



City Council

ZON23-00338

TMW Offroad

Mary Kopaskie-Brown

August 21, 2023



Request

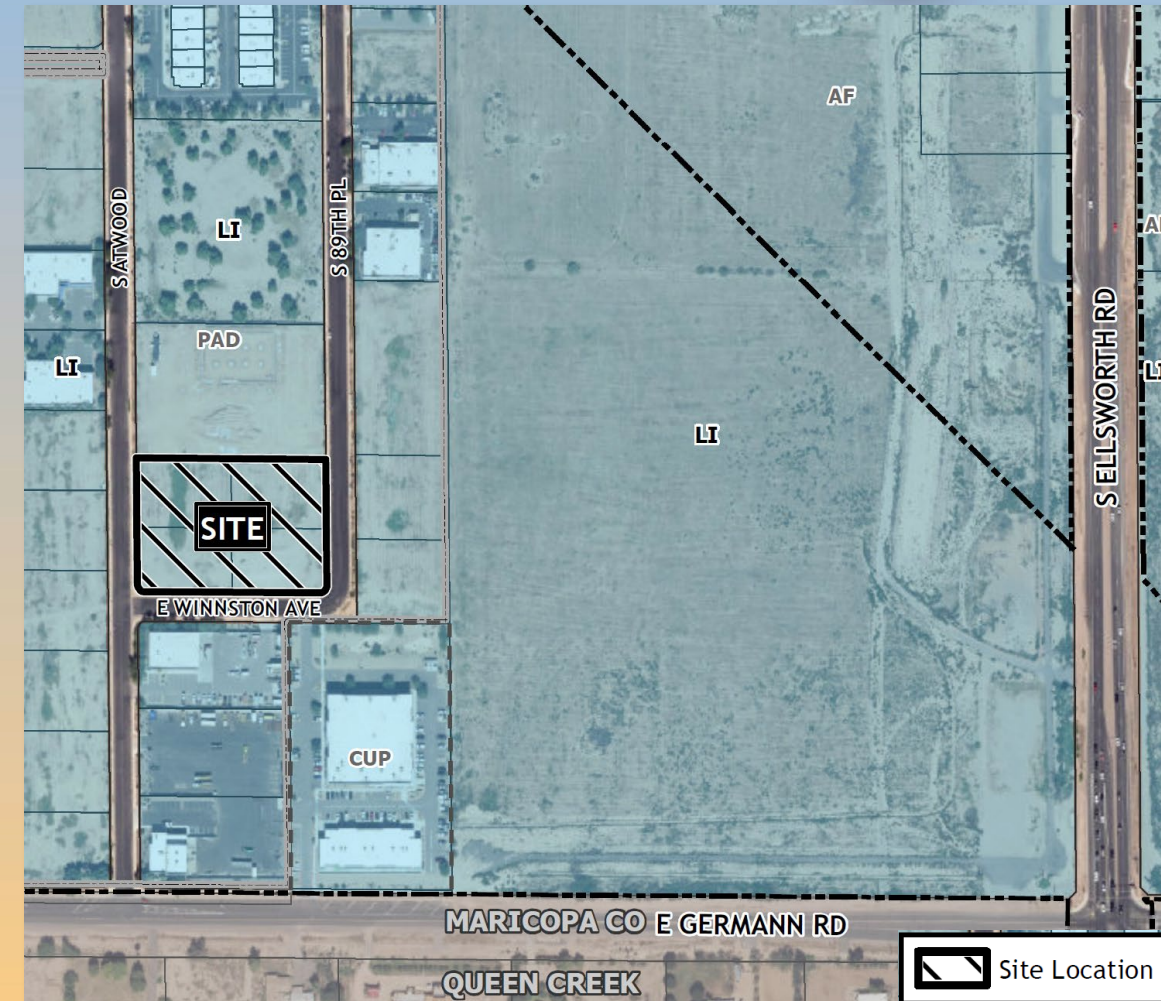
- Rezone from LI-PAD to LI-PAD-BIZ
- Site Plan Review
- To allow a new industrial building





