



Planning and Zoning Board



ZON22-00746

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March 8, 2023



Request

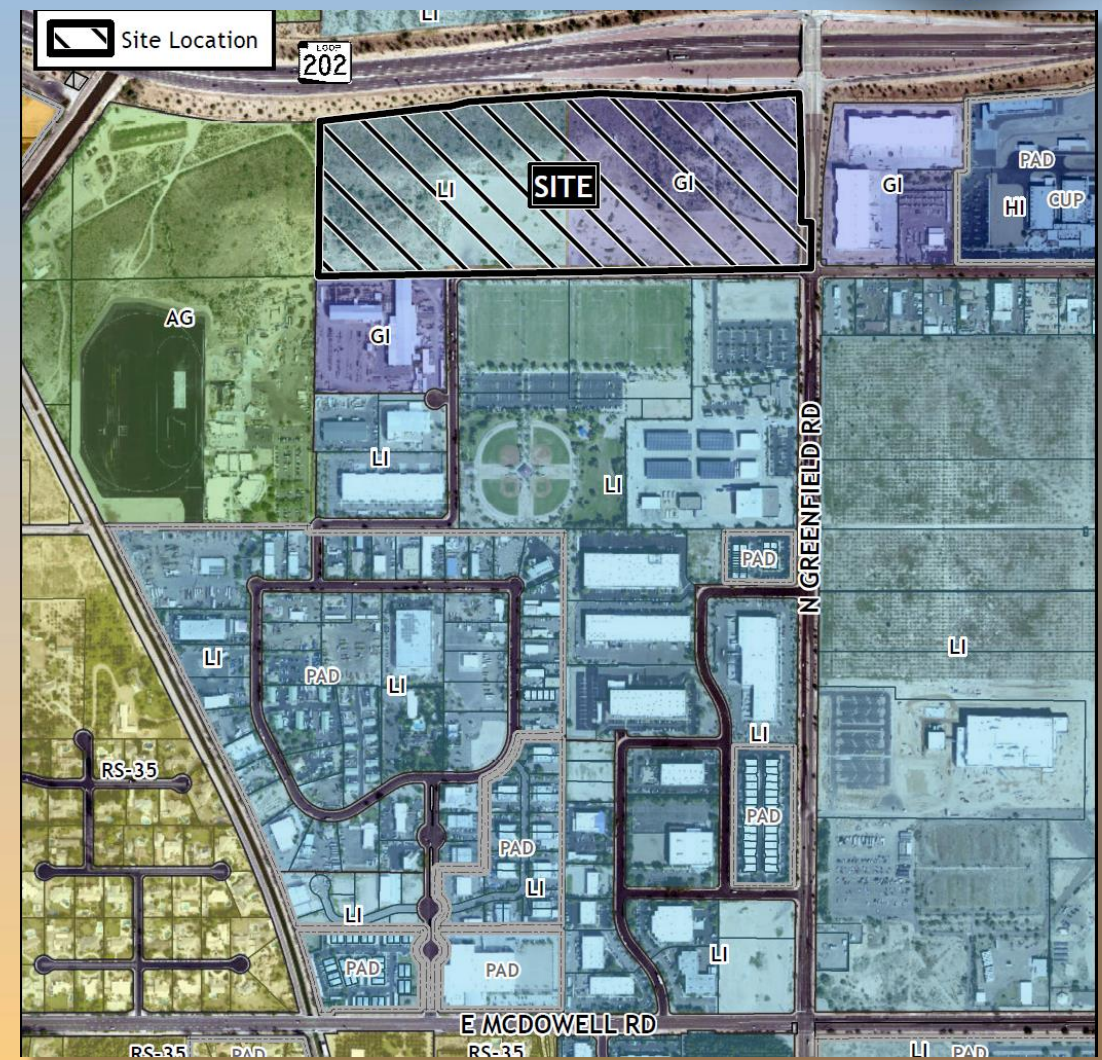
- Site Plan Review
- Special Use Permit for a Height increase
- To allow for the development of Industrial Business Park





