



City Council

ZON23-00092

Gateway 202 Site Plan Amendment

Rachel Nettles, Assistant Planning Director

August 21, 2023



Request

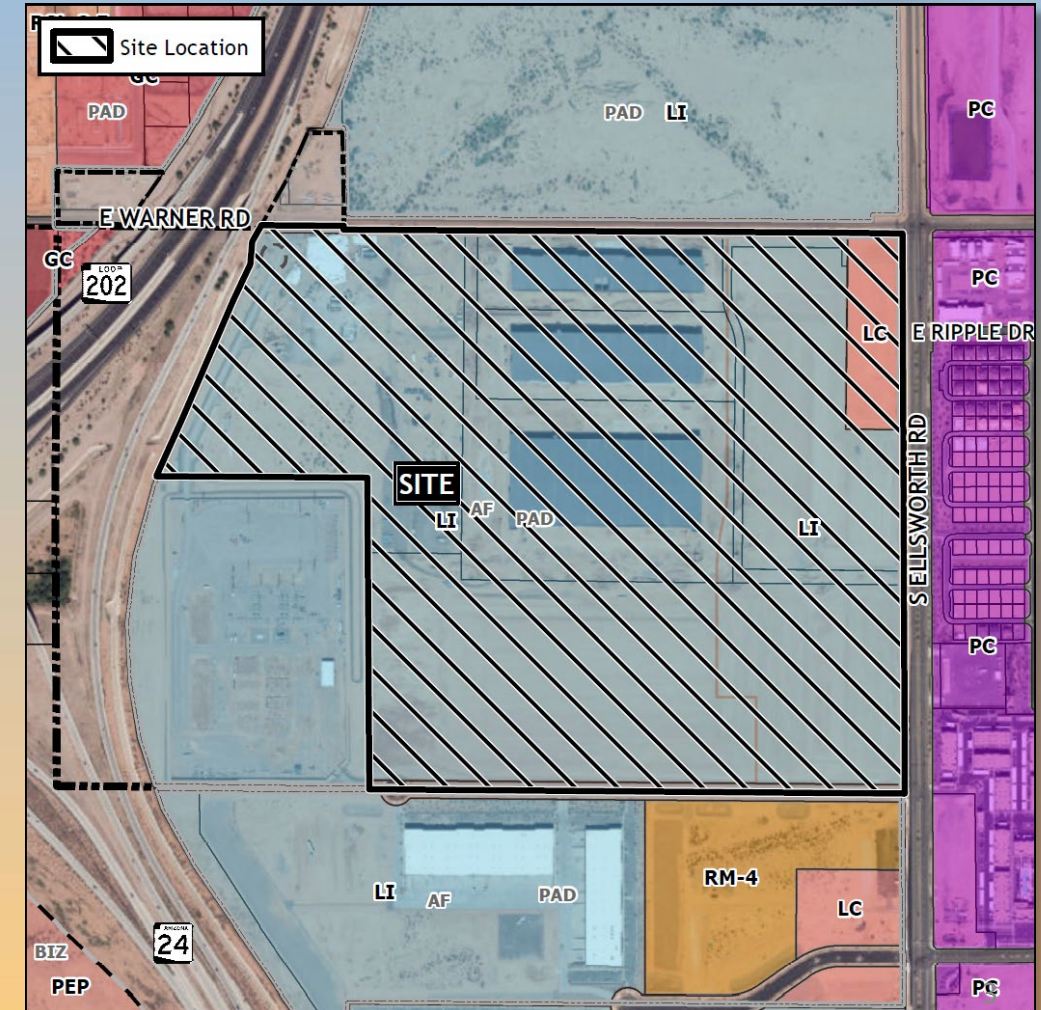
- Site Plan Modification
- To allow for an accessory truck facility for a user within the larger industrial center