Location

- West of Ellsworth Road
- North of Germann Road
- Within Gateway Airport Commerce Park

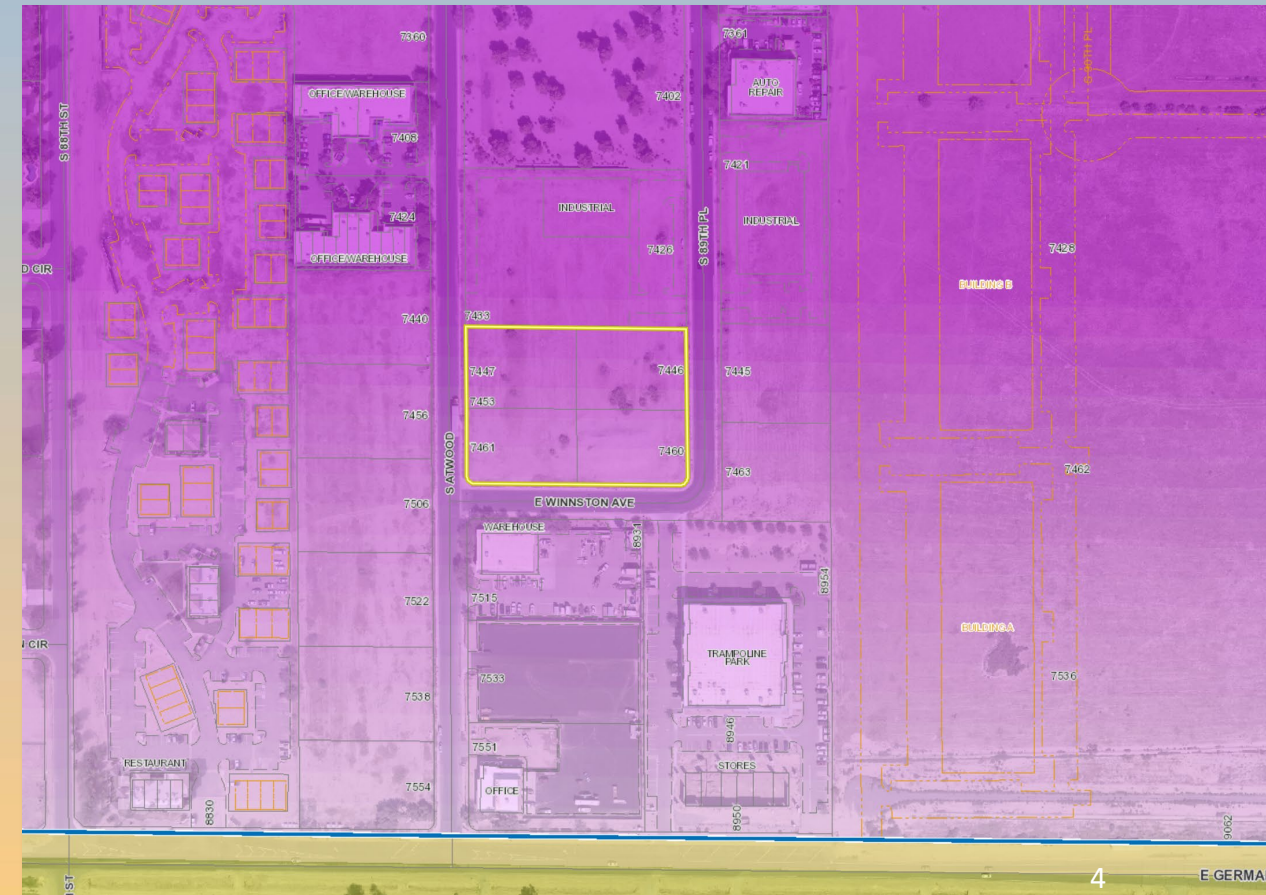




General Plan

