



Planning and Zoning Board



ZON25-00599

AWS PHX 062



Request

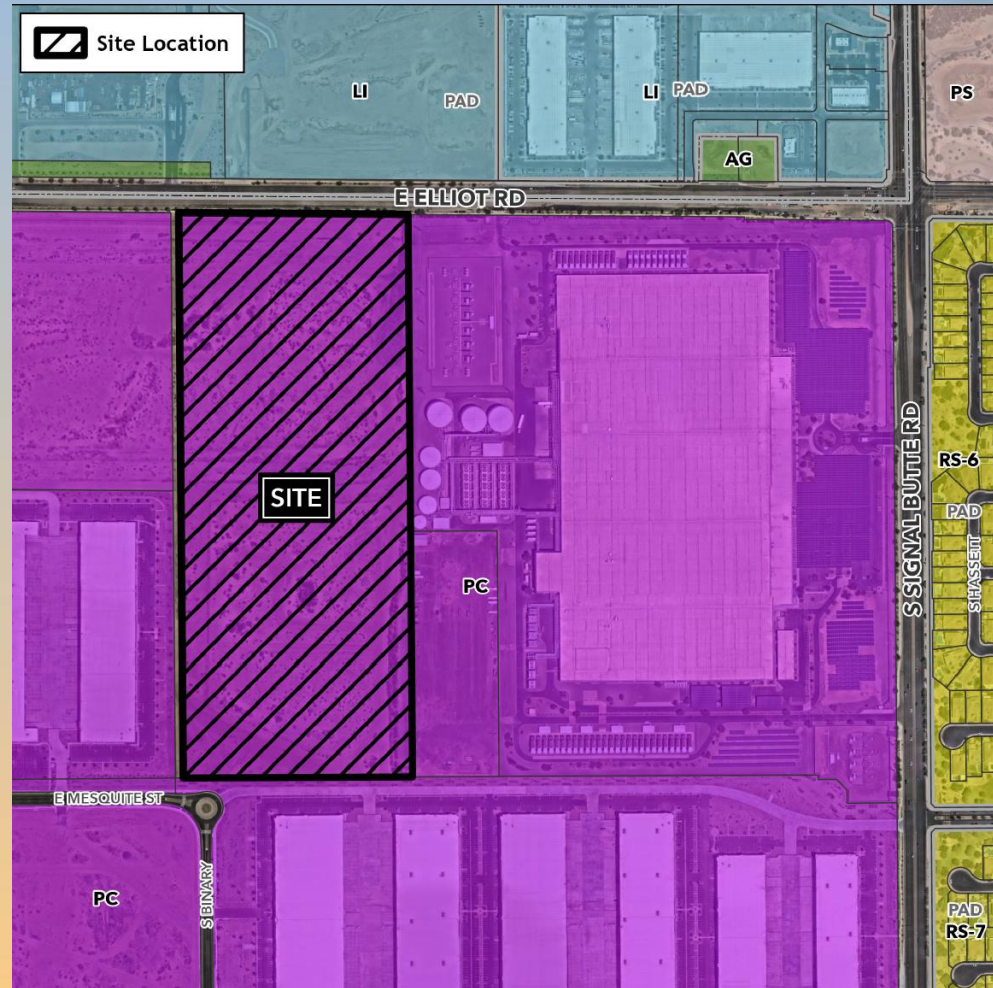
- Major Site Plan Modification
- Site Plan modifications include the addition of a private substation on site





