



# Planning & Zoning Board



# ZON23-00982

Emily Johnson, Planner I

May 22, 2024



# Request

- Rezone from DB-2 and DR-2 to DB-2-BIZ
- Council Use Permit
- Major Site Plan Modification
- To allow a warehouse development









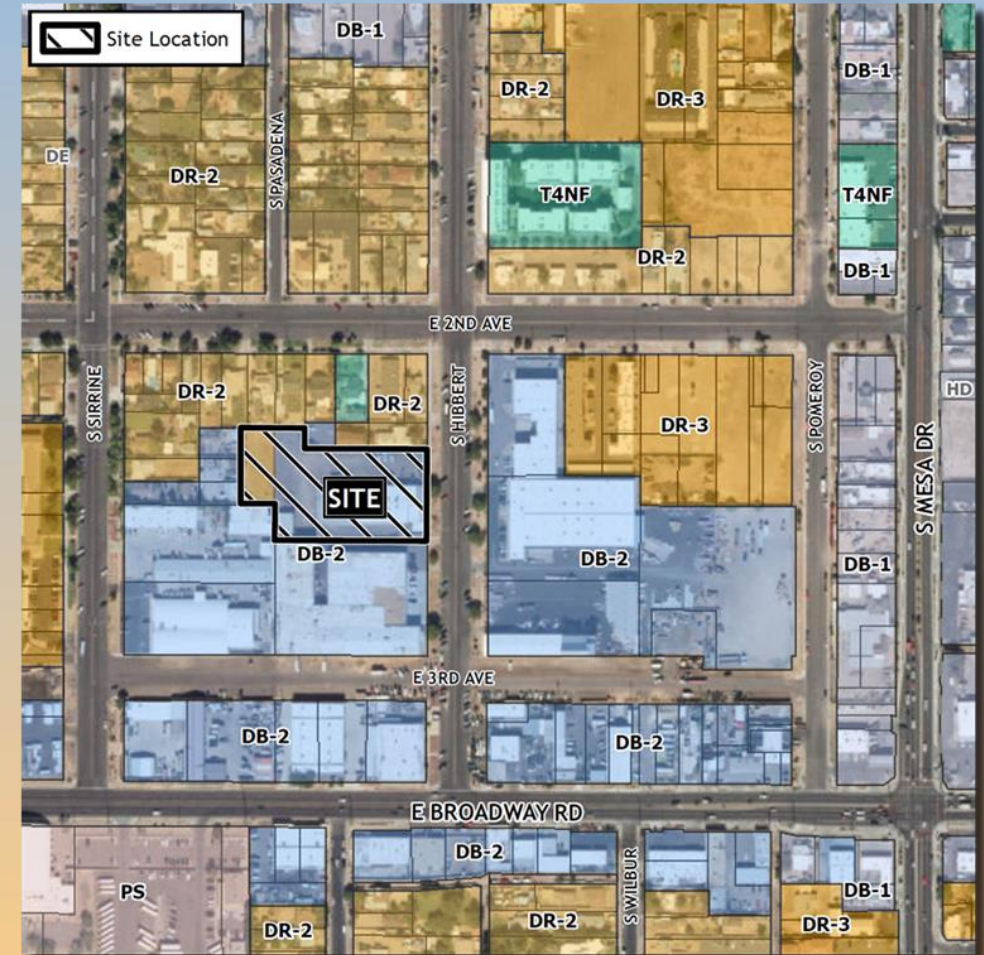






# Zoning

- Rezone from DB-2 and DR-2 to DB-2-BIZ
- Mini-storage facility is permitted in the DB-2 district with the approval of a CUP