Location

- East of SR Loop 202
- South of Warner Road
- West side of Ellsworth Road

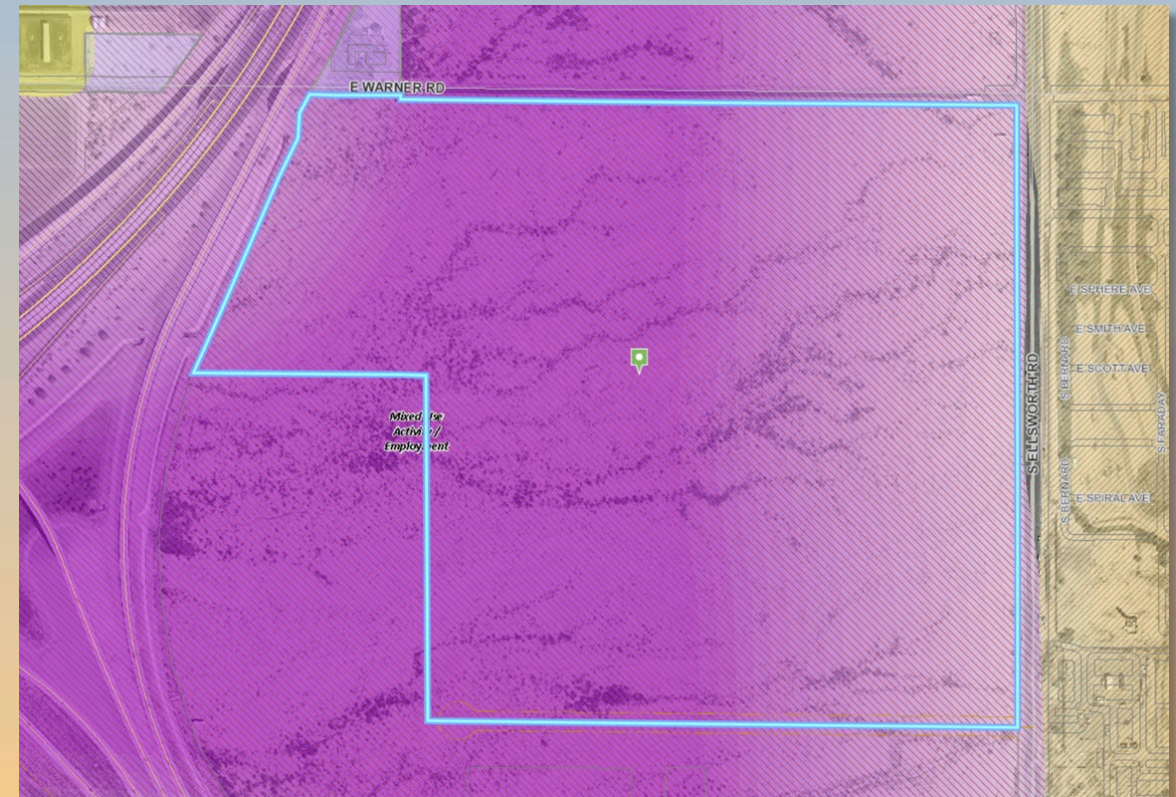




General Plan

Employment

- Wide range of employment opportunities in high-quality settings
- Grow and maintain diverse and stable jobs
- Light industrial is a primary zoning district
- Warehouse is a primary land use