Location

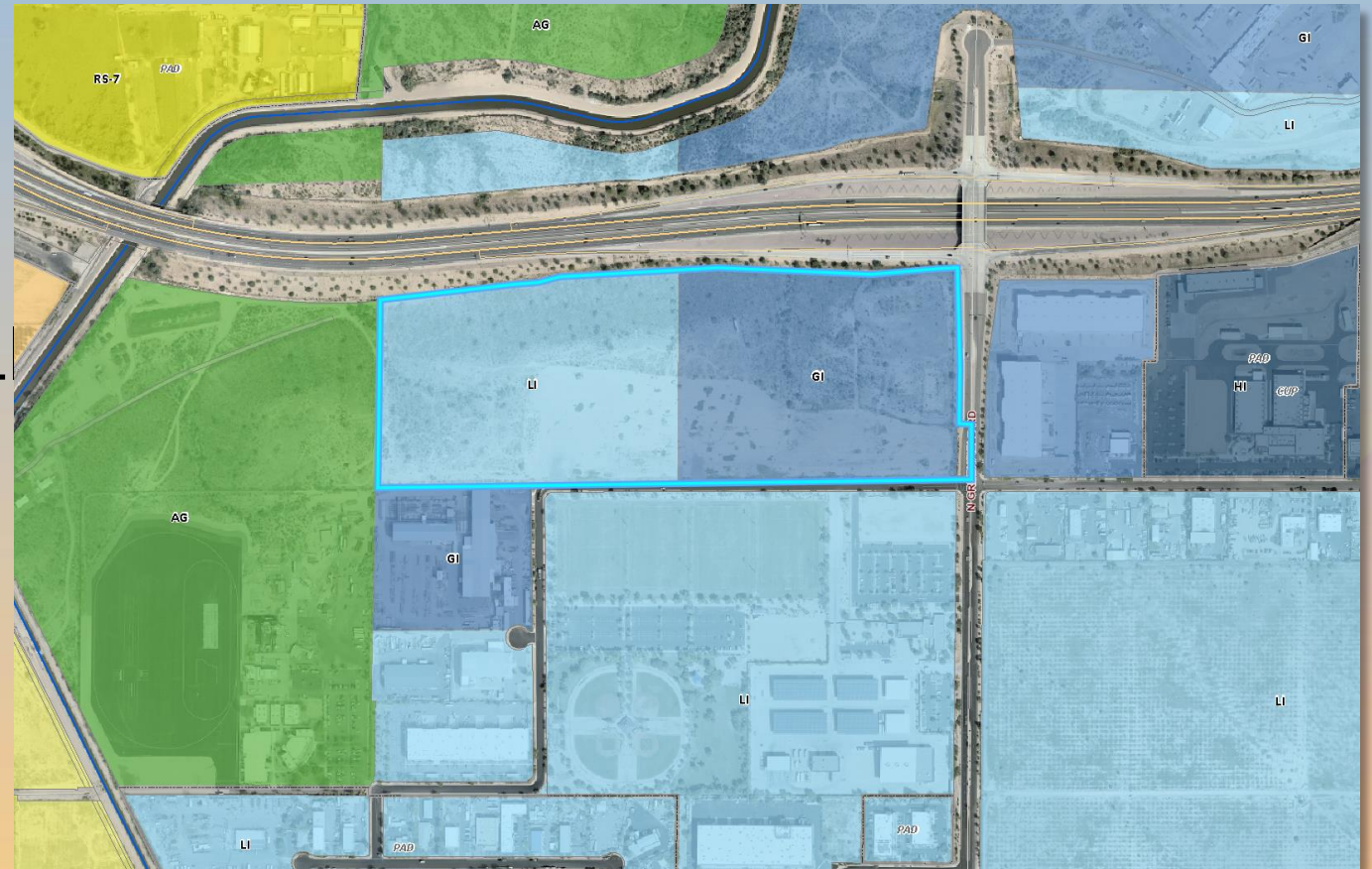
- South of AZ 202 Alignment
- West of N. Greenfield
- North of E. McDowell Road





Zoning

- Site is currently zoned LI and GI
- Permitted use within the LI and GI districts