# Site Photo



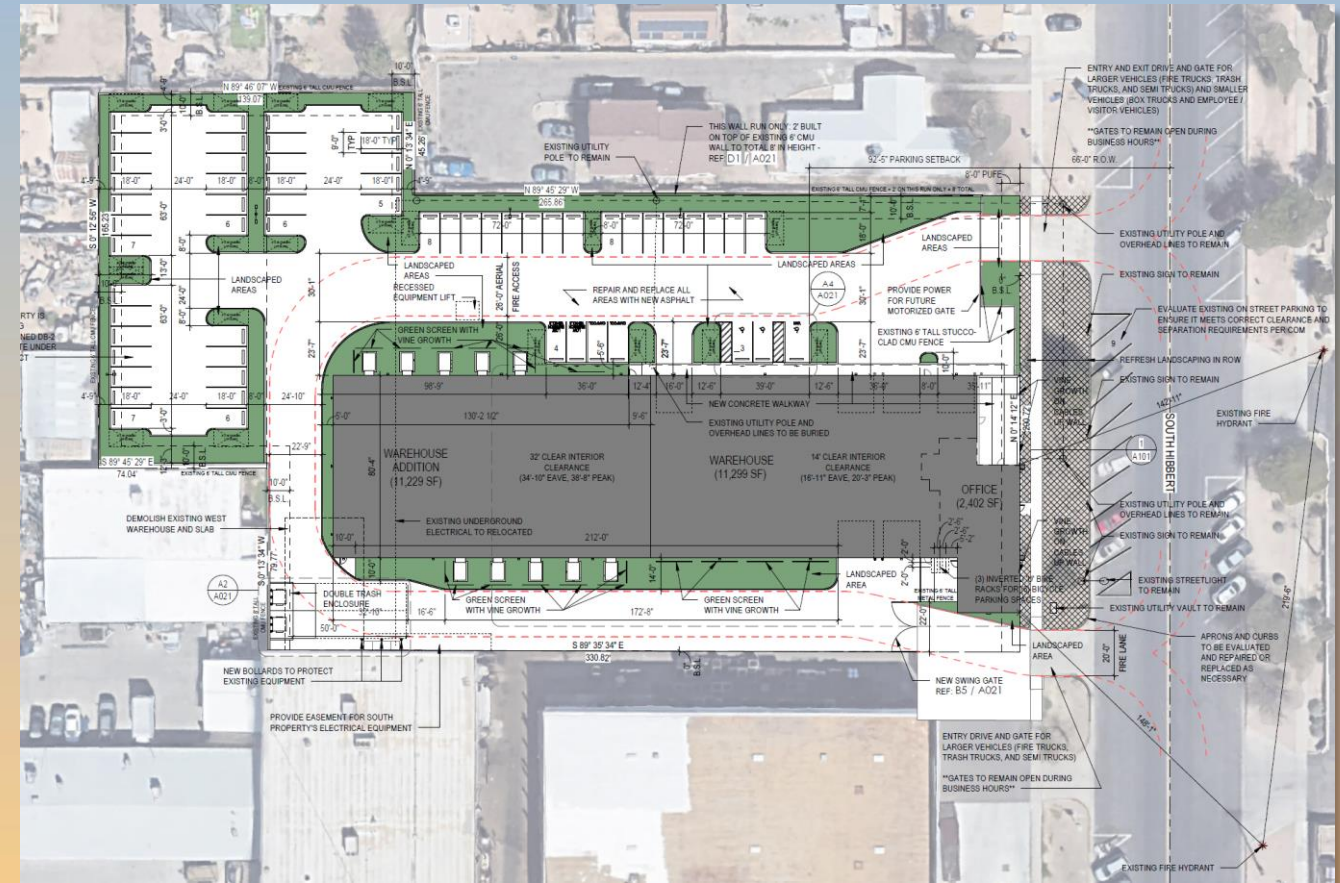
Looking southwest on  
Hibbert





# Site Plan

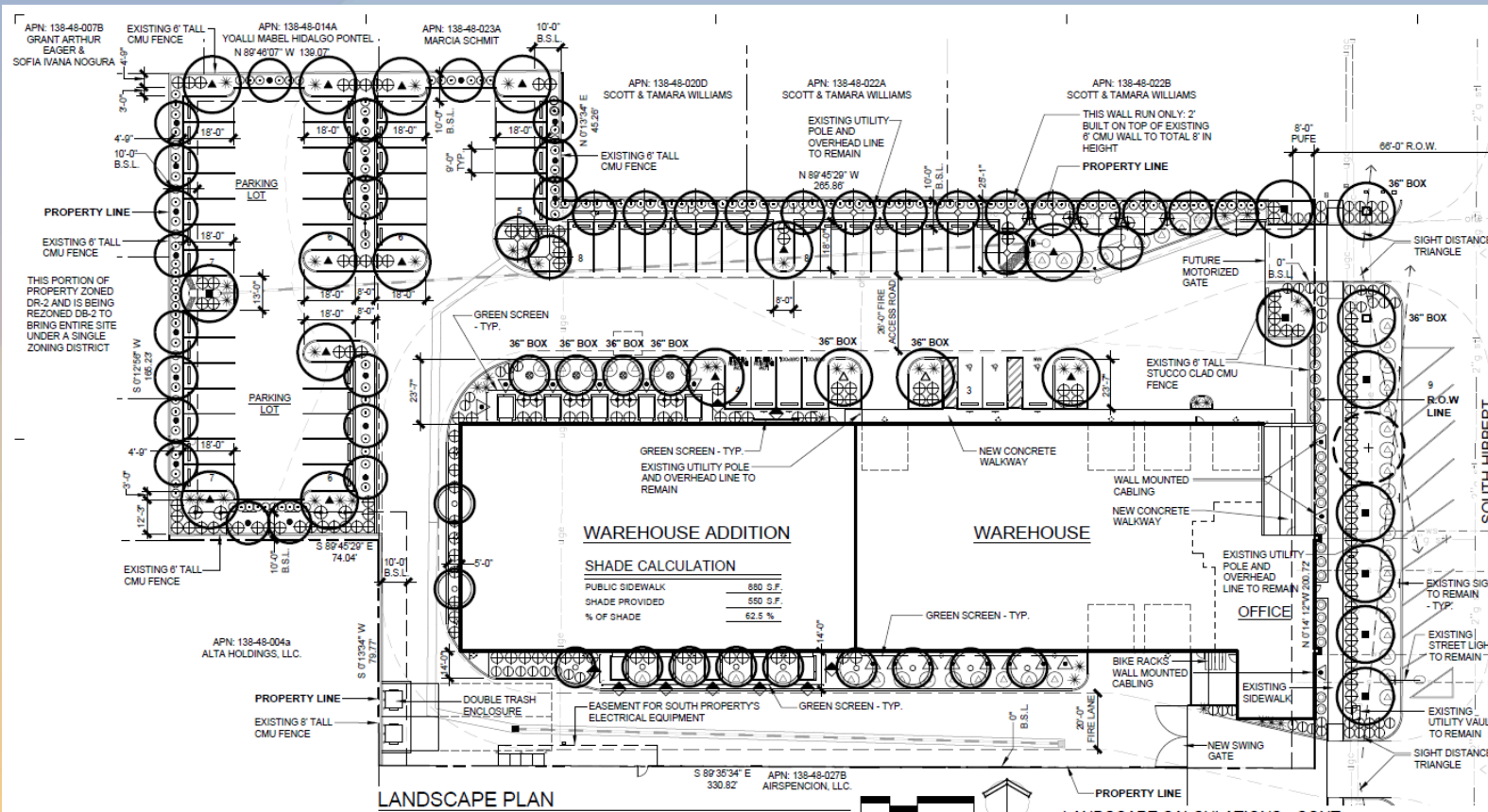
- 11,229 sq. ft. addition to existing warehouse totaling 22,528 sq. ft. of warehouse and 2,402 sq. ft. of office
- 33 parking spaces required; 53 proposed
- Access from Hibbert







# Landscscape Plan



**PLANT LIST**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
<b>TREES:</b>				
⊕	EXISTING MESQUITE TREE TO REMAIN		1	PROTECT FROM DAMAGE DURING CONSTRUCTION
⊕	ACACIA ANEURA MULGA	24" BOX	18	
⊕	ACACIA SALICINA WILLOW ACACIA	24" BOX	21	7-8"X2.5-35WX1.25"-1.25" CAL.
⊕	ACACIA WILLARDIANA PALO BLANCO	36" BOX	4	9-11HX3-7WX2-2.5" CAL.
⊕	ACACIA WILLARDIANA PALO BLANCO	24" BOX	11	5-8"X2.5-3.5WX1-1.5" CAL.
⊕	PISTACIA LENTIGOS MASTIC TREE	36" BOX	2	9-11HX4-5WX1.25-2.25" CAL.
⊕	PISTACIA LENTIGOS MASTIC TREE	24" BOX	8	7-9"X2.5-3.5WX1-1.5" CAL.
⊕	PROSOPIA X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	36" BOX	2	8-10HX7-8WX1.75-2.25" CAL.
⊕	PROSOPIA X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	24" BOX	13	6-7"X3-4WX1-1.5" CAL.
<b>SHRUBS:</b>				
⊕	CASALPINA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	18	
⊕	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD THUNDER CLOUD SHAGE	5 GALLON	156	
⊕	LEUCOPHYLLUM LANGMANIAE RIO BRAVO RIO BRAVO SAGE	5 GALLON	155	
<b>ACCENTS:</b>				
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	45	
⊕	RUESSIELLA EQUESETIFORMIS CORAL FOUNTAIN	5 GALLON	23	

