



Planning & Zoning Board



ZON22-01278

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March 22, 2023



Request

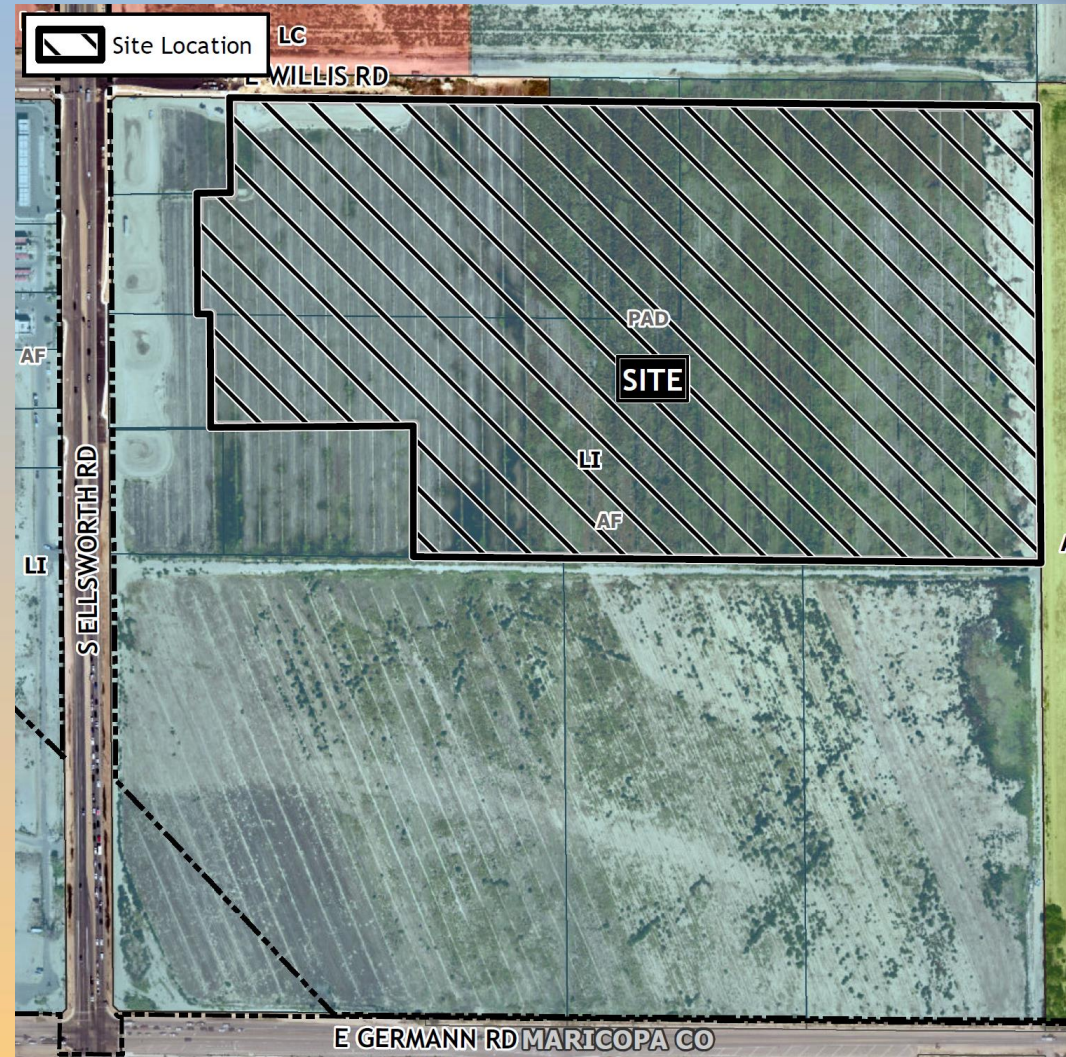
- Site Plan Modification
- To allow for an industrial development





