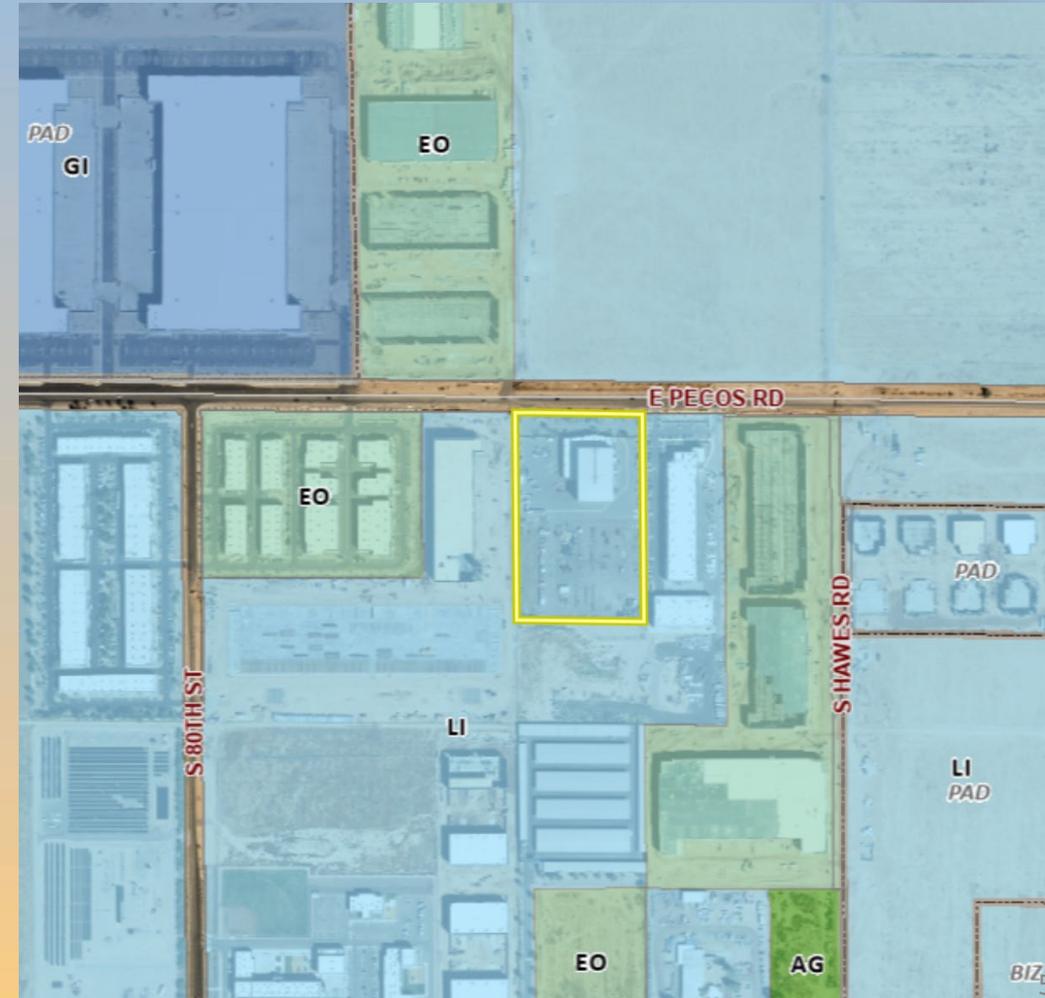
- Heavy industrial, light industrial
- Compatible with increasing overflight activities