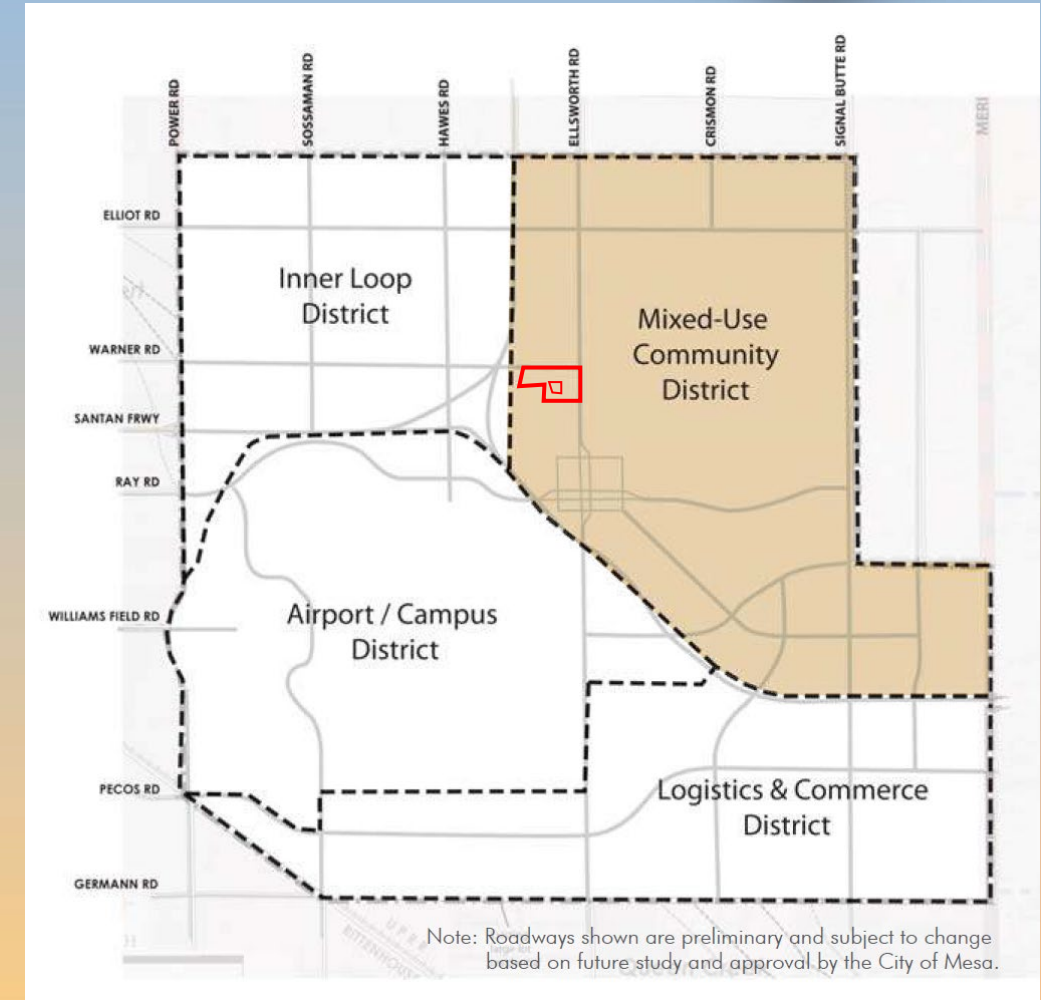




Mesa Gateway Strategic Development Plan

Mixed Use Community District

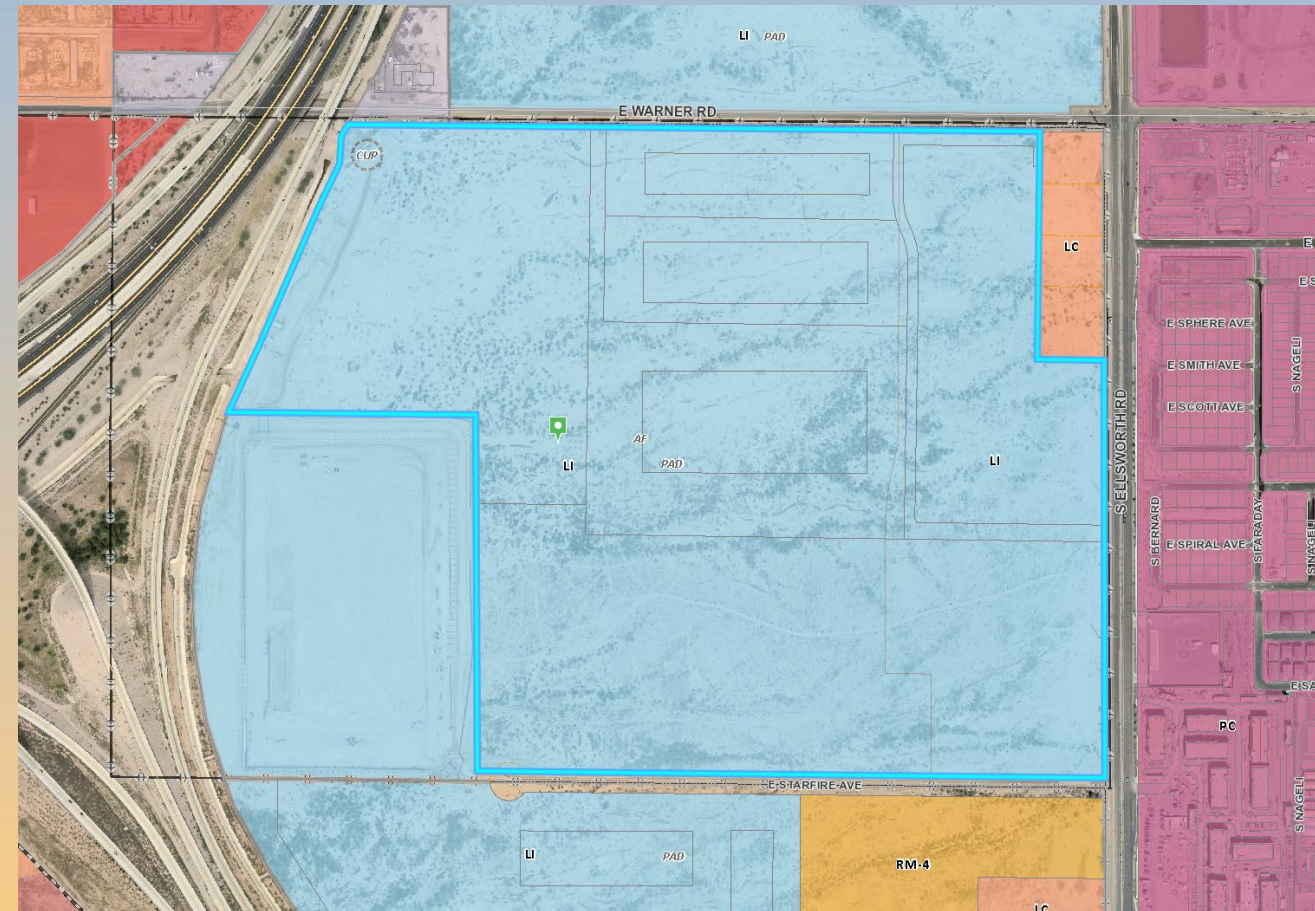
- Maximize the value of Phoenix-Mesa Gateway Airport
- Light Industrial and higher intensity employment uses adjacent to freeways
- Wide range of building forms that provide for a variety of uses, including employment





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Accessory use for a user within the larger industrial center