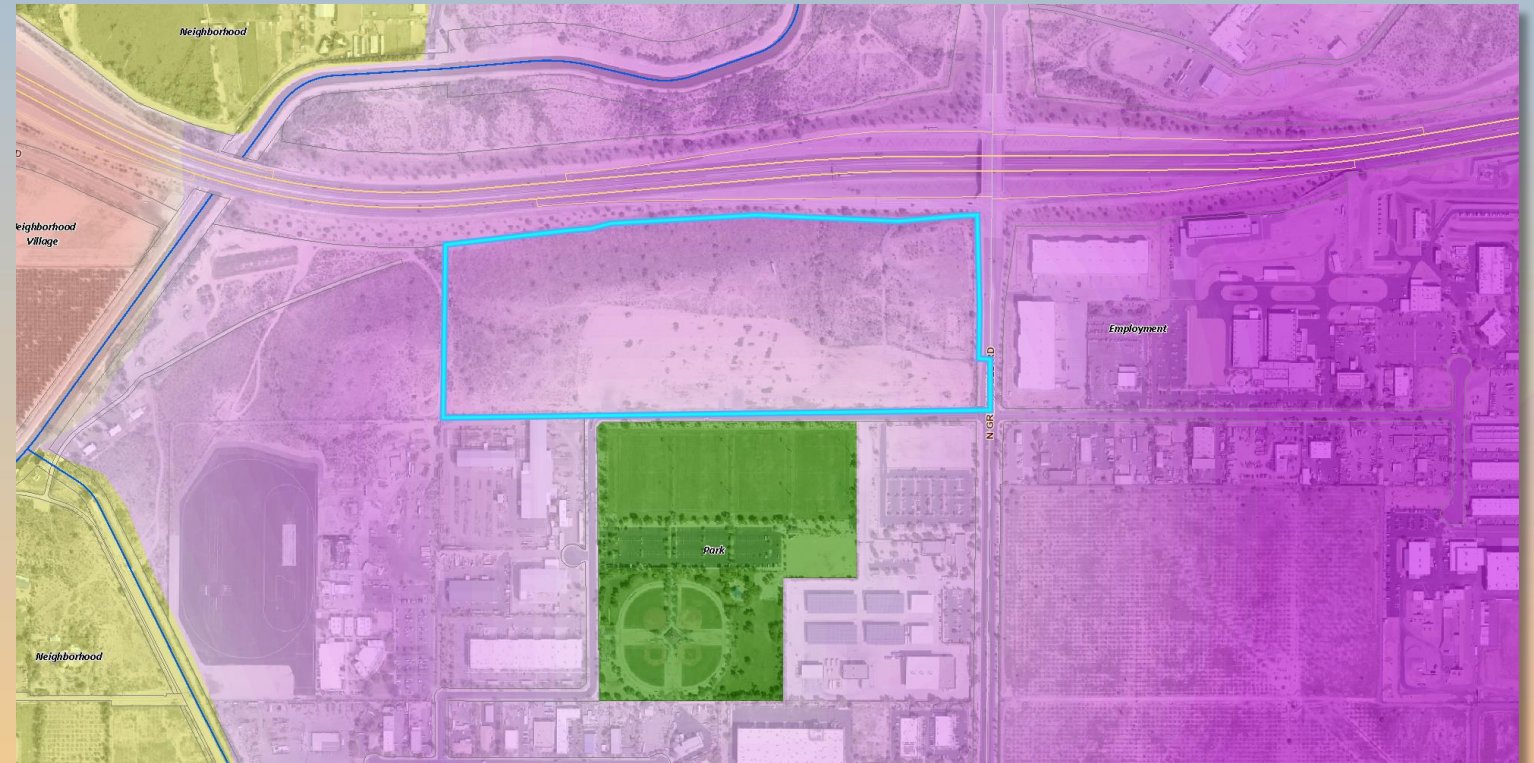




General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings





Site Photos



Looking north from E. Virginia Street



Site Photos

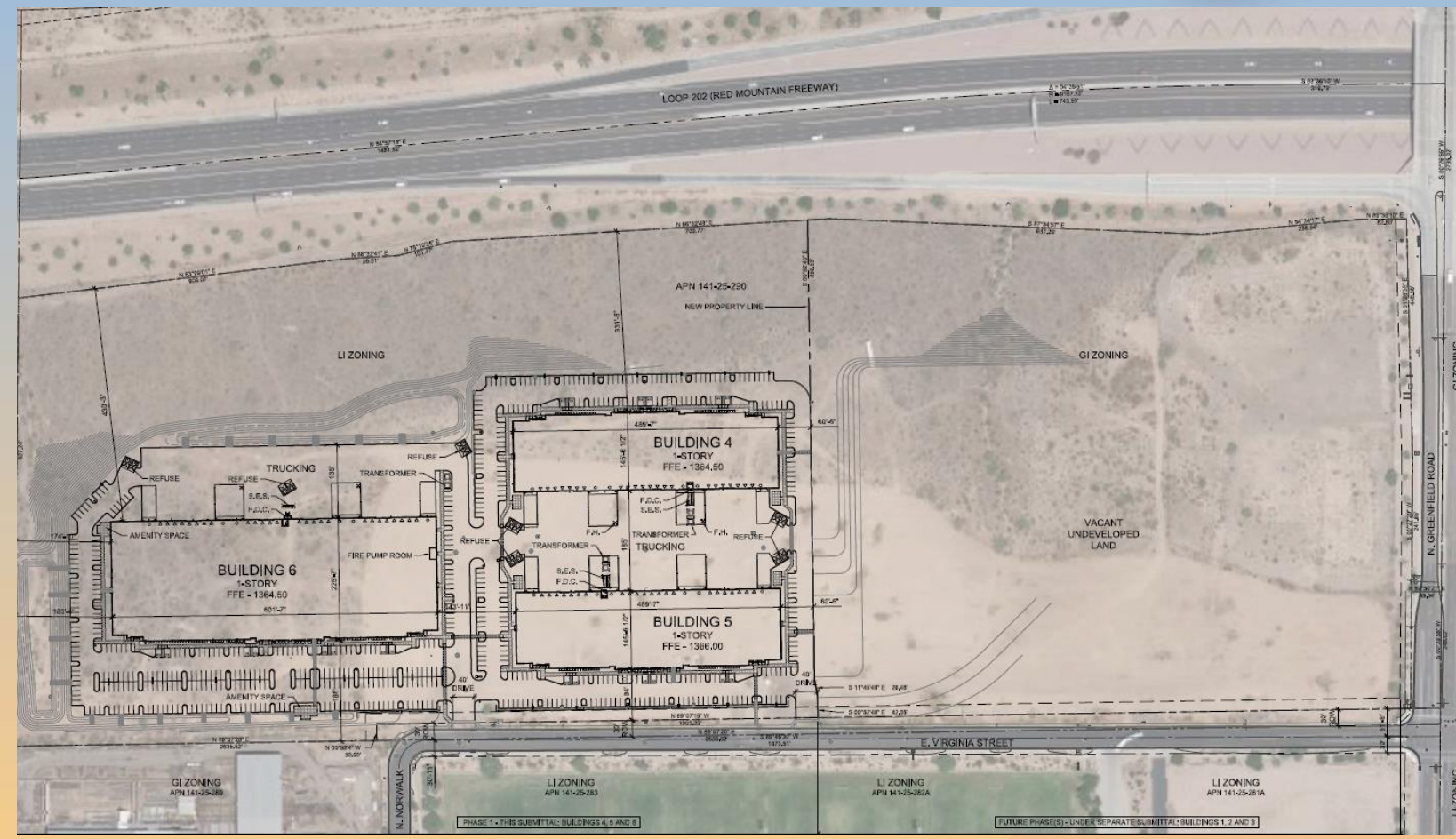


Looking west from N. Greenfield Road



Site Plan

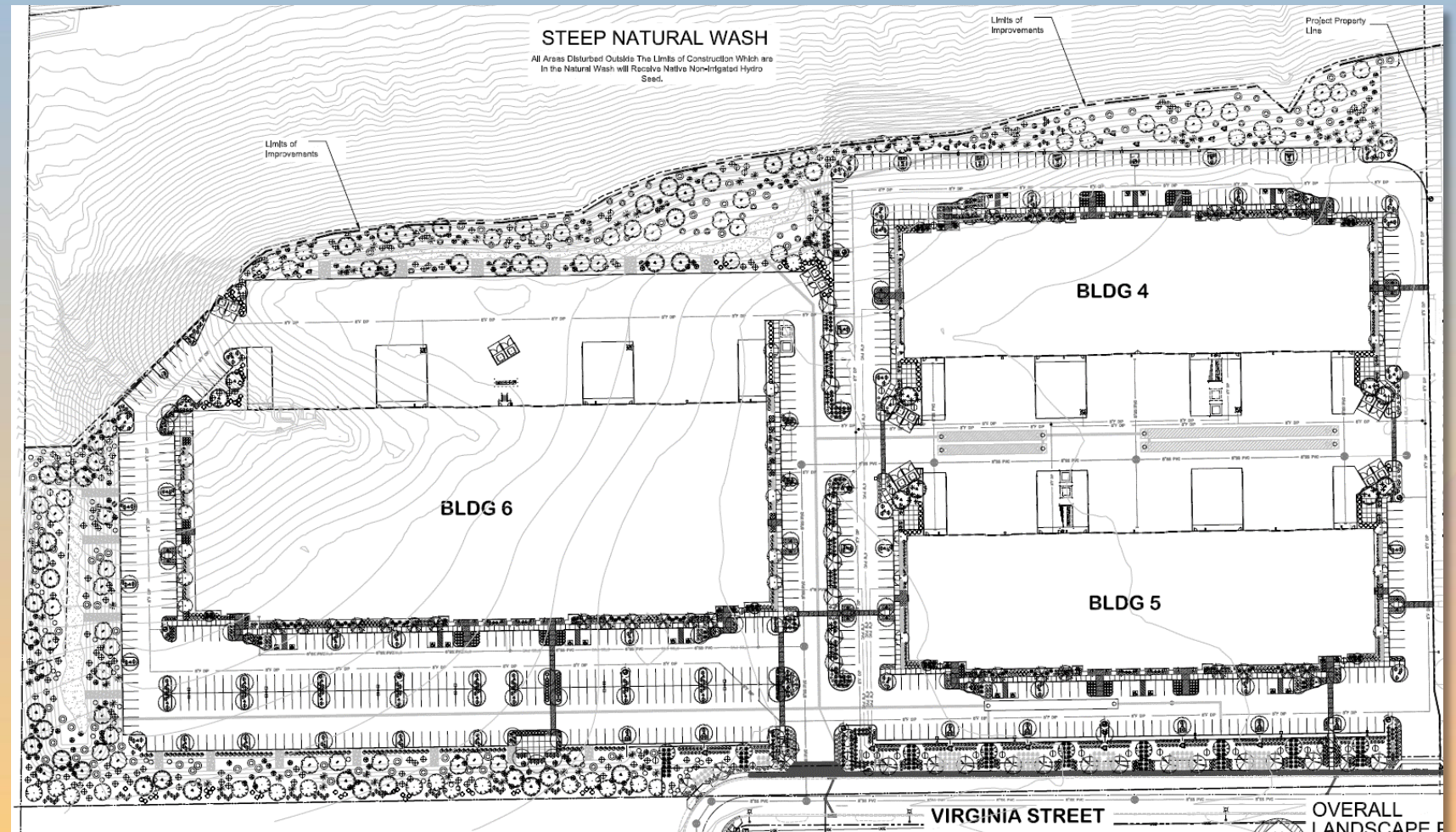
- 3 Buildings total
- Ingress and Egress from Virginia
- 586 parking spots required – 587 Provided





Landscape Plan

LANDSCAPE LEGEND		
ALL TREES TO MEET OR EXCEED ANA SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)		
TREES and PALMS	SIZE	QTY
Cercasotea	24" Box Multi Trunk	48
Quercus virginiana Live Oak	36" Box Standard	85