Location

- West of Signal Butte Road
- South side of Elliot Road

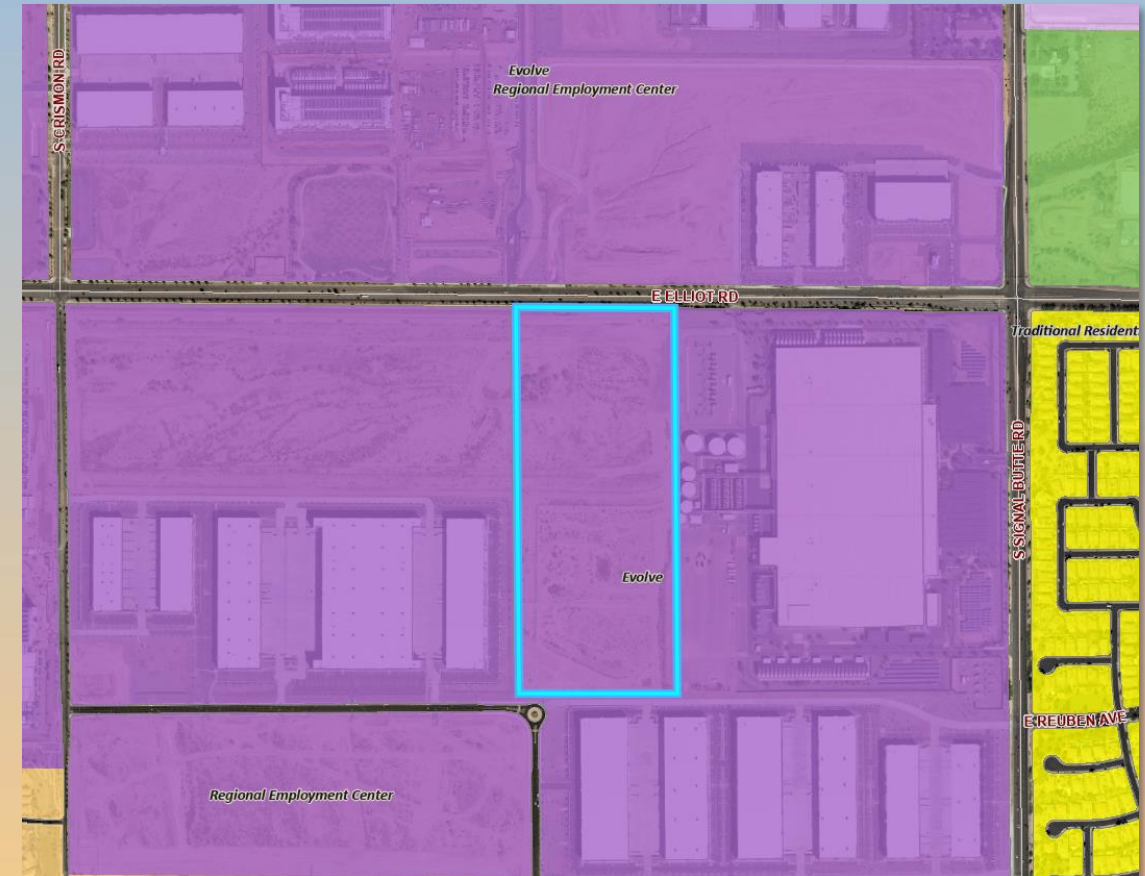




General Plan

Regional Employment Center

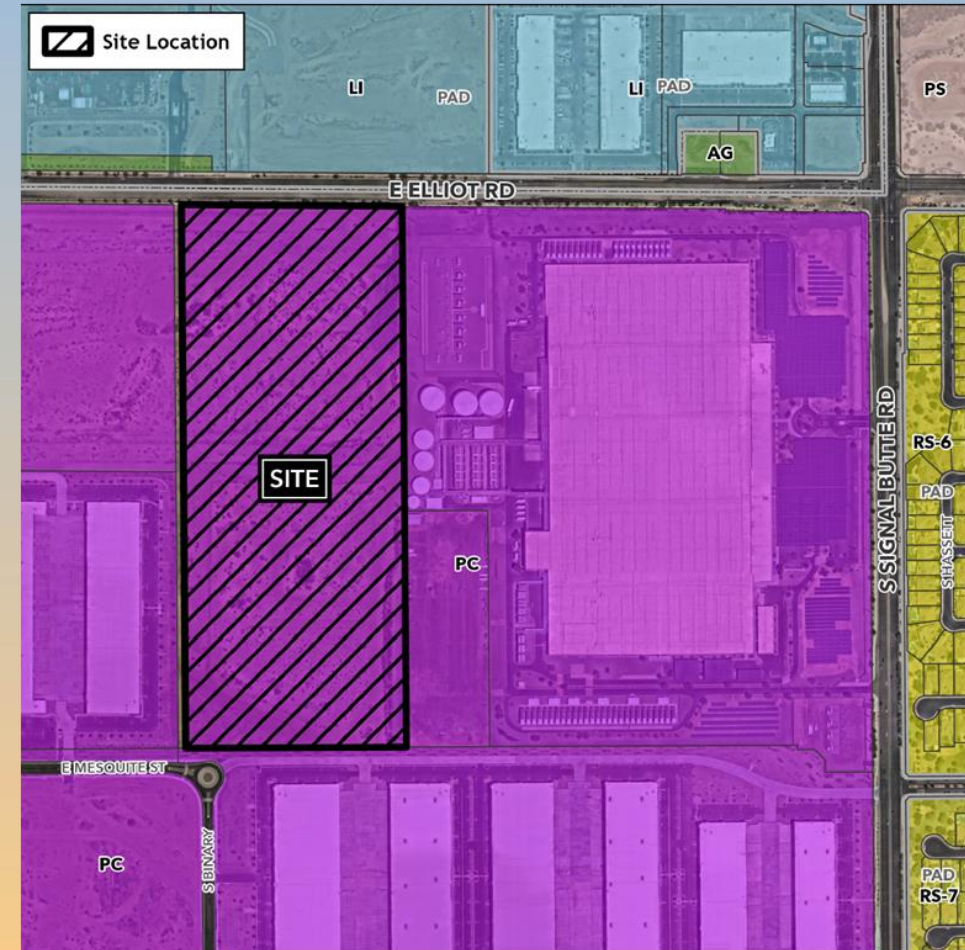
- Warehousing and Storage is a supporting land use
- Intended to provide for excellent access to major arterial roadways and freeways and provide for high-quality design which includes cohesive architecture and design themes, ample landscaping and open space, and amenity areas for employees.