Location

- South of Willis Road
- East of Ellsworth Road
- North of Germann Road

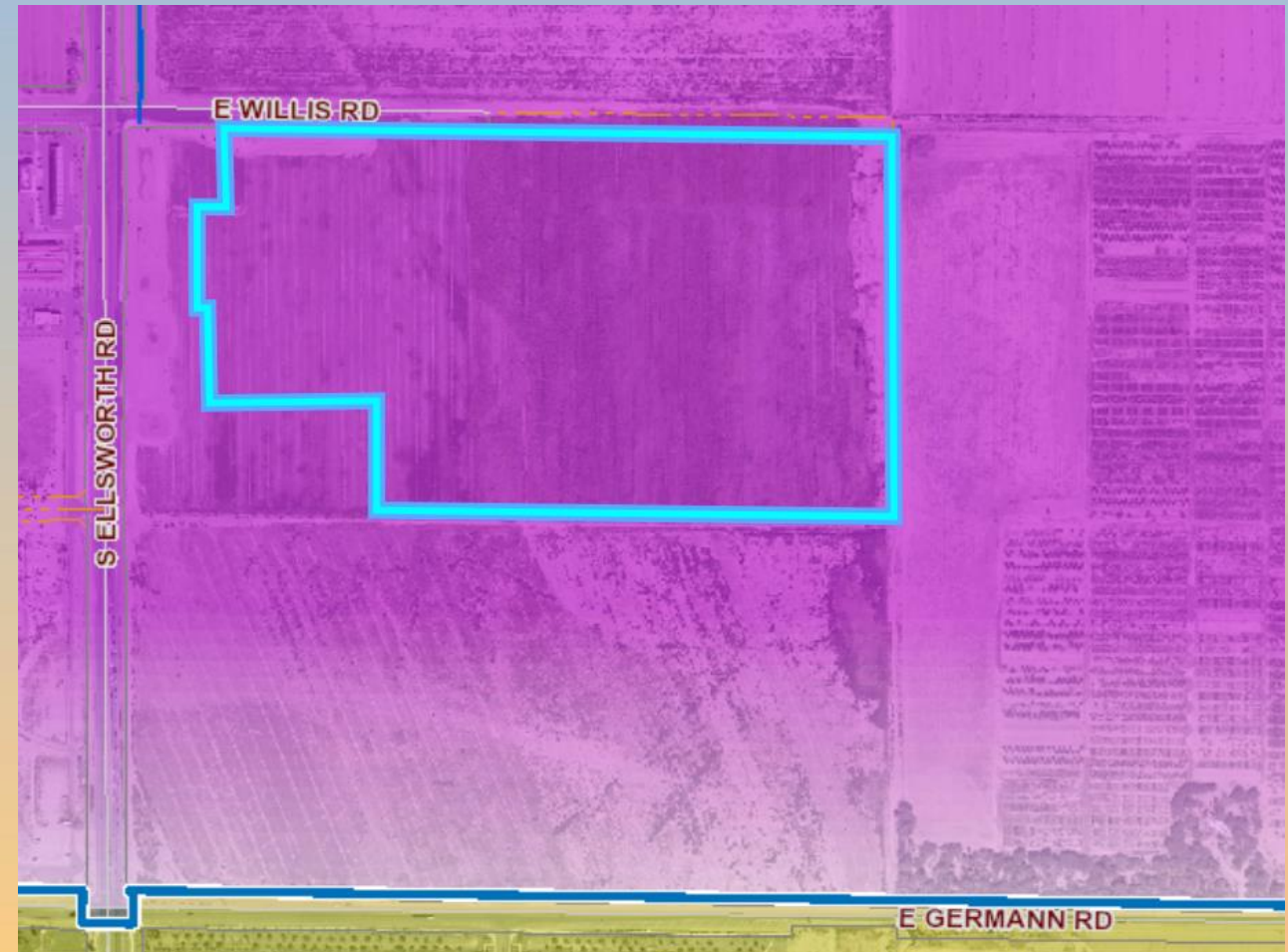




General Plan

Employment

- Wide range of employment opportunities in high-quality settings





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)