Cercasotea mexicana Mexican Elm of Paradise	36" Box Multi Trunk	12
Prosopis hybrid alba Thornless Mesquite	24" Box Matching, Multi Trunk	54
Parkinsonia hybrid Desert Museum	48" Box Multi Trunk High Spreader	19
Acacia stanophylla Showsting Acacia (Stake with 10" ledge pole)	36" Box Multi Trunk	24
Quercus virginiana Cathedral Cathedral Oak	48" Box Standard	19
Cereus Peruvian Monstrous	3' tall Bare root	22
Ebonopsis ebano Texas Ebony	24" Box Multi Trunk	43
Parkinsonia hybrid Desert Museum	36" Box Multi Trunk High Spreader	40
Phoenix dactylopera Date Palm	21" T.F. Straight, Diamond Cut Matching	12
SHRUBS / ACCENTS	SIZE	QTY
Desert Spoon	5 Gallon	89
Cercasotea Yellow Elm of Paradise	5 Gallon	84
Hesperaloe parviflora Yellow Yucca	5 Gallon	284
Agave Agave	5 Gallon	206
Desert Yucca	5 Gallon	141
Amorpha	5 Gallon	184
Salvage Plan	See Salvage Plan	29
Eriogonum	5 Gallon	180
Leucosiphium	5 Gallon	314
Eriogonum	5 Gallon	135
Hesperaloe	5 Gallon	216
Larrea	5 Gallon	83
Hesperaloe	5 Gallon	70
Bouteloua	5 Gallon	268
Bouteloua	5 Gallon	433
Cordia	5 Gallon	37
Tecoma	5 Gallon	138
Flouqueria	4" Tall Min. 5' Can	80
GROUNDCOVERS	SIZE	QTY
Lantana X New Gold	5 Gallon	434
Lantana X Red Lantana	5 Gallon	411
RockPro	2" min thickness in all landscape areas	
RockPro	6" min thickness in all landscape areas	
RockPro	6" min thickness in all landscape areas (Bury 1/4" into Grate)	