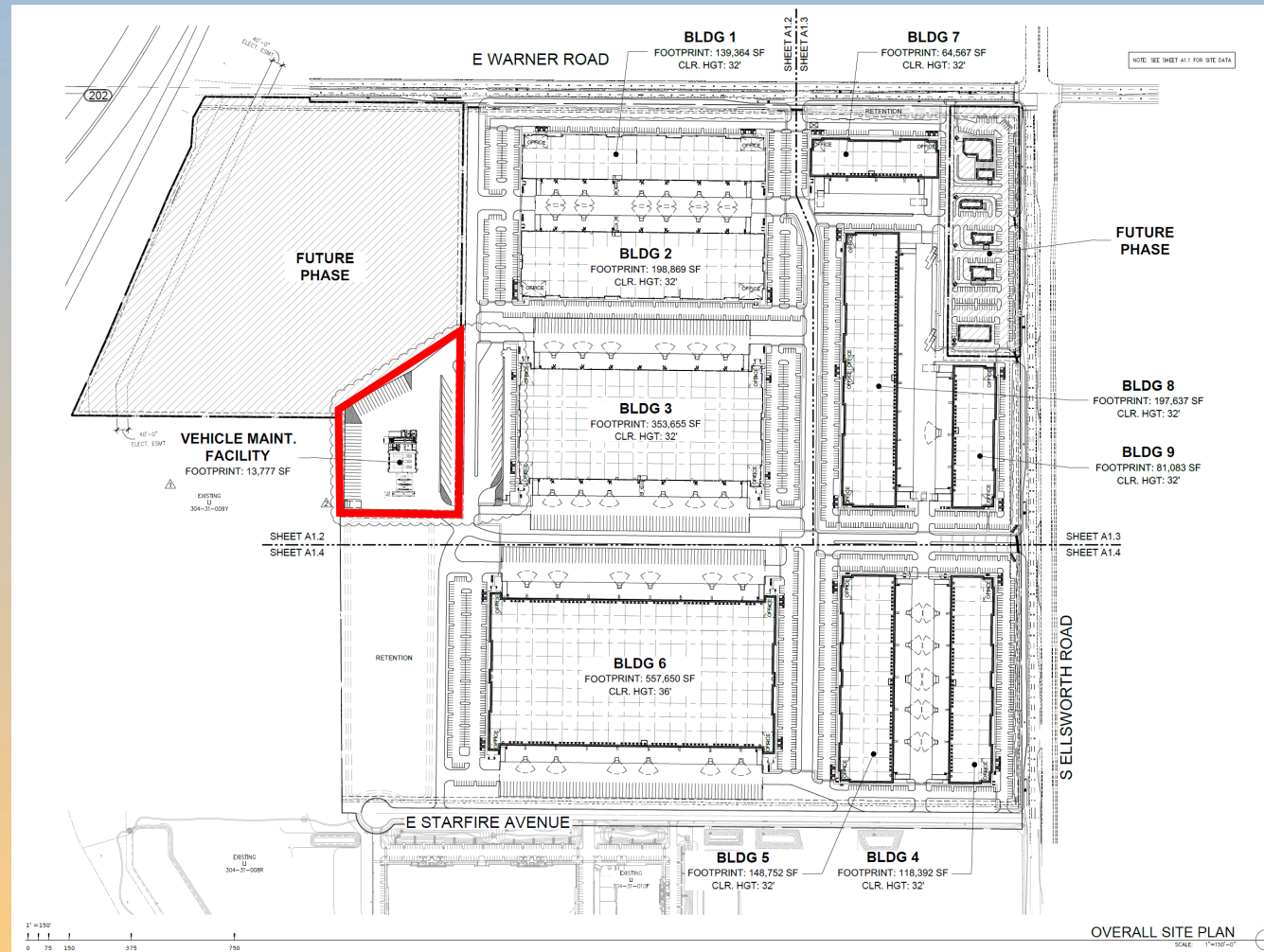
Site Photos



Looking West from Ellsworth Road



Overall Site Plan





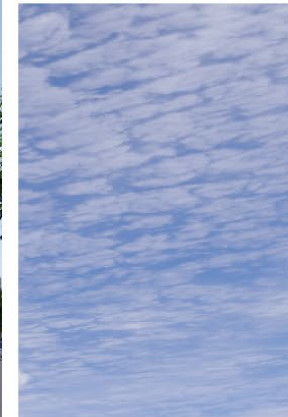
Elevations

- Requested Alternative Compliance
- Primary materials are metal and EIFS
- CMU as a base treatment
- Colors and CMU are consistent with the approved industrial buildings
- This facility is internal to the site and is screened by buildings on Ellsworth and Warner Roads.