**PLANT LIST - CONT.**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
<b>VINES:</b>				
⊕	BOUGHANVILLEA BARBARA KARST BARBARA KARST BOUGHANVILLEA	5 GALLON	17	
⊕	MACADAMIA UNGUIS-CATI CATS CLAW VINE	5 GALLON	9	
<b>GROUND COVER:</b>				
⊕	EREMOPHILA GLABRA WINGENOW GOLD OUTBACK GUMBLE GUM	5 GALLON	47	
⊕	LANTANA X NEW GOLD YELLOW TRAILING LANTANA	5 GALLON	59	
<b>DECOMPOSED GRANITE:</b>				
AS NOTED	TAN COLOR	10' MINUS		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLAN.
<b>LANDSCAPE CALCULATIONS</b>				
TOTAL AREA OF PROPERTY		51,454 S.F.		
TOTAL BUILDING AREA		25,644 S.F.		
TOTAL PARKING AREA		41,766 S.F.		
TOTAL LANDSCAPE AREA		17,655 S.F.		
TOTAL SITE TREES		450		
TOTAL SITE SHRUBS, ACCENTS, VINES (5 GALLON)		423		
TOTAL GROUND COVER (5 GALLON)		156		
TOTAL TURF AREA		0 S.F.		
TOTAL LANDSCAPE INORGANIC MATERIAL (DECOMPOSED GRANITE)		17,655 S.F.		
<b>STREET FRONTAGE</b>				
TREE: 1 PER 25' L.F. OF STREET FRONTAGE		0	≠ 8	
SHRUB: 6 PER 25' L.F. OF STREET FRONTAGE (5 GALLON MIN.)		48	≠ 11	
TREE: 36" BOX (25% STREET FRONTAGE TREES)		2	≠ 3	
TREE: 24" BOX (50% REQUIRED TREES)		4	≠ 5	
* COUNT INCLUDES (1) EXISTING TREE TO REMAIN				



# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

Minimum Setback –  
*MZO Section 11-8-5*  
 - Front

15 Feet

**0 Feet  
 (existing)**

Required Landscape Yards –  
*MZO Section 11-33-3(B)(1) & MZO Section 11-33-3(B)(2)*  
 - Non-single residential uses adjacent to other non single residential uses or districts (northwest and north property line)  
 - Non-single residential uses adjacent to other non-residential (southwest and south property lines)

