



City Council ZON22-00890





Request

- Rezone 15.6± acres from LC-PAD to LC
- Rezone 17.7± acres from LC-PAD to LI-PAD and Site Plan Review for 235,600± industrial development







Location

- North and South sides of Ray Road
- West of Hawes Road



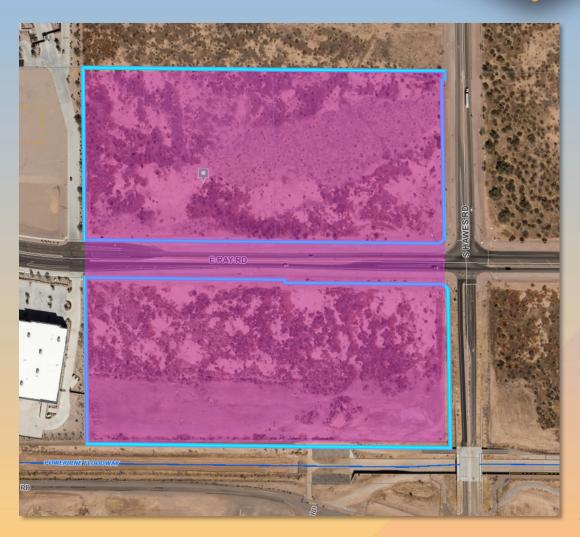




General Plan

Mixed Use Activity
District/Employment

- Regional activity areas
- Wide range of employment
- Supportive commercial







Zoning

- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Part of previous Gateway Park PAD







Zoning

- Proposed: Light Industrial with a Planned Area Development (LI-PAD) and Limited Commercial (LC)
- New Gateway Park PAD on LI only
- No PAD overlay on LC







Site Photos



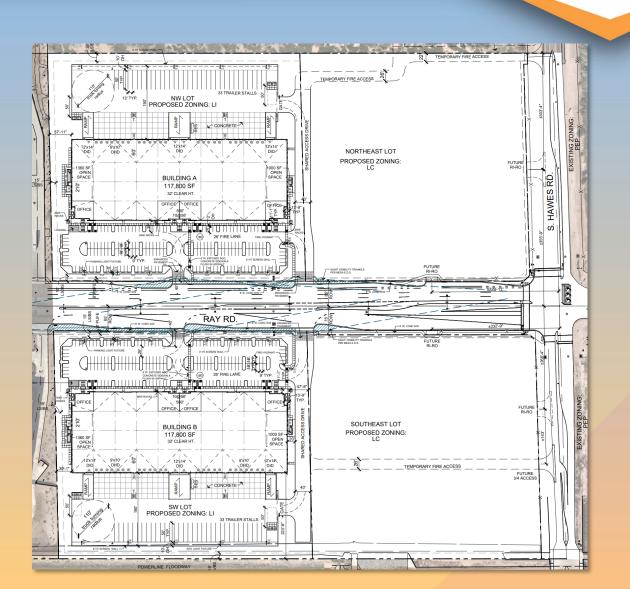
Looking south towards the site





Site Plan

- Two industrial buildings
- 117,800 sq. ft. each,
 235,600 sq. ft. total
- 147 parking spaces required, 180 spaces provided
- Future Site Plan Review of LC parcels







Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Building Height	40 feet	50 feet
<u>Minimum Setback –</u>		
Adjacent to Commercial Districts	50 feet total	0 feet
<u>Foundation Base –</u>		
Exterior Walls with Public Entrances	15 feet	12 feet





Planned Area Development

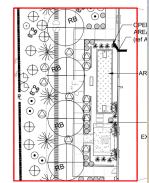
Development Standard	MZO Required	PAD Proposed
Screening –		
Ground-Mounted Equipment	Screened a minimum 12 inches above equipment and shall consist of decorative walls, berms, and landscaping	Screened through use of artistic wrap or mural
Setback of Cross Drive Aisles	50 feet	40 feet
Parking-		
Standard Parking Spaces	9 feet wide by 18 feet long	9 feet wide by 18 feet long. Where noted on site plan, 2-foot overhang permitted in adjacent sidewalk or landscape area



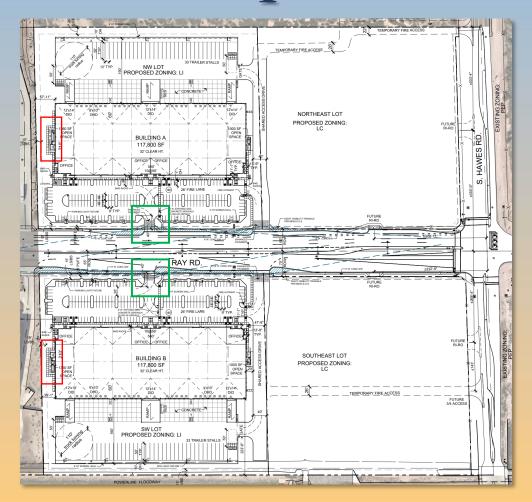


Planned Area Development

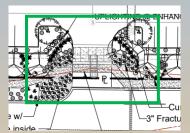
 Exceeding common open space and employee amenities