Rendering





Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and

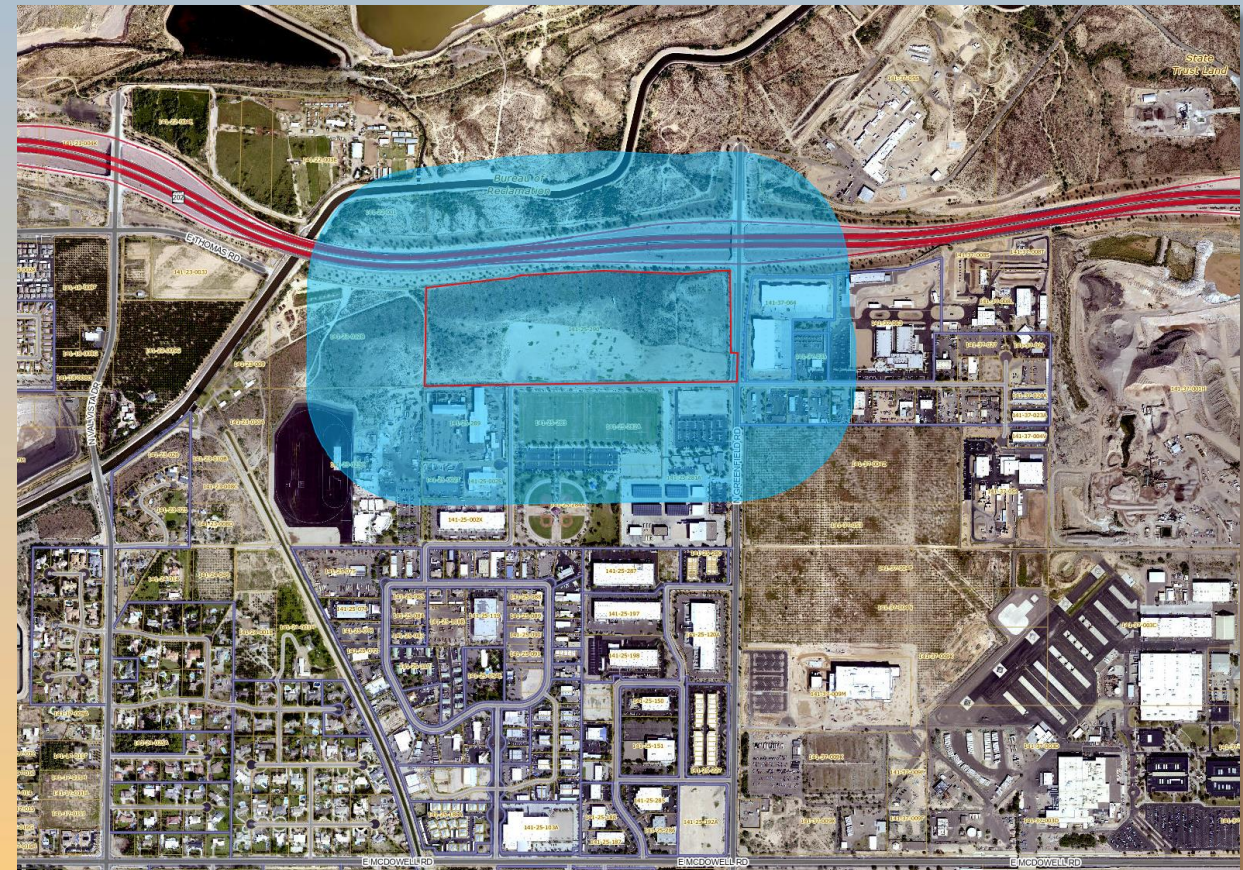


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 & 70 for Site Plan Review and Special Use Permit

Staff recommends Approval with Conditions



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