20 Feet

**4 Feet 9 Inches**

15 Feet

**0 Feet**





# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

Required Landscape Material –  
*MZO Section 11-33-3(B)(2)(c)*

A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided

- Southwest property line

- South property line

3 Trees and 20 Shrubs

**0 Trees and 0 Shrubs**

10 Trees and 67 Shrubs

**0 Trees and 0 Shrubs**

Required Foundation Base –  
*MZO Section 11-33-5(A)(2)(a)*

- Exterior wall adjacent to parking stalls

10 Feet Wide

**5 Feet 6 Inches**



# Council Use Permit

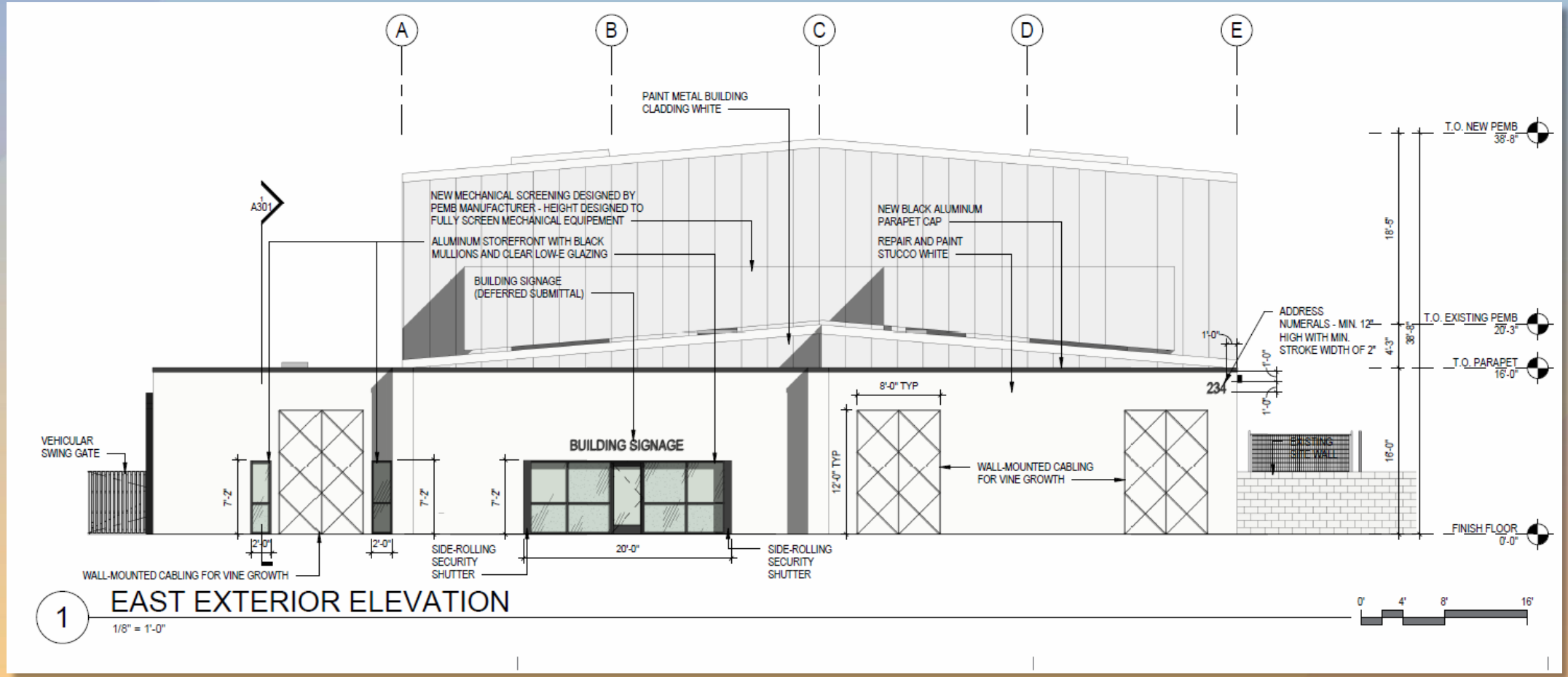
## Section 11-70-6: Council Use Permit Required Findings