Site Photos

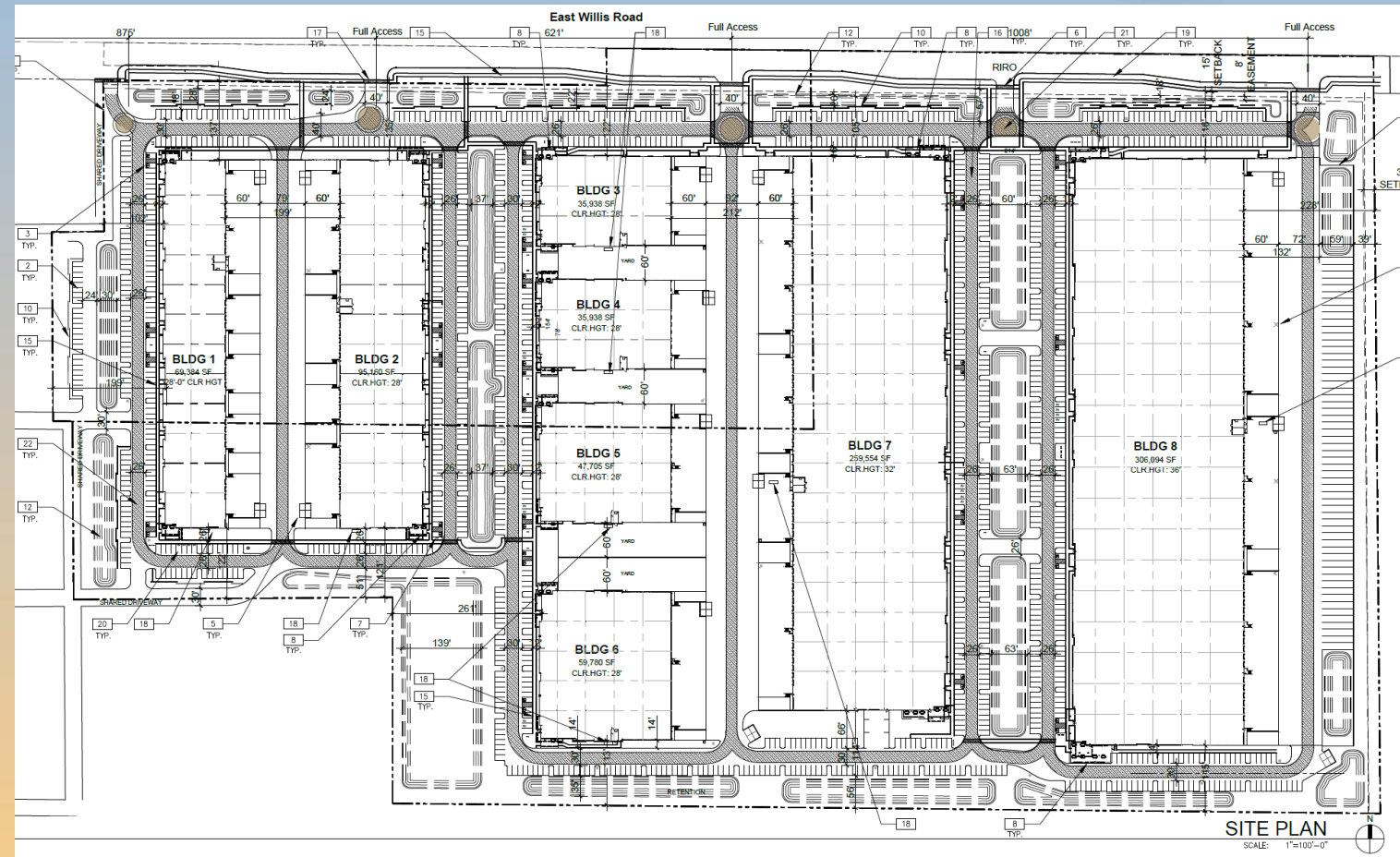


Looking east from Ellsworth Road



Site Plan

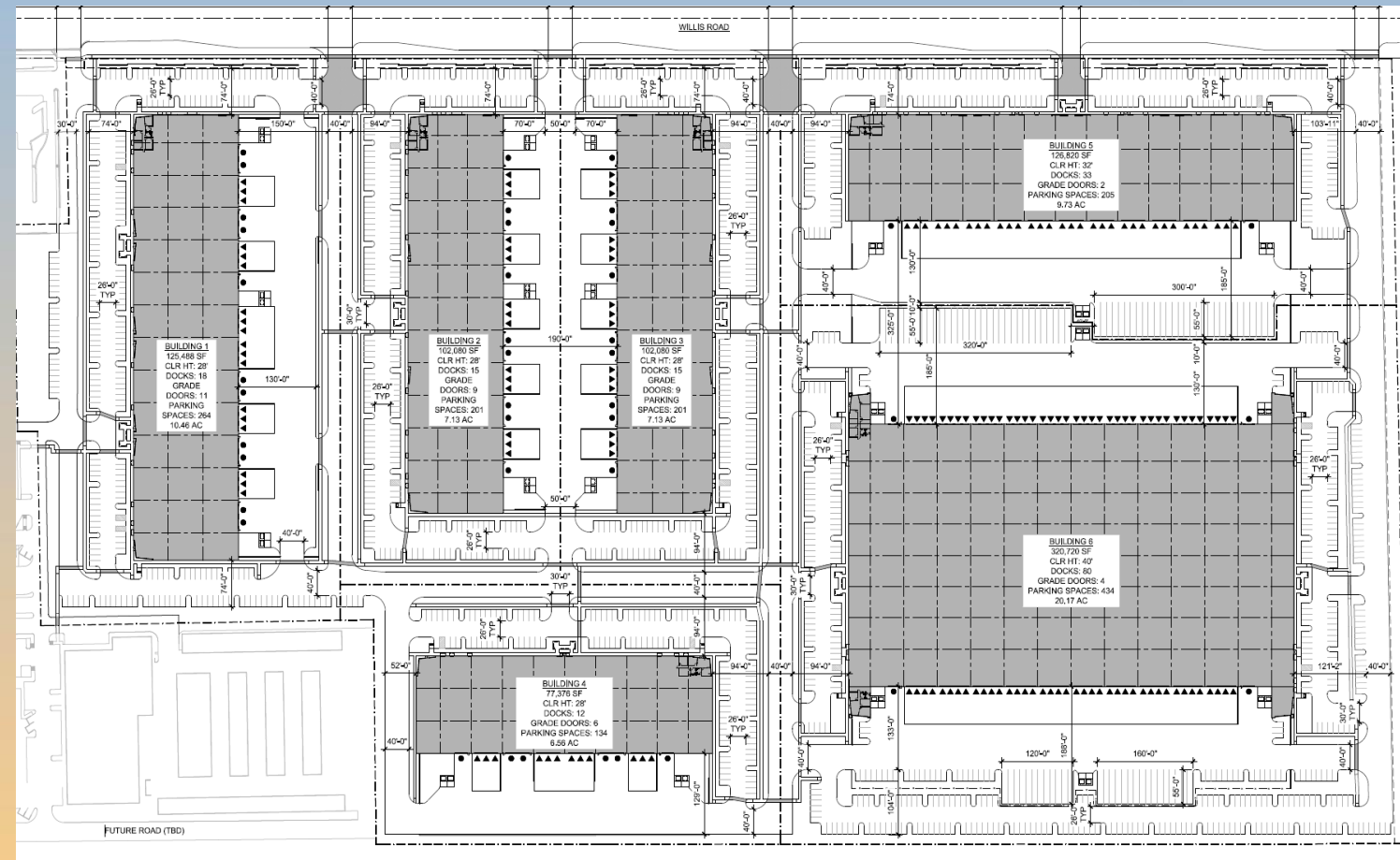
- 8 industrial buildings, 35,938 – 306,094 SF
- Access from Willis Road & shared from Ellsworth
- Truck docks and loading in rear of buildings





Site Plan

- Major Site Plan Modification
 - Increase number of buildings from 6 to 8
 - Increase total square footage by ~50K SF
 - Building and access reconfiguration