Zoning

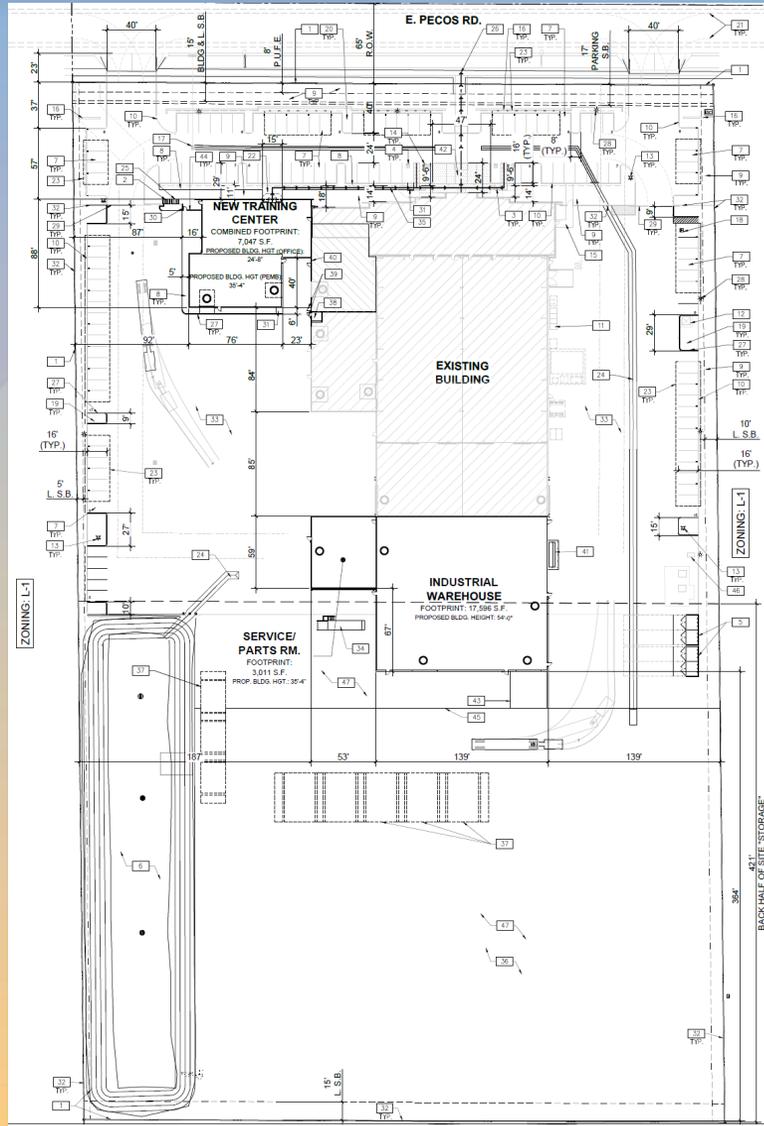
- Currently zoned LI
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to the rear one-half of the lot
- Maximum height in LI: 40-feet





Site Plan

- New 27,654 square foot building expansion:
 - 7,047 sq ft training center
 - 17,596 sq ft warehouse
 - 3,011 sq ft service/parts
- Solar parking canopies
- Screened storage yard in rear half of property (south side)





Rendering





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Maximum Building Height</u>– <i>MZO Table 11-7-3</i></p>	<p>40 feet</p>	<p>54 feet</p>
<p><u>Wall Articulation</u>– <i>MZO Section 11-7-3(B)(2)(a)(i)</i></p>	<p>Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions</p>	<p>Pre-engineered metal building additions may have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Roof Articulation</u>— <i>MZO Section 11-7-3(B)(2)(c)(ii) and (iii)</i></p>	<p>Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation. The minimum vertical modulation is two (2) feet or one-tenth (1/10) multiplied by the wall height, not to exceed one-third (1/3) of the height of the supporting wall. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing</p>	<p>For pre-engineered metal building additions, flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, are not required to provide vertical modulation. Parapets of pre-engineered metal building additions are not required to have detailing such as cornices, moldings, trim, or variations in brick coursing</p>
<p><u>Materials and Colors</u>— <i>MZO Section 11-7-3(B)(5)</i></p>	<p>No more than fifty percent (50%) of the total façade may be covered with one (1) single material</p>	<p>No more than 96% of the exterior façade may be covered with one single material</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Screening, Parking Areas</u>— <i>MZO Section 11-30-9(H)(6)</i> -Landscaped setback between the screen wall and the edge of the parking area</p>	<p>5 feet</p>	<p>2 feet</p>
<p><u>Screening, Trash and Refuse Collection Areas</u>— <i>MZO Section 11-30-12(A)(1)</i></p>	<p>Solid waste and recycling-container enclosures are required for all industrial developments in which the aggregate gross floor area exceeds 10,000 square feet</p>	<p>Solid waste and recycling container(s) located within screened truck loading areas, trailer parking courts and/or behind screen walls do not require enclosures</p>
<p><u>Screening, Truck Docks, Loading and Service Areas</u>— <i>MZO Section 11-30-13(C)</i></p>	<p>Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates</p>	<p>Docks, loading and service areas shall be screened from public view. Screening shall consist of a combination of solid masonry wall at least 6 feet in height, opaque automated gates, and landscaping</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Parking Spaces by Use—</u> <i>MZO Table 11-32-3.A</i> -Warehousing and Storage</p>	<p>1 space per 900 square feet</p>	<p>No parking required for outdoor storage</p>
<p><u>Perimeter Landscaping, Number of Plants—</u> <i>MZO Table 11-33-3.A.4</i> -Arterial Streets</p> <p><i>MZO Section 11-33-3(B)(2)(c)</i> -Non-Single Residence Uses <i>Adjacent to Other Non-Single Residence uses or districts (east and west property lines north of the screen walls)</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage</p> <p>A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided</p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage, except no trees are required within ten feet of solar canopies</p> <p>A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided, except no trees are required within ten feet of solar canopies</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscaping, Required Landscape Yards</u>— <i>MZO Section 11-33-3(B)(2)(a)(ii)</i> <i>-Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts, Non-Group C-O-I Development</i></p>	<p>15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard</p>	<p>Minimum 5-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard</p>
<p><u>Interior Parking Lot Landscaping, Plant Materials</u>— <i>MZO Section 11-33-4(D)</i></p>	<p>One shade tree shall be provided for every 15-foot parking island. One shade tree shall be provided for every 8 parking spaces in divider medians.</p>	<p>No landscape island trees required adjacent to solar canopies</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Foundation Base along Exterior Walls with Public Entrance—</u> <i>MZO Section 11-33-5(A)(1)</i></p>	<p>A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall</p>	<p>A minimum 9'-6" wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall</p>
<p><u>Foundation Base, Foundation Base along Exterior Walls without a Public Entrance—</u> <i>MZO Section 11-33-5(A)(2)(b)</i></p>	<p>A minimum 5-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles</p>	<p>Minimum 0-foot-wide foundation base shall be required south of the gates along exterior walls of the pre-engineered metal buildings</p>