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



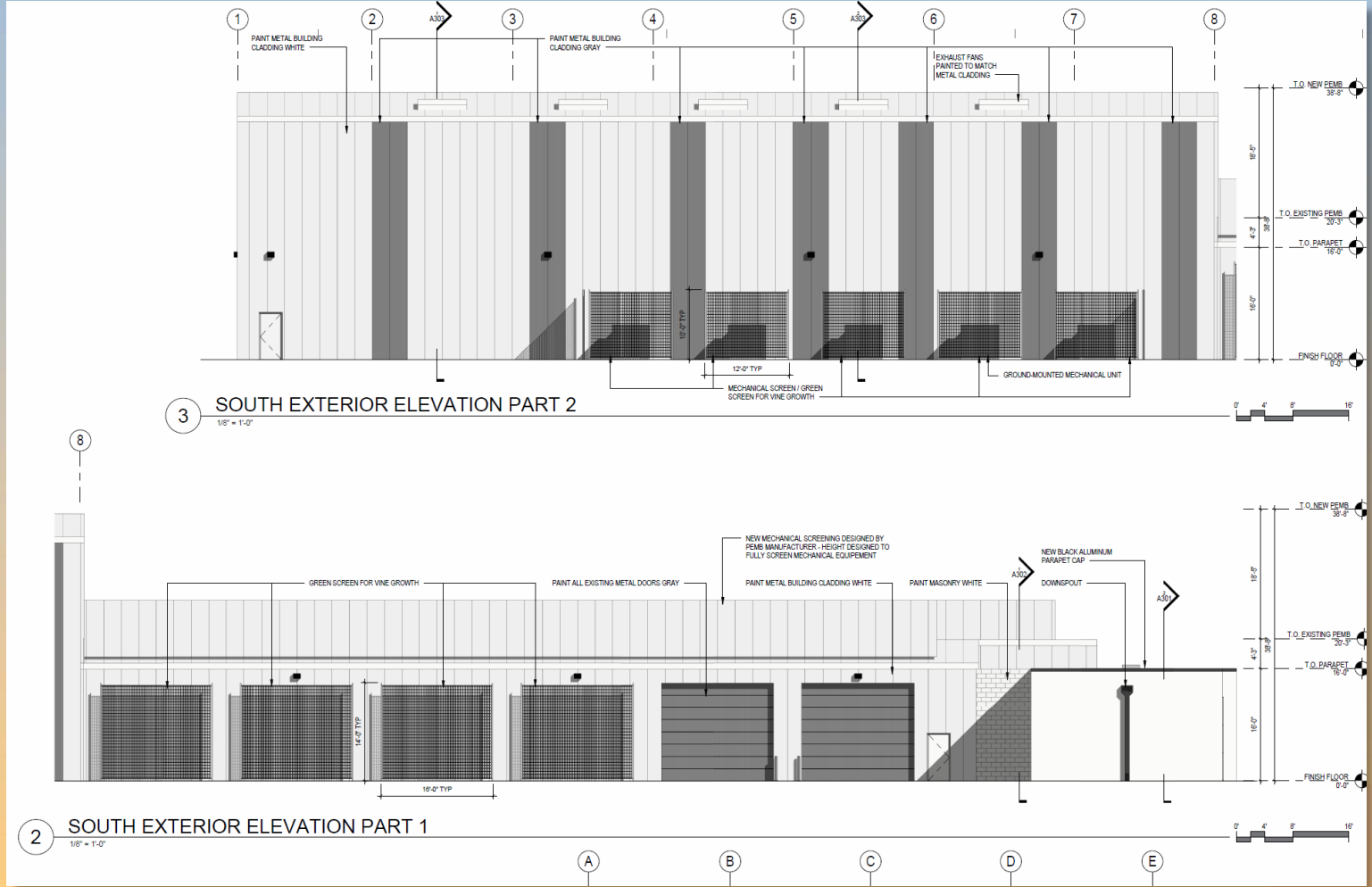


# Elevations





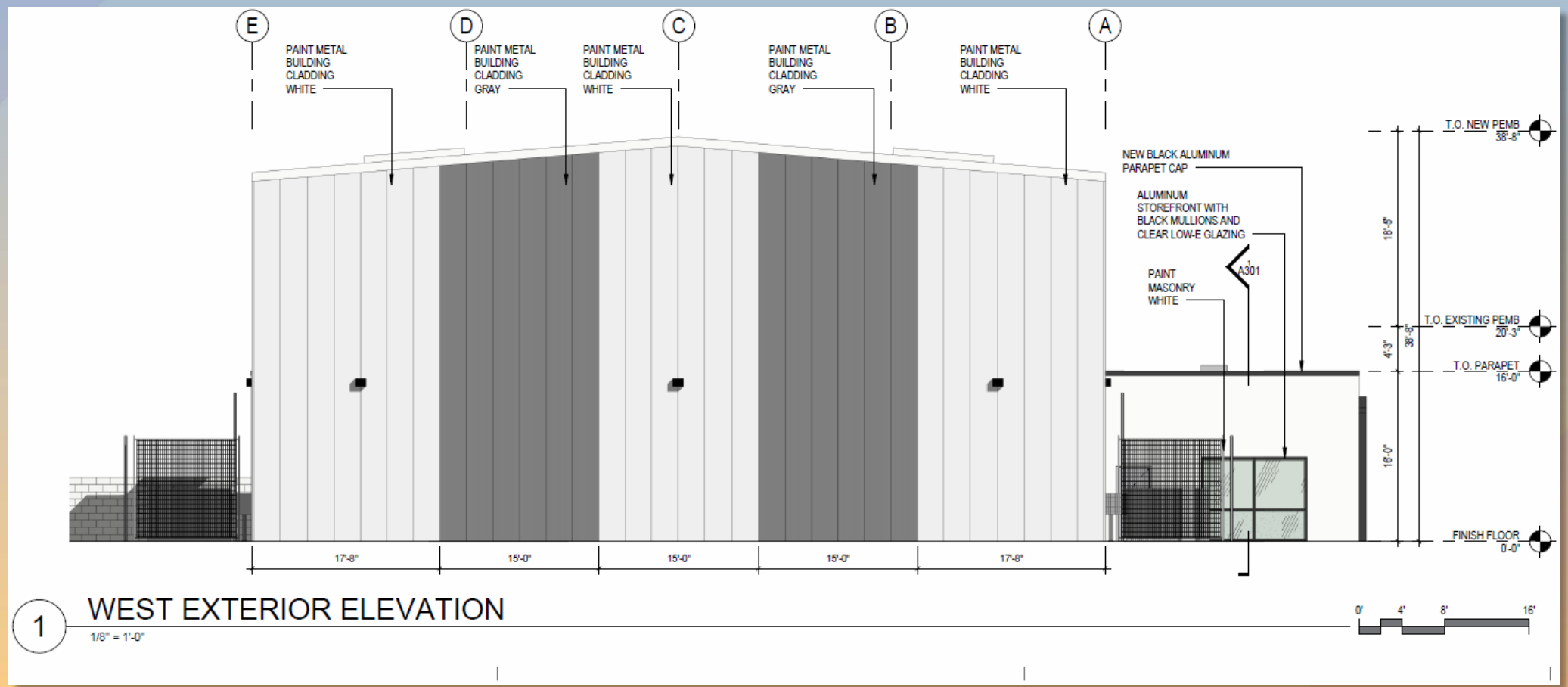