Employment

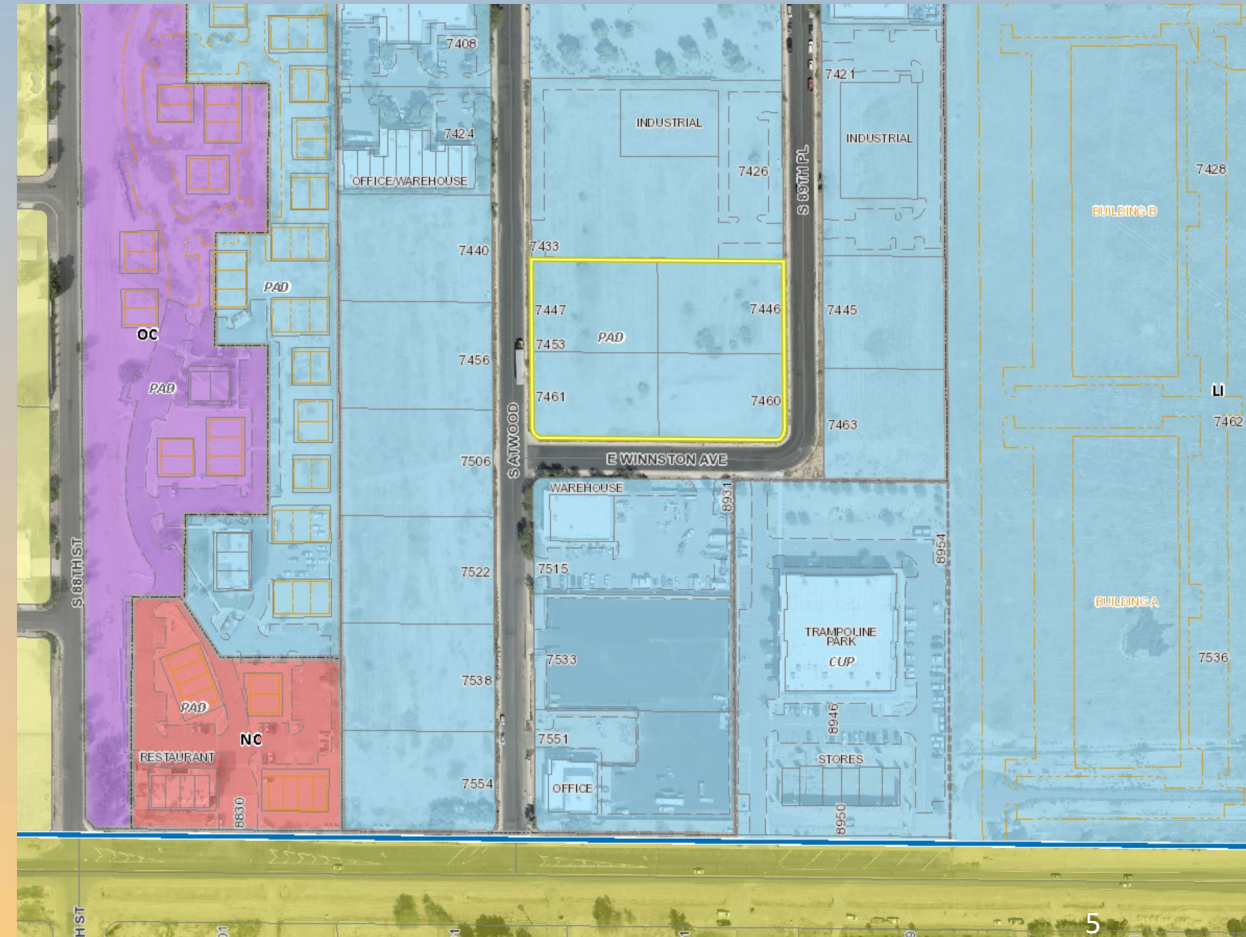
- Wide range of employment opportunities
- Request is consistent with the intent of the General Plan