Material Comparison



KEYNOTES

- A** SHERWIN WILLIAMS:
PEPPERCORN - SW 7674
- B** SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016
- C** CMU
- D** SHERWIN WILLIAMS
BLUE MOSQUE - SW 6789
- E** BLACK ANODIZED ALUMINUM MULLION SYSTEM W/
HIGH PERFORMANCE INSULATED GLAZING - VITRO
OPTIBLUE GLASS

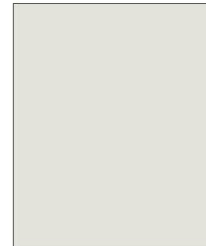




Colors and Materials



1 VITRO OPTIBLUE GLASS



2 SHERWIN WILLIAMS:
ETHEREAL WHITE -
SW 6182



3 SHERWIN WILLIAMS:
CONSERVATIVE GRAY -
SW 6183



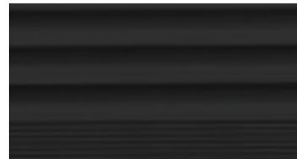
4 SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016



5 SHERWIN WILLIAMS:
GAUNTLET GRAY - SW 7019



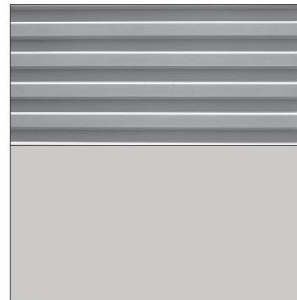
6 SHERWIN WILLIAMS:
PEPPERCORN - SW 7674



7 ALUMINUM STOREFRONT
ARCADIA, BLACK AB-8



9 CMU BLOCK:
COLOR/FINISH: MERLOT /
SPLIT FACE (OR APPROVED
EQUIVALENT MATERIAL
WITH COMPARABLE COLOR
AND TEXTURE, SUCH AS
FORMLINER)