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting June 3, 2024
- One neighbor expressed support

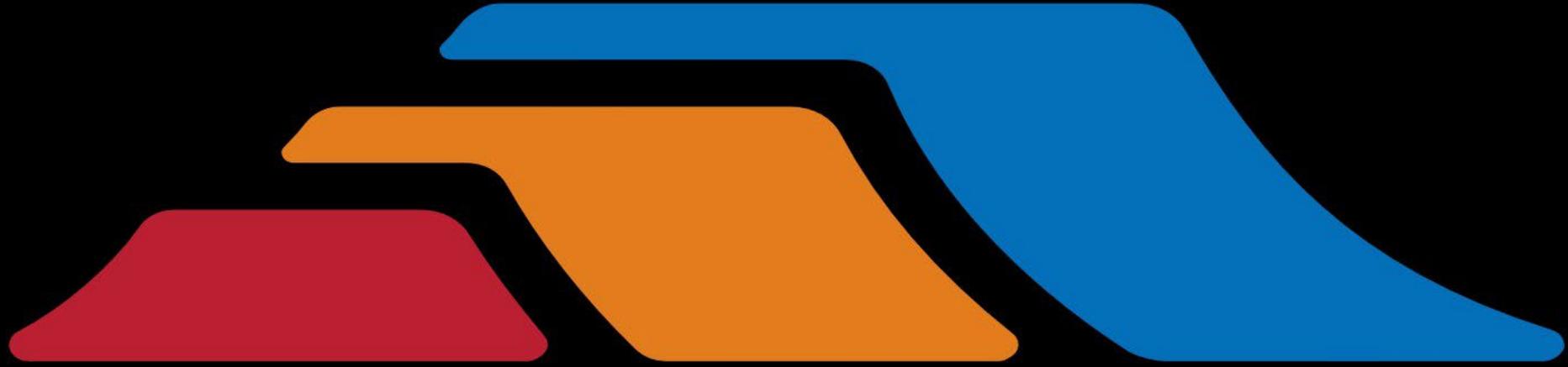




Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-69-5 of the MZO for Site Plan Modification
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (7-0)***