Zoning

- Current: Planned Community (PC)





Site Photo

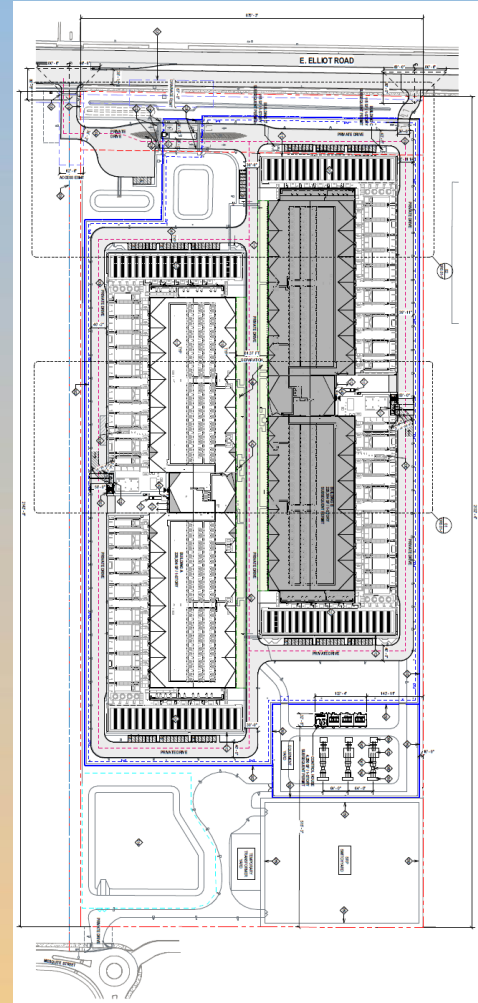


Looking south from Elliot Road



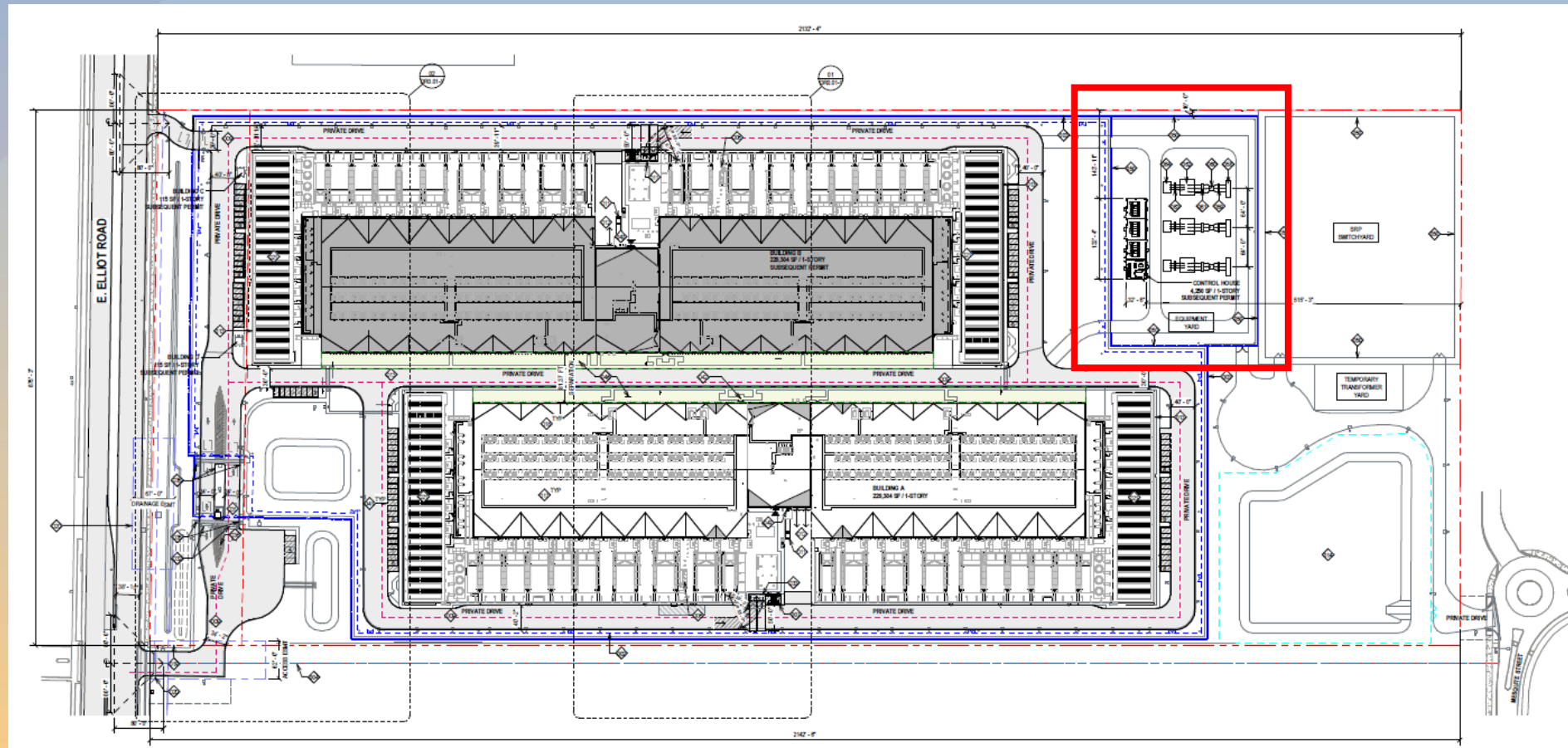
Site Plan

- Addition of a total of 4,350 square feet of building areas, primarily within the new Private Substation
- No Changes to parking, consistent with previously approved reduction