Zoning

- Light Industrial
- Warehouse, fabrication, and office/showroom permitted uses





Site Photo

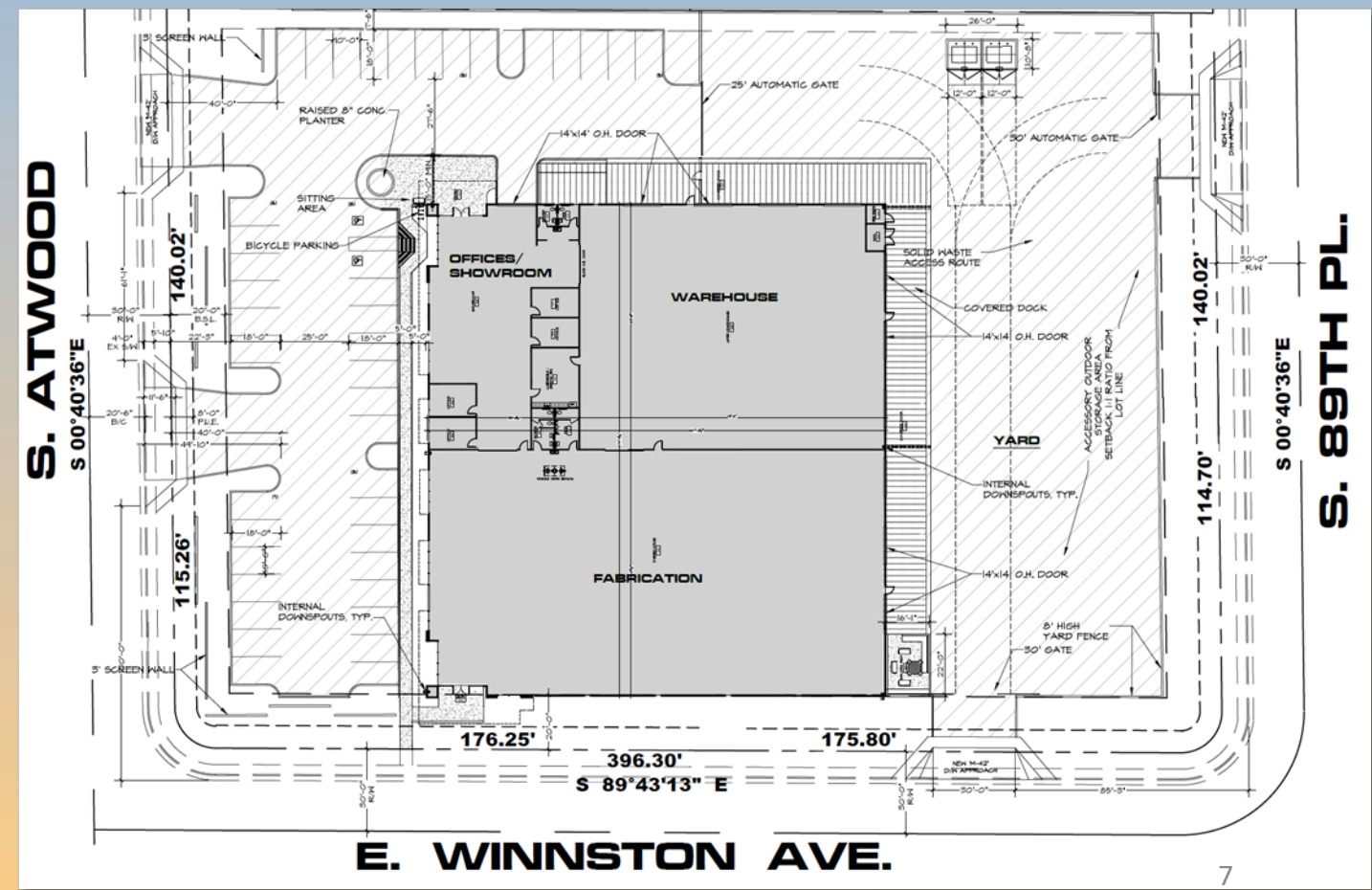


View from the southwest corner of the site