mesa·az



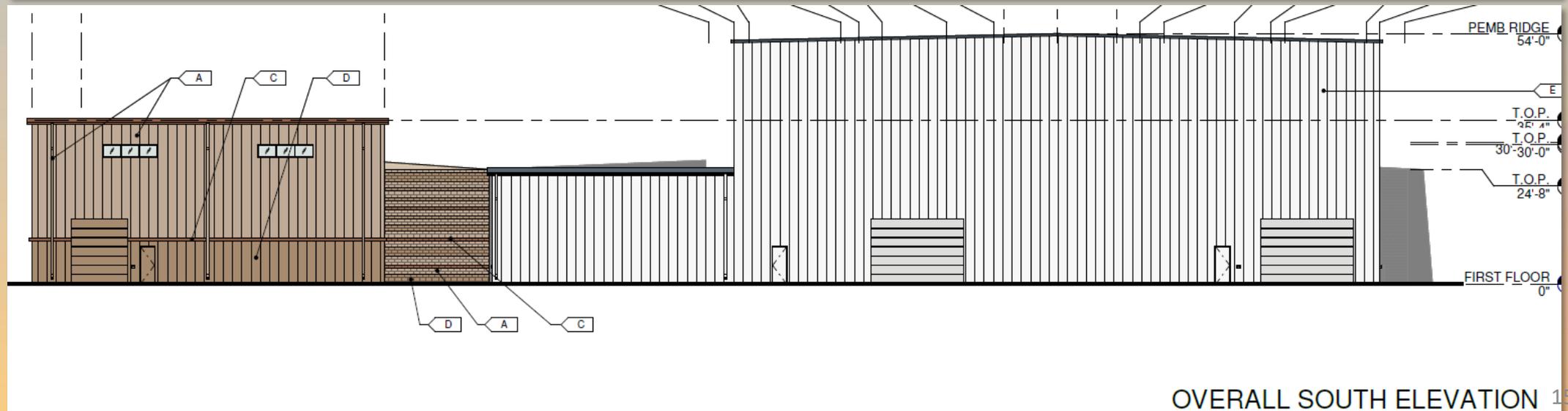
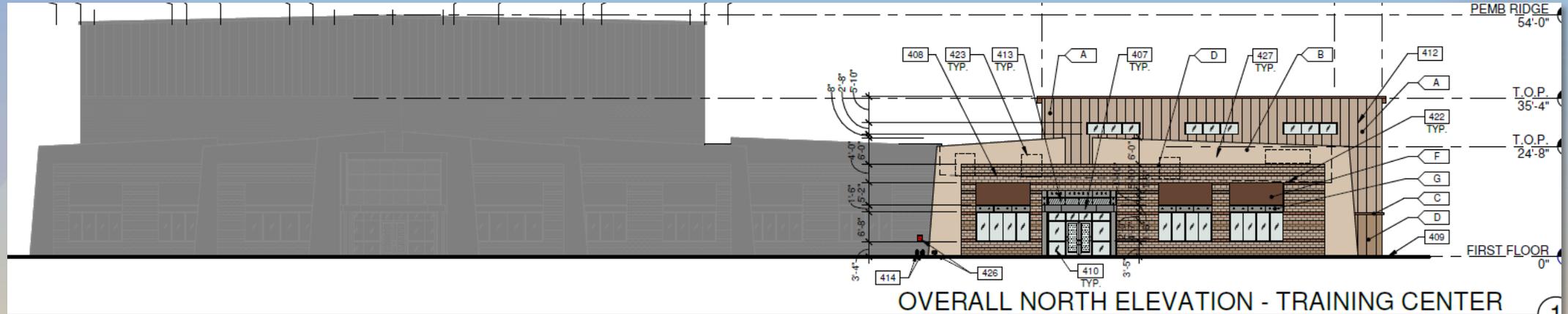
Planned Area Development

Justification

- New masonry additions feature street facing glazing and entries with prominent design elements
- Matches existing development
- Landscape plantings enable desired views and screen parking, etc.
- Common amenity areas at entry and in staff break area
- Solar parking canopies provide sustainable energy and vehicular shade