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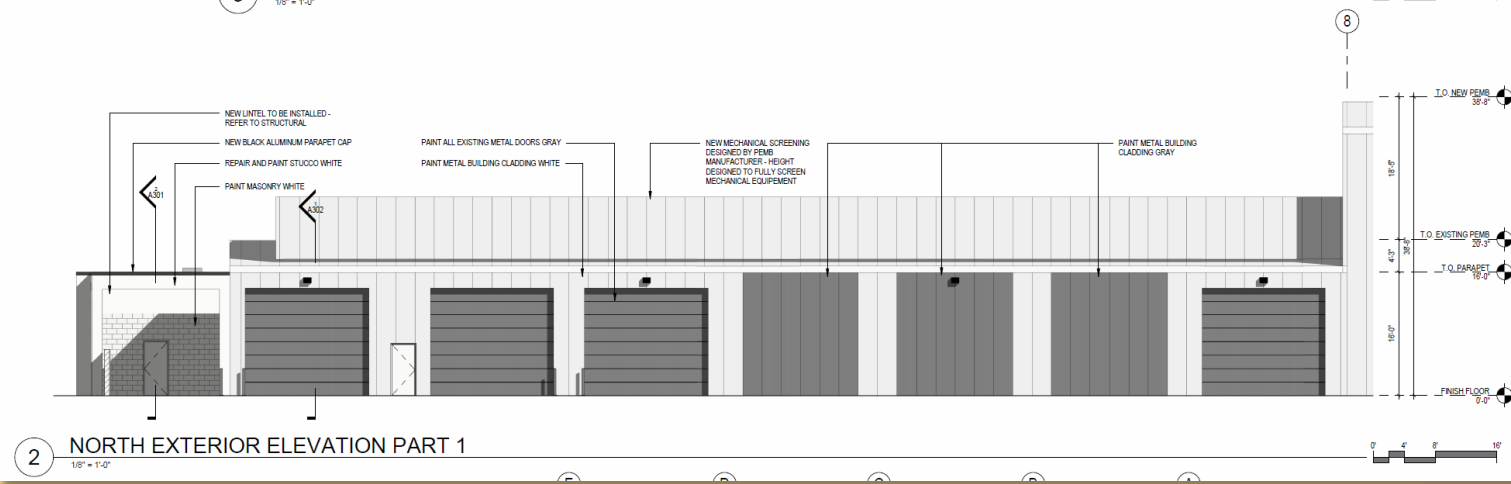
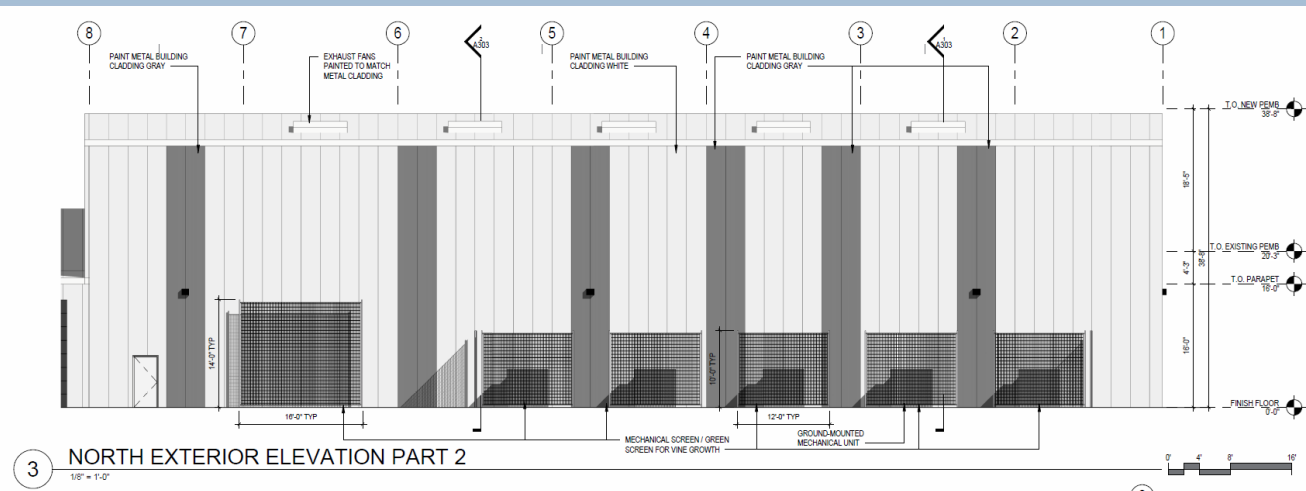