Site Plan

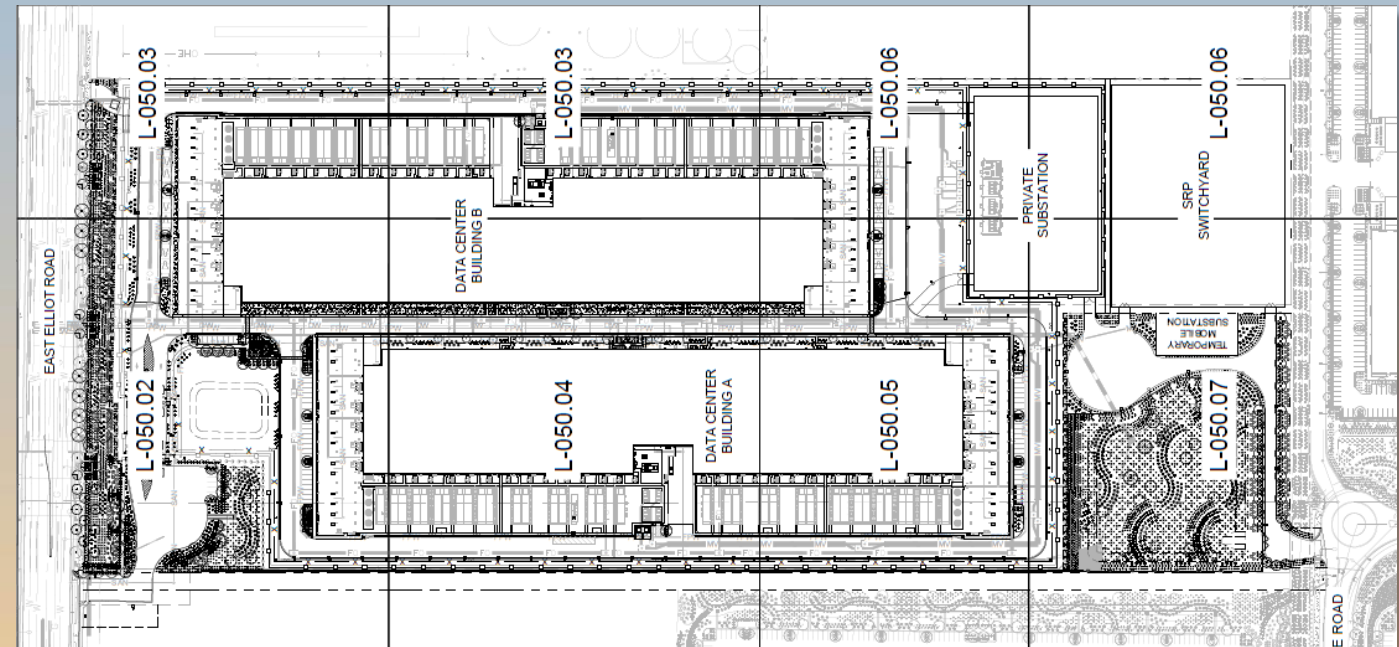




Landscape Plan

PLANTING LEGEND			
TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Existing Tree	Size Varies	-	
Species Vary			
Acacia aneura	24" Box Min., 6' Ht. Min., 2" Sp. Min., 1" Cal. Min.	24	
Mulga			
Chilopsis linearis 'Lopur'	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	20	
Desert Diva Desert Willow	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	9	
Olneya tesota	36" Box Min., 7' Ht. Min., 6" Sp. Min., 3" Cal. Min.	4	
Ironwood			
Parkinsonia 'Desert Museum'	24" Box Min., 6' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	25	
Desert Museum Palo Verde	36" Box Min., 7' Ht. Min., 4" Sp. Min., 2" Cal. Min.	3	
Pistacia x 'Red Push'	24" Box Min., 7' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	29	
Red Push Pistache	36" Box Min., 9' Ht. Min., 4" Sp. Min., 2" Cal. Min.	8	
Prosopis glandulosa 'AZT'	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	53	
Thornless Honey Mesquite	24" Box Min., 8' Ht. Min., 4" Sp. Min., 1.5" Cal. Min.	15	
Quercus virginiana	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Live Oak			
Sophora secundiflorum			
Texas Mountain Laurel			
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Anisacanthus thurberi	5 Gal.	77	
Desert Honeysuckle			
Bougainvillea 'Torch Glow'	5 Gal.	322	
Torch Glow Bougainvillea			
Callistemon 'Little John'	5 Gal.	16	
Little John Bottlebrush			
Dodonea viscosa	5 Gal.	133	
Green Hopseed Bush			
Eremophila hygrophana	5 Gal.	379	
Bluebells			
Ruellia peninsularis	5 Gal.	64	
Desert Ruellia			
Tecoma stans 'Gold Star'	5 Gal.	320	
Yellow Bells			