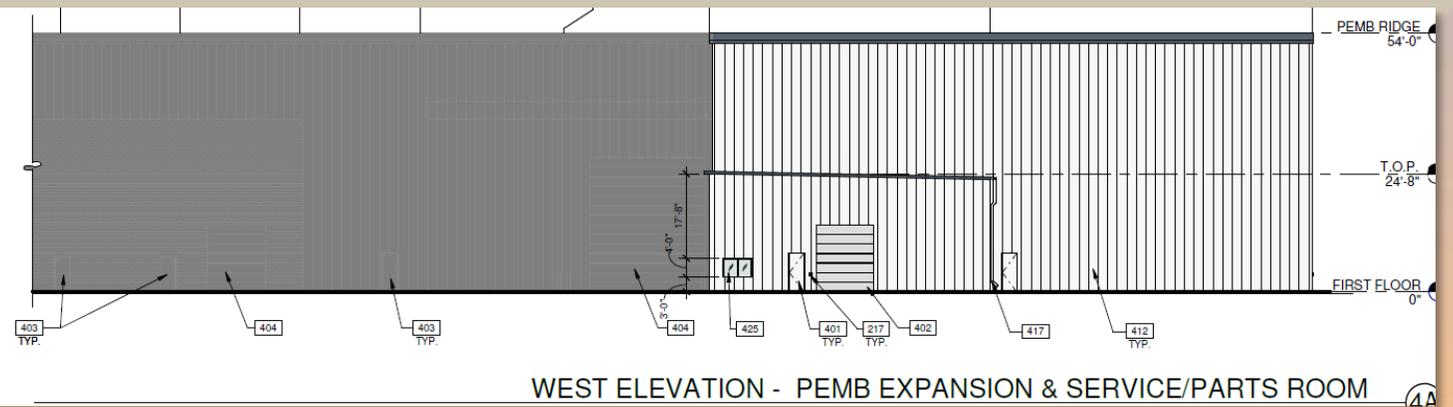
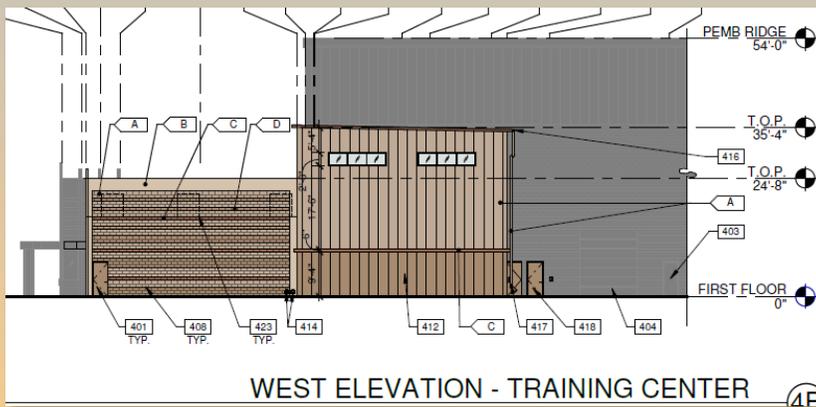
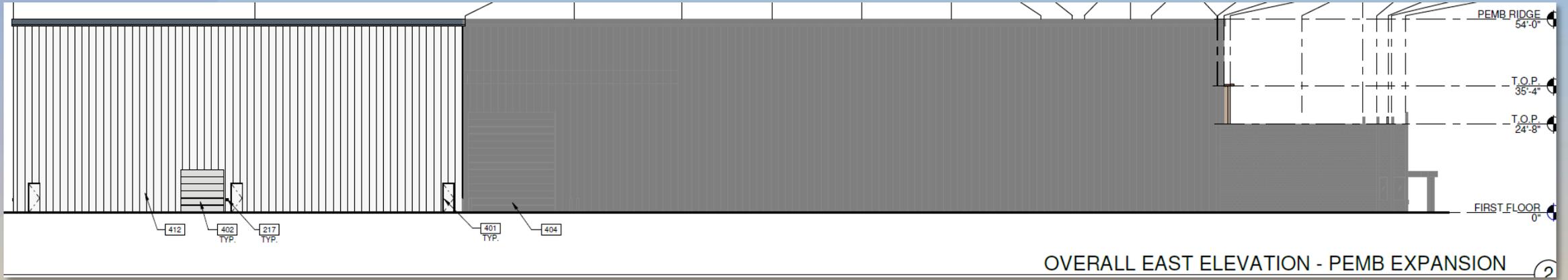


Elevations





Elevations





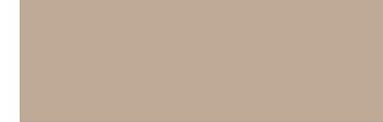
Colors and Materials



MFR: TBD
TYPE: ALUMINUM FINISH
COLOR: ALUMINUM FINISH



MFR: TBD
TYPE: METAL PANEL
COLOR: 'RUSTED' PATINA



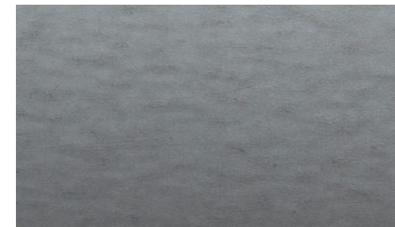
MFR: DUNN EDWARDS
TYPE: DE6123
COLOR: TRAIL DUST