# Elevations





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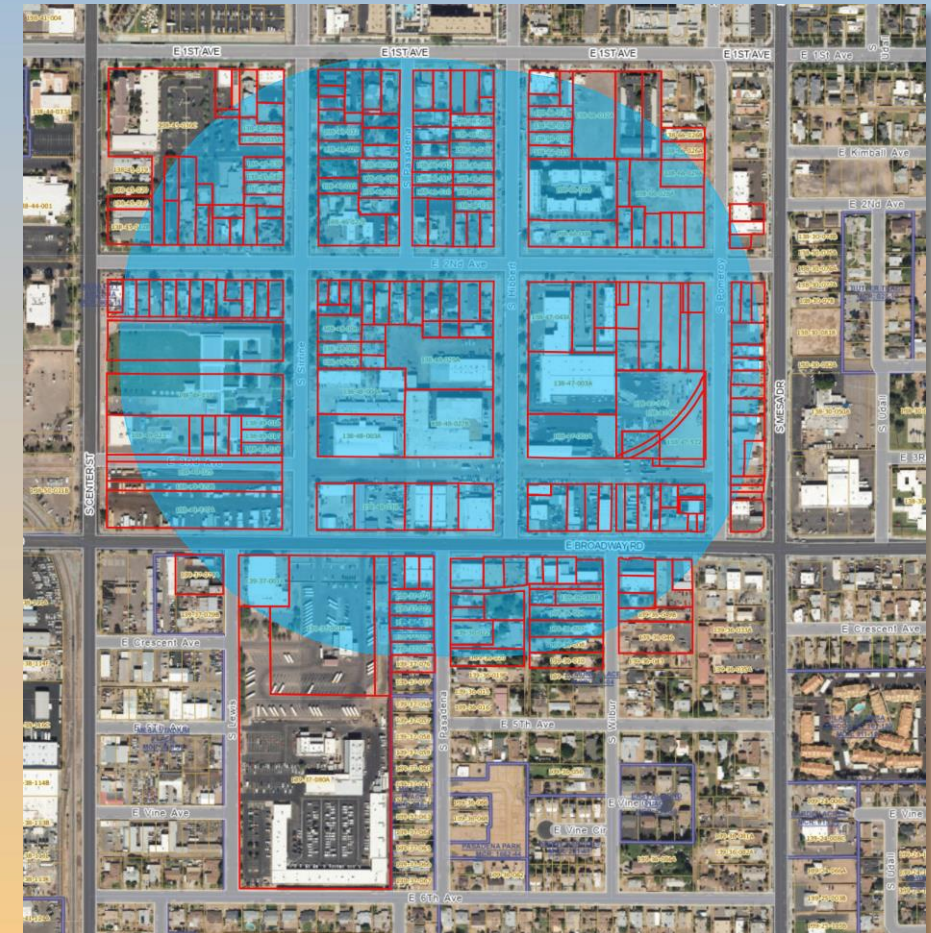






# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Several neighbors have reached out to the applicants with questions regarding walls and lighting





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

*Staff recommend Approval with Conditions*





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