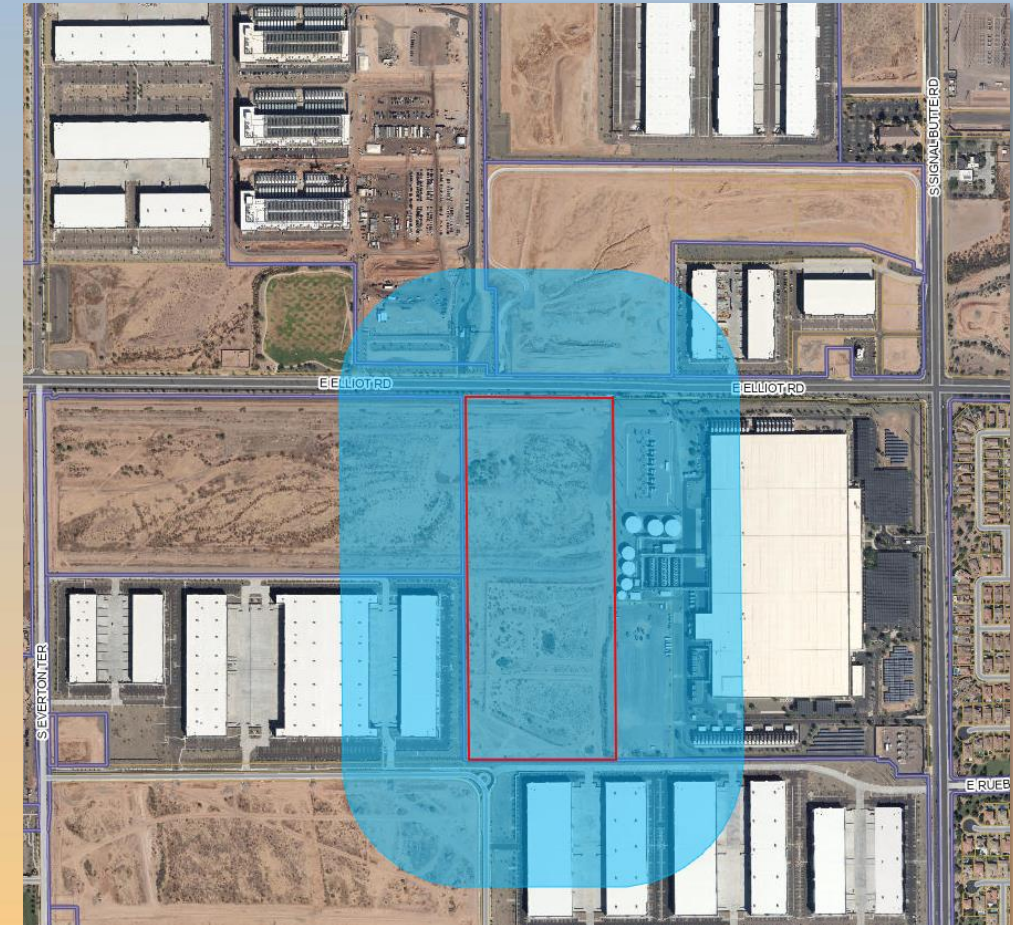
ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Aloe barbadensis	5 Gal.	11	
Aloe Vera			
Agave weberi	5 Gal.	62	
Weber's Agave			
Bouteloua gracilis 'Blonde Ambition'	5 Gal.	146	
Blonde Ambition Grass			
Carnegiea gigantea	3' Ht.-6' Ht.	6	
Saguaro			
Dasyliroton wheeleri	5 Gal.	175	
Desert Spoon			
Hesperaloe funifera	5 Gal.	405	
Giant Yucca			
Muhlenbergia capillaris 'Regal Mist'	5 Gal.	1,230	
Regal Mist Grass			
Muhlenbergia rigida 'Nashville'	5 Gal.	920	
Nashville Muhly			
Opuntia rufida	6 Pad Min.	105	
Blind Prickly Pear Cactus			
Pachycereus marginatus	3' Ht. Min.	27	
Mexican Fencepost			
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Eremophila glabra 'Mingenew Gold'	1 Gal.	381	
Outback Sunrise Emu			
Lantana montevidensis	1 Gal.	996	
Purple Trailing Lantana			
Rosmarinus officinalis 'Prostratus'	1 Gal.	1,677	
Trailing Rosemary			
MATERIALS			
DESCRIPTION	QTY		
Decomposed Granite	1,210,805 SF		
3" Minus, Carmel, 2" Depth Min.			
Stabilized Decomposed Granite	44,335 SF		
1/2" Minus, Carmel, 4" Depth Min. on 6" ABC on 6" Compacted Subgrade			
Rip Rap	265 SF		
1"-3", 3" Depth Min.			
Crash-Rated Site Boulder	139		
Carmel, 5 Ton Boulder			
Surface Select, Carmel	4		
2" Diameter			
3" Diameter	2		





Citizen Participation

- Notified property owners within 750 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board