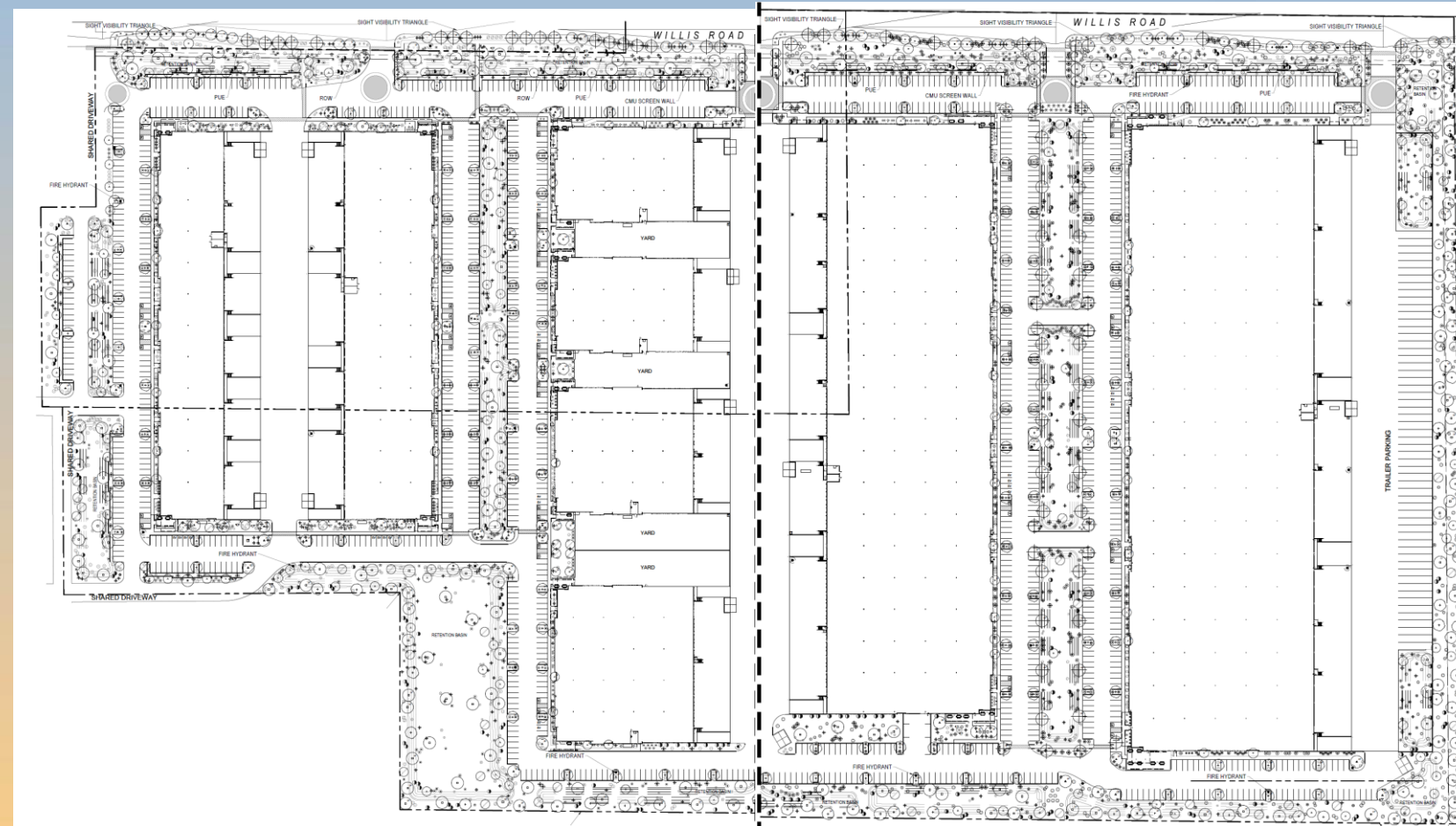




Landscape Plan

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Chitalpa tashkentensis</i>	Chitalpa
	<i>Pistachia x 'Red Push'</i>	Red Push Pistache
	<i>Prosopis chilensis</i>	Chilean "Thornless" Mesquite
	<i>Ulmus parvifolia</i>	Evergreen Elm
	<i>Quercus Virginiana</i>	Live Oak
	<i>Acacia aneura</i>	Mulga
ACCENT TREES		
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
	<i>Chilopsis linearis 'Bubba'</i>	Bubba Desert Willow
	<i>Sophora secundiflora</i>	Texas Mountain Laurel