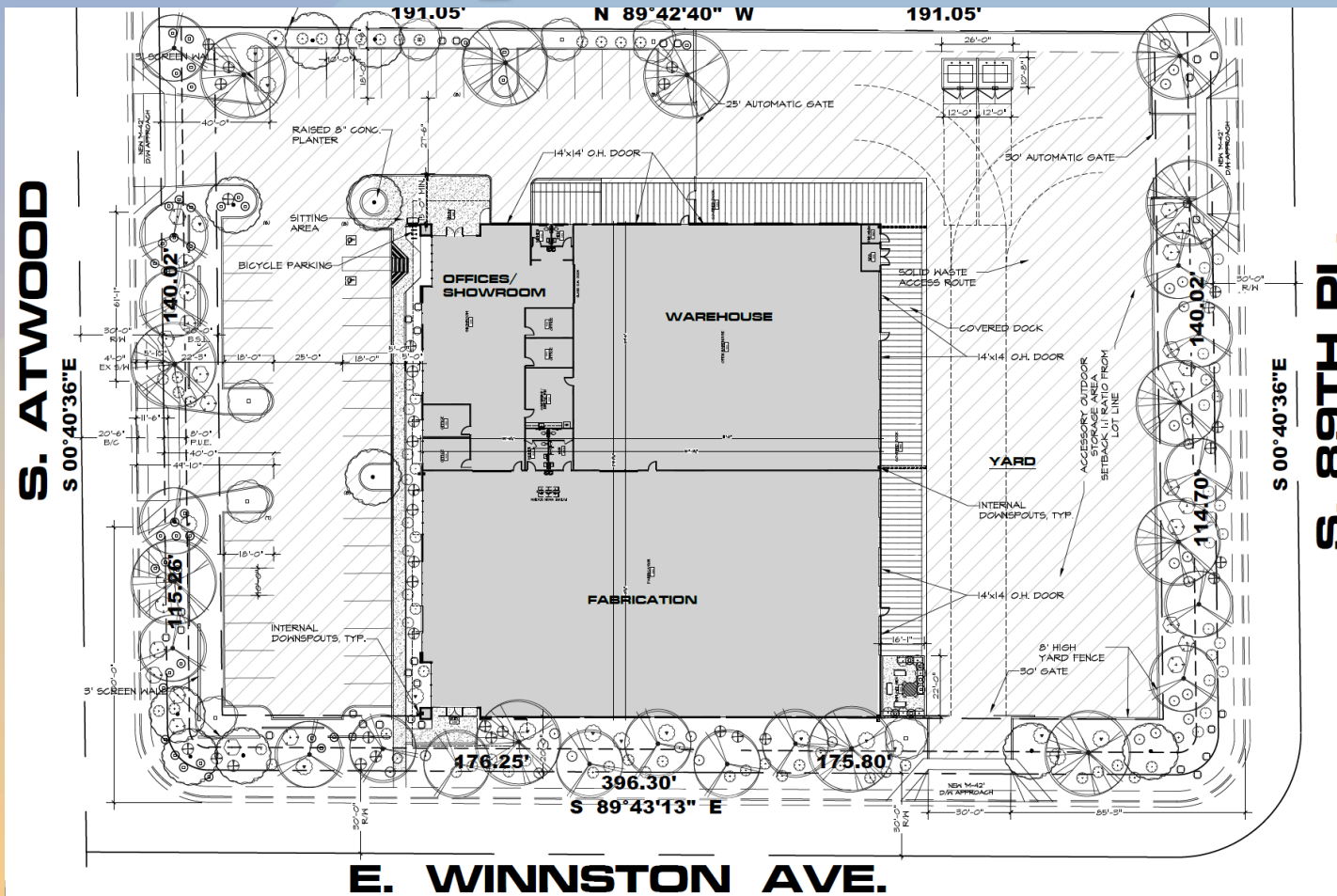
Site Plan

- 29,937 sq. ft. building
- Primary access from Atwood
- Screened yard in rear one-half of property (east)