 High-quality architecture and site design consistent with MZO & QDDGs



 Enhanced primary entry drive through alternative pavement and landscaping



 Balanced mix of land uses while reserving intersection for future commercial





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 Chapters 22 & 69 for PAD & Site Plan Review

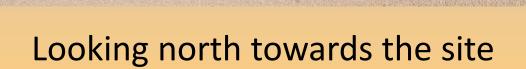
Staff recommend Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)







Site Photos







Elevations

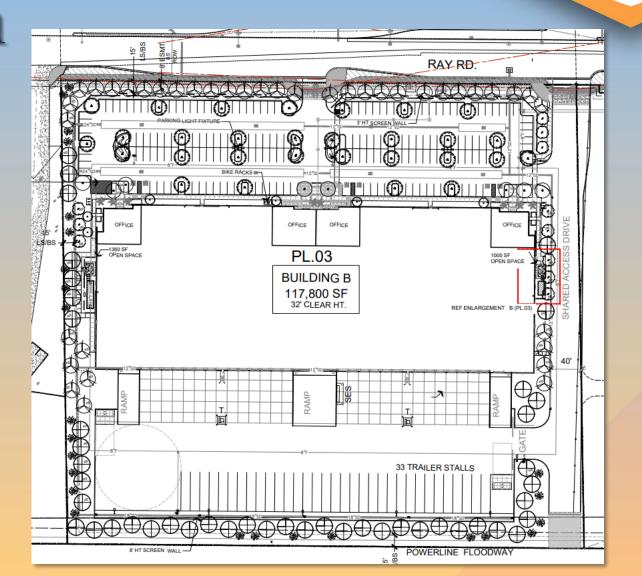






Landscape Plan

LANDSCAPE LEGEND						
OTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.						
VERIFY PLANT COUNTS W/PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN. TREES SIZE						
S	more	Chilposis linearis 'Bubba'	24" box			
\$	المريدين	Seedless Desert Willow -Bubba var.	Multi-Trunk			
,	+	Ulmus parviflora 'True green'	001 D			
(RE	Chinese Evergreen elm True green var	36" Box Standard			
Z		RB = Root Barrier for trees between 6'				
(\bigcap	Olea europaea 'Wilsonii' Multi	36" Box			
	ال	Wilson var. Fruitless Olive	Multi-Trunk			
/		Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.			
+		Cooper's Thornless Mesquite	15 Gallon			
	→		Multi-Trunk			
((x)	Caesalpinia mexicana Mexican Bird of Paradise	24" Box Multi-Trunk			
	\sim		approx 24" Box			
	*	Trachycarpus fortunei Windmill Palm	4' tall Matching			
	W		· ·			
-	**	Fouquieria splendens	8' Tall - 10 Cane Minimum			
, A	Marken No.	Ocotillo	36" Box			
1	• ;	Quercus virgiana "Heritage" Heritage Live Oak	Standard - Matching			
7	R. woodshire					
-		SHRUBS / ACCENTS / VINES Dasylirion wheeleri	SIZE 5 Gallon			
	₩	Desert Spoon	o Gallon			
	8	Vauquelinia californica Arizona Rosewood	5 Gallon			
	*	Hesperaloe parviflora 'Perpa' Brake Light Red Yucca	3 Gallon			
	Ф	Ruellia Simplex	5 Gallon			
		Mexican Bluebell				
	0	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon			
		Muhlenbergia rigida "Nashville"	5 Gallon			
	0	Nashville Grass				
	*	Hesperaloe funifera Giant Hesperaloe	5 Gallon			
	_	Caesalpinia pulcherrima	5 Gallon			
	Φ	Red Bird of Paradise				
	Φ	Senna Wislizenii	5 Gallon			
	_	Shrubby Senna	5 Callon			
	•	Eremophila hygrophana Blue Bells	5 Gallon			
	\oplus	Tecoma stans	5 Gallon			
	-	Yellow Bells Opuntia sp. Kelly's Choice	3 pad min			
-	₽,	Kelly's var. Purple Prickly Pear	o pad IIIII			
n	*	Bougainvillea 'Barbara Karst' Staked Bougainvillea 'espalier to screen'	5 Gallon			







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