Elevations





Elevations

BUILDING 8

BUILDING 7

BUILDING 3

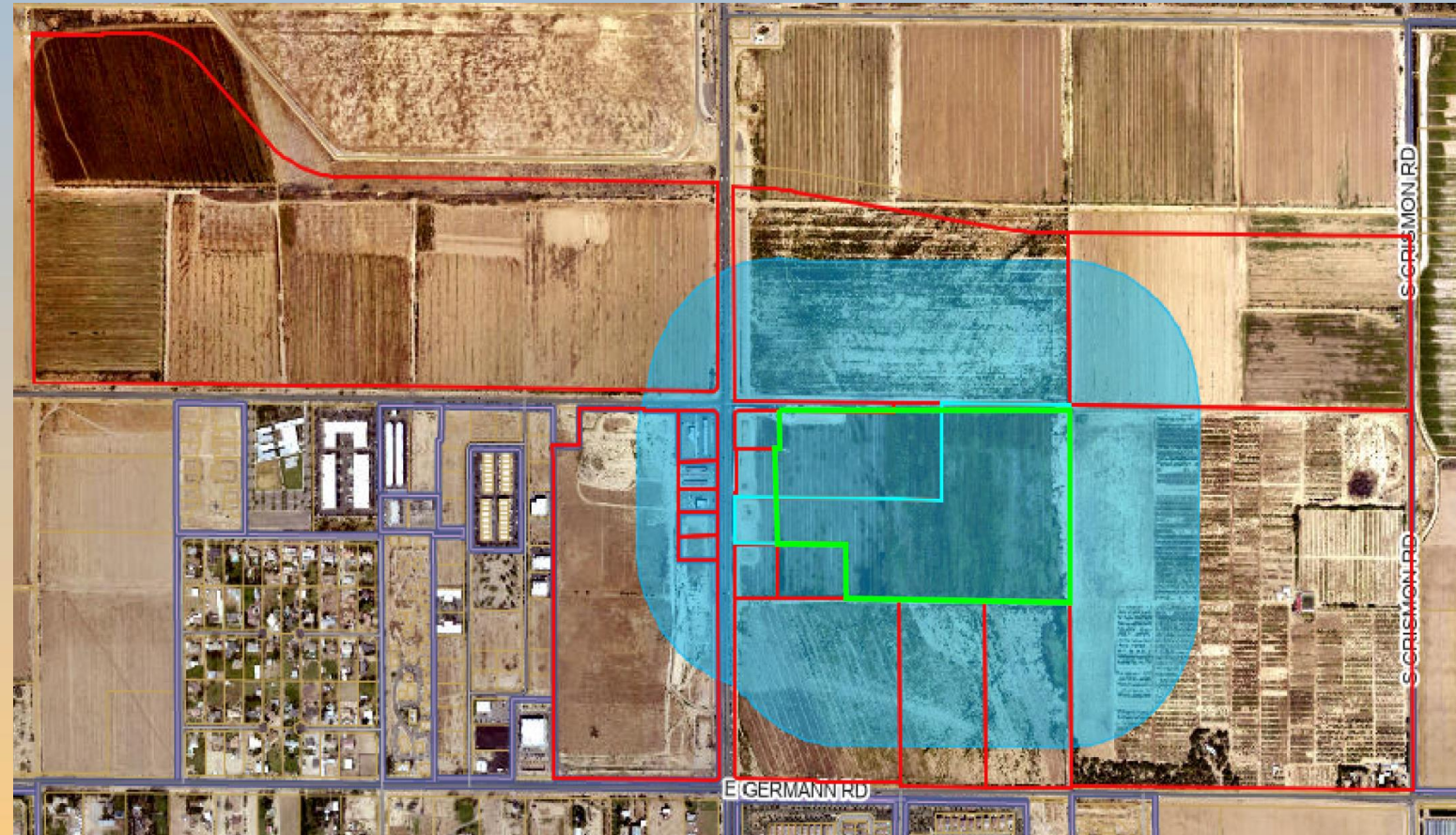


0 TREES SHOWN



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions



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