Landscape Plan



PLANT SCHEDULE

TREES:		COMMON NAME
BOTANICAL NAME		
ACACIA STENOPHYLLA		SHOESTRING ACACIA
CERCICUM FLORIDUM 'INDO BLUE'		BLUE PALO VERDE
CHILOPSIS LINEARIS		DESERT WILLOW
PARKINSONIA ACULEATA HYBRID		DESERT MUSEUM PALO VERDE
ULMUS PARVIOIA 'TRUE GREEN'		EVERGREEN ELM
SHRUBS:		COMMON NAME
BOTANICAL NAME		
CAESALPINIA PULCHERRIMA		RED BIRD OF PARADISE
DASYLIRIUM WHEELERI		DESERT SPOON
HESPERALOE PARVIFOLIA		RED YUCCA
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'		THUNDER CLOUD SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'		GREEN CLOUD SAGE
NOLINA MICROCARPA		BEAR GRASS
GROUNDCOVER:		
BOTANICAL NAME		
LANTANA 'BANDANA RED'		BANDANA RED LANTANA
LANTANA 'NEW GOLD'		NEW GOLD LANTANA



Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Site Planning and Design

Standards

Materials and Colors

No more than 50% of the total façade may be covered with 1 single material

No more than **81%** of the total façade may be covered with 1 single material
(concrete tilt panel)