MFR: DUNN EDWARDS
TYPE: DEC718
COLOR: MESA TAN



MFR: TBD
TYPE: 1" INSULATED GLAZING UNIT
COLOR: BRONZE REFLECTIVE
SHGC: 0.18 U-FACTOR SUMMER DAYTIME: 0.18



MFR: TBD
TYPE: METAL LINTEL
COLOR: PAINTED TO MATCH EXISTING FINISH



MFR: DUNN EDWARDS
TYPE: DE6105
COLOR: WEATHERED LEATHER



MFR: TBD
TYPE: METAL PANEL
COLOR: TO MATCH EXISTING PEMB FINISH



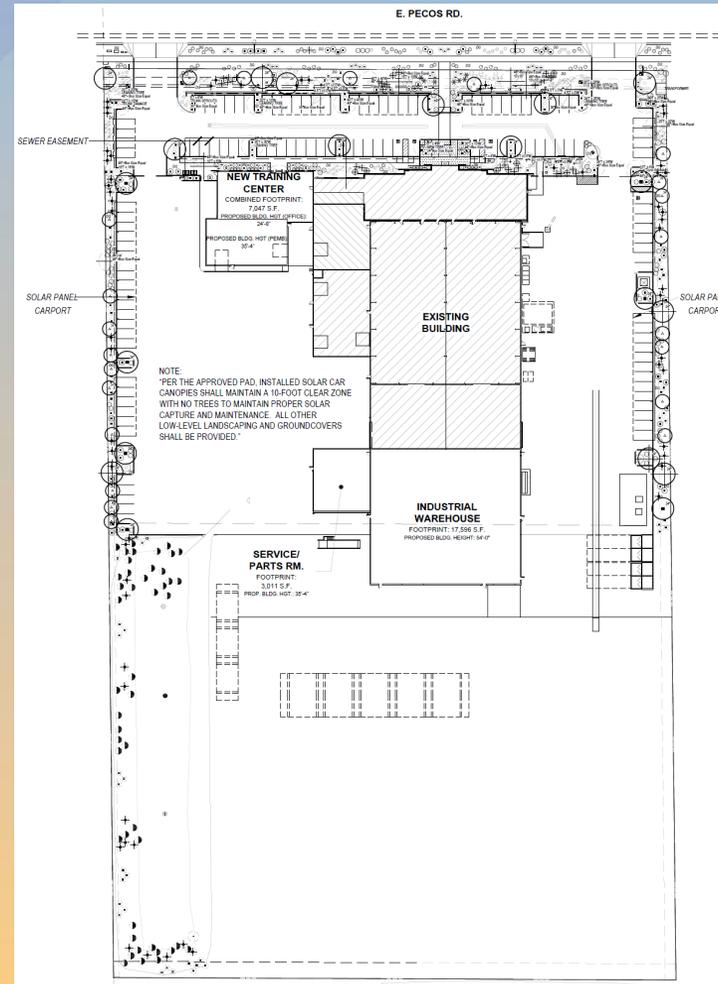
MFR: DUNN EDWARDS
TYPE: DEC74
COLOR: SAHARA



MFR: DUNN EDWARDS
TYPE: DEC752
COLOR: BIRCHWOOD



Landscape Plan



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	CO
TREES:				
	<i>Quercus virginiana</i> Live Oak	24" box	8	STA
	<i>Olneya tesota</i> Ironwood	24" box	5	MU
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	7	STA
	<i>Acacia aneura</i> Mulga	15 gal. 24" box	16 6	STA
ACCENTS, GRASSES AND CACTI				
	<i>Agave desmettiana</i> Smooth Agave		7	
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe		15	
	<i>Dasyliiron wheeleri</i> Desert Spoon		13	
	<i>Hesperaloe parviflora</i> Red Yucca		45	
SHRUBS				
	<i>Ruellia peninsularis</i> Desert Ruellia		51	
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Tecoma Hybrid		15	
	<i>Leucophyllum frutescens</i> Texas Sage		5	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise		4	
	<i>Justicia californica</i> Chuparosa		22	
	<i>Eremophila hygrophana</i> Blue Bells		54	
GROUNDCOVERS:				
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon	57	
	<i>Myoporum parvifolium</i> Myoporum	1 gallon	24	
ROCK MULCH:				
	<i>1/2" Screened, ROCKPROS Apache Gold</i> 2" Deep in all Landscape Areas		38,260 SF	