



Planning & Zoning Board



ZON24-00277

Emily Johnson, Planner I

July 10, 2024



Request

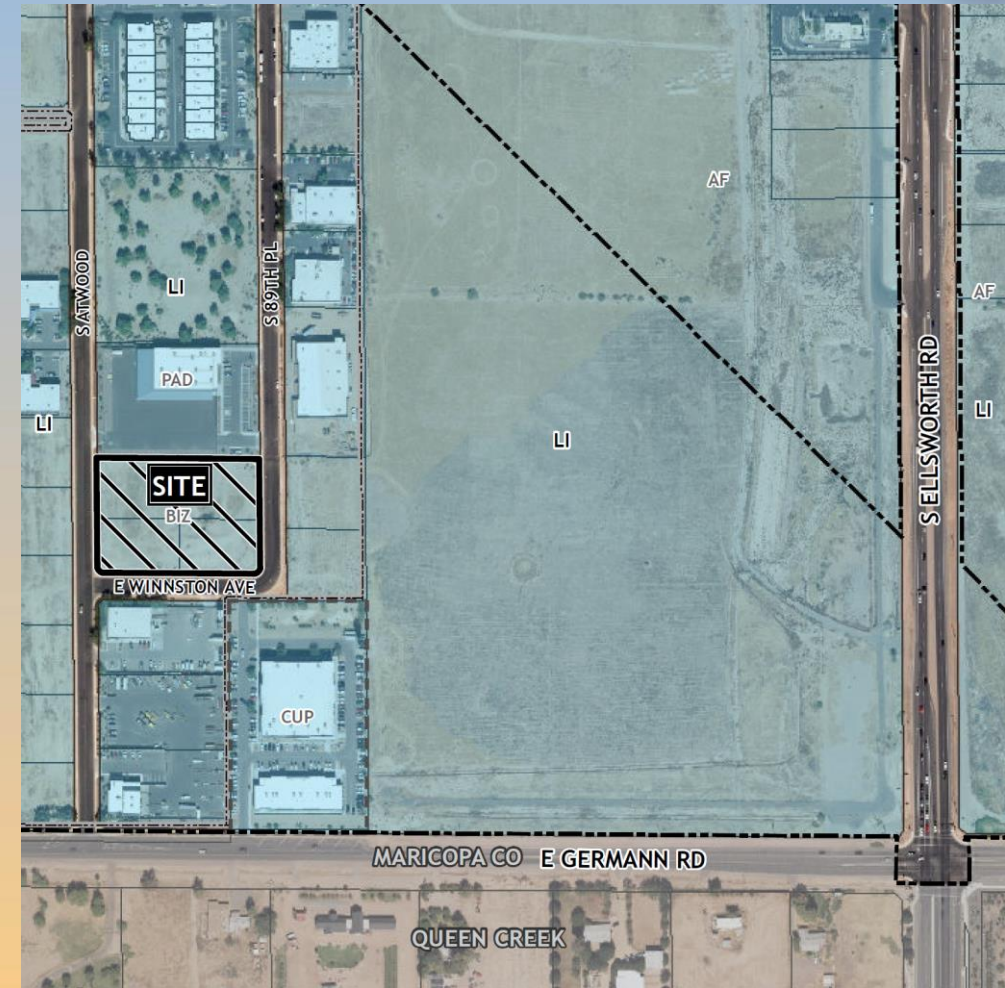
- Rezone from LI-PAD-BIZ to LI-PAD-BIZ
- Bonus Intensity Zone Overlay
- Major Site Plan Modification
- To allow an industrial development





Location

- North of Germann Road
- West of Ellsworth Road





General Plan

Employment with Business Park Sub-type

- Devoted primarily to industrial, office, warehousing, and related uses

Mesa Gateway Strategic Development Plan