Parking Area Design –

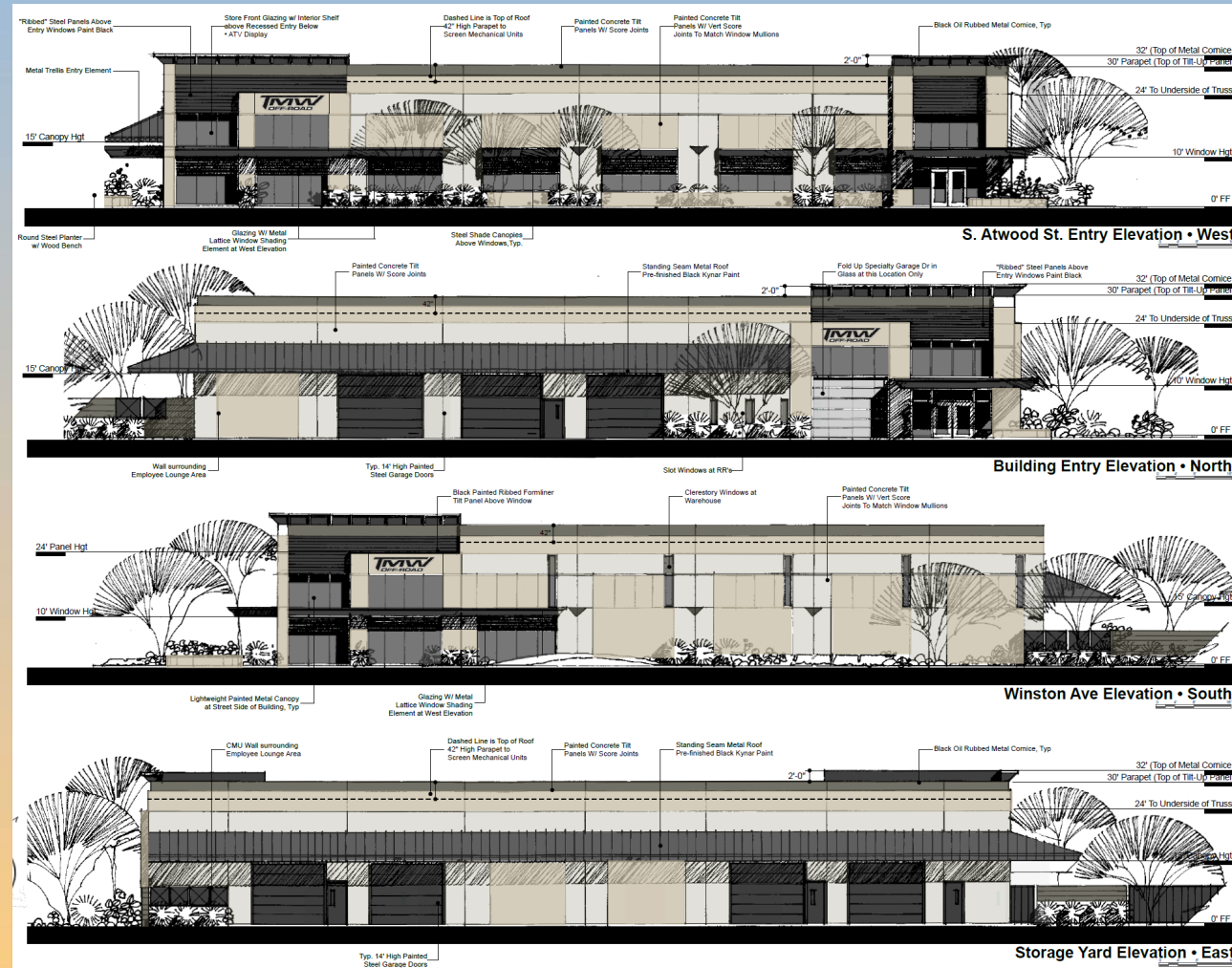
Setback of Cross Drive Aisles

50 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the street

40 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the street



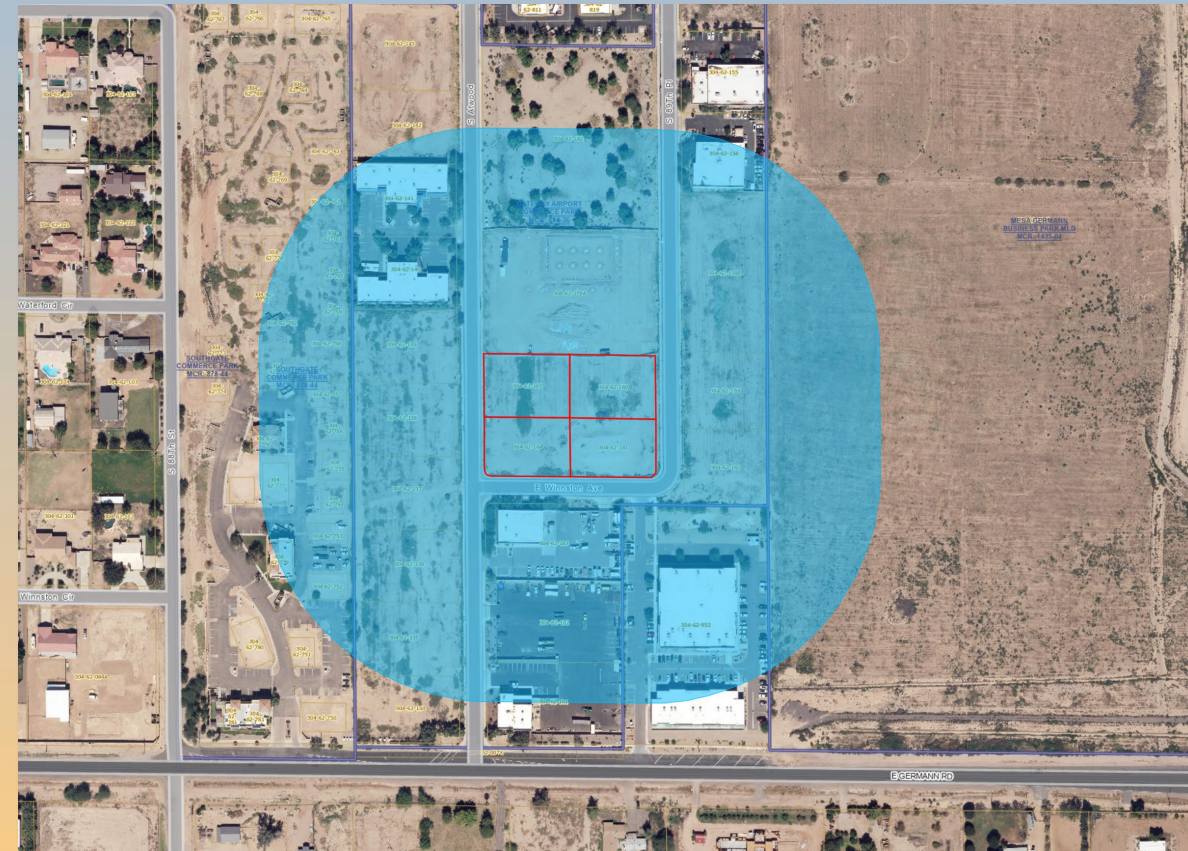
Elevations





Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhoods
- One comment card received





Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BLZ overlay

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



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