8 US FORMLINER: 1/31 RIB TYPE C -
COLOR TO MATCH SHERWIN WILLIAMS:
PASSIVE - SW 7064



10 CANOPY STEEL TO MATCH:
SHERWIN WILLIAMS:
BLUE MOSQUE - SW 6789





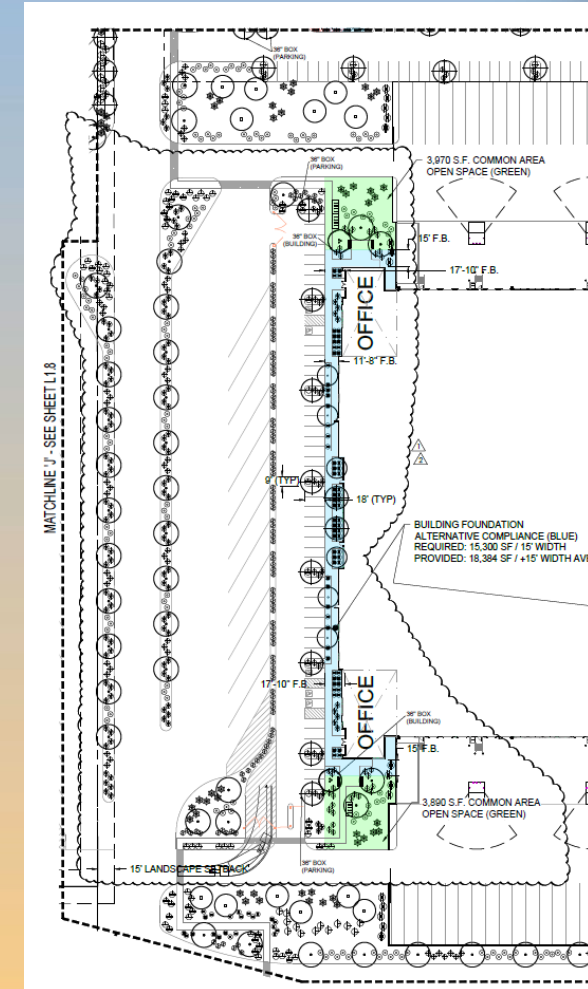
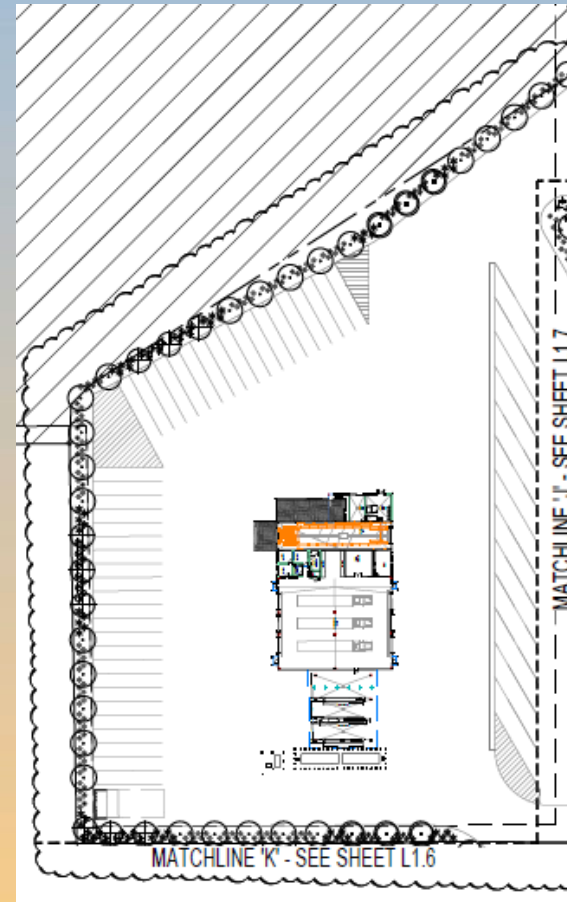
Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
○	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	127	STAKE AS REQUIRED
○	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	450 81	STAKE AS REQUIRED
○	PARKINSONIA PREACOX PALO BREA	24" BOX 36" BOX	34 46	STAKE AS REQUIRED
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	329 87	STAKE AS REQUIRED
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	0	STAKE AS REQUIRED
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA DESERT WILLOW	24" BOX 36" BOX	32 10	STAKE AS REQUIRED
○	PROSOPIS JULIFLORA VELVET MESQUITE	15 GAL.	65	STAKE AS REQUIRED
○	PHOENIX DACTYLIFERA DATE PALM	25" CLEAR TRUNK	20	
SHRUBS				
⊕	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	150	1 GPH EMITTER
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU	5 GAL.	987	1 GPH EMITTER
⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	1507	1 GPH EMITTER
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMITTER
⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	288	1 GPH EMITTER
⊕	LEUCOPHYLLUM LANGMANAE 'RIO BRAVO' TM RIO BRAVO SAGE	5 GAL.	1,595	1 GPH EMITTER
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMITTER
⊕	TECOMA 'CRIMSON FLARE' CRIMSON FLARE ESPERANZA	5 GAL.	216	1 GPH EMITTER
ACCENTS				
⊕	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	391	1 GPH EMITTER
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	539	1 GPH EMITTER
⊕	HESPERALOE CAMPANULATA 'MSM NUEVO LEON' LIONHEART® P.P.#32069	5 GAL.	1,554	1 GPH EMITTER
GROUND COVER				
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	1,591	1 GPH EMITTER
⊕	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS
⊕	DECOMPOSED GRANITE RIP-RAP 'EXPRESS GOLD'	6-8" SIZE		8" DEPTH AS SHOWN

NOTES:

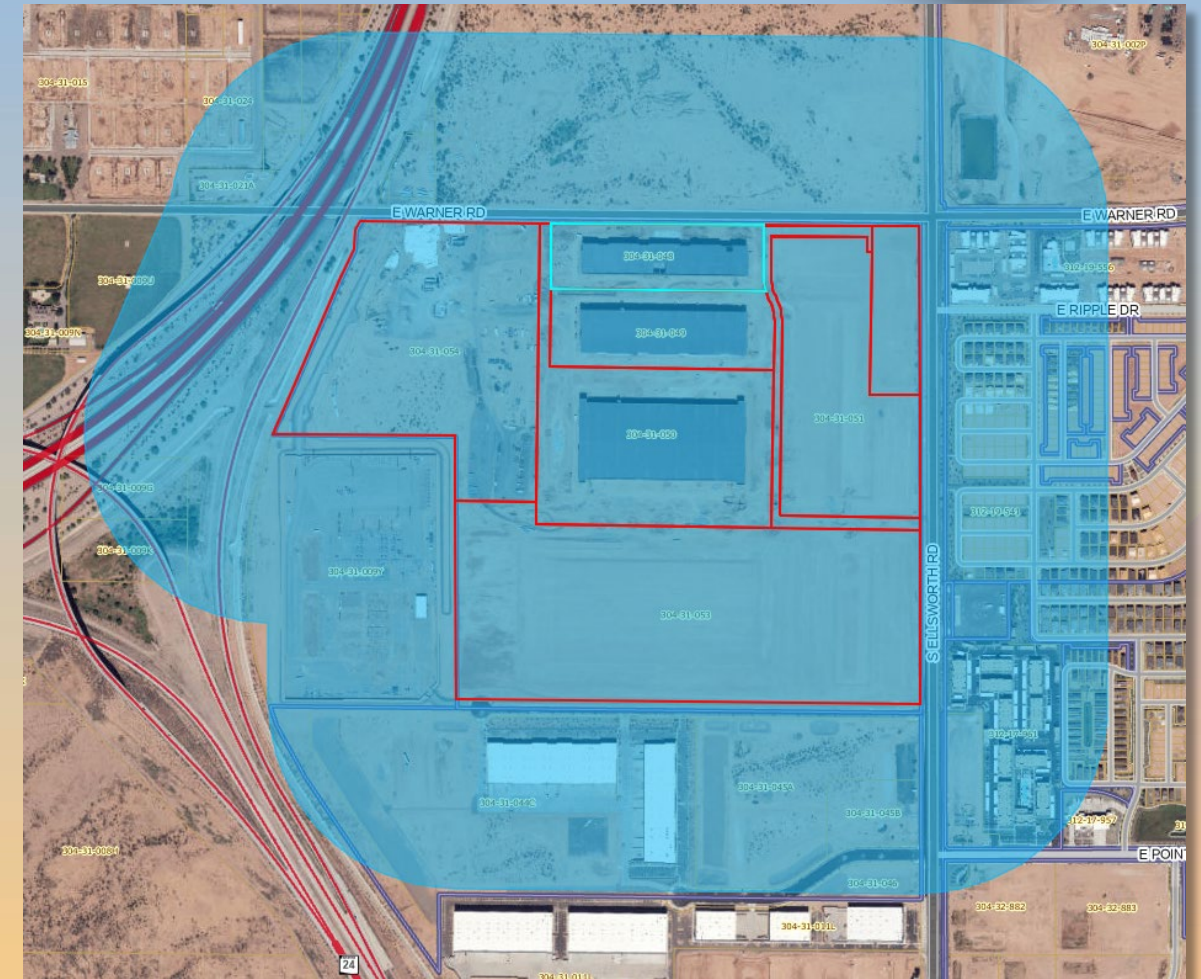
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.





Citizen Participation

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





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review

Staff Recommendation: Approval with Conditions

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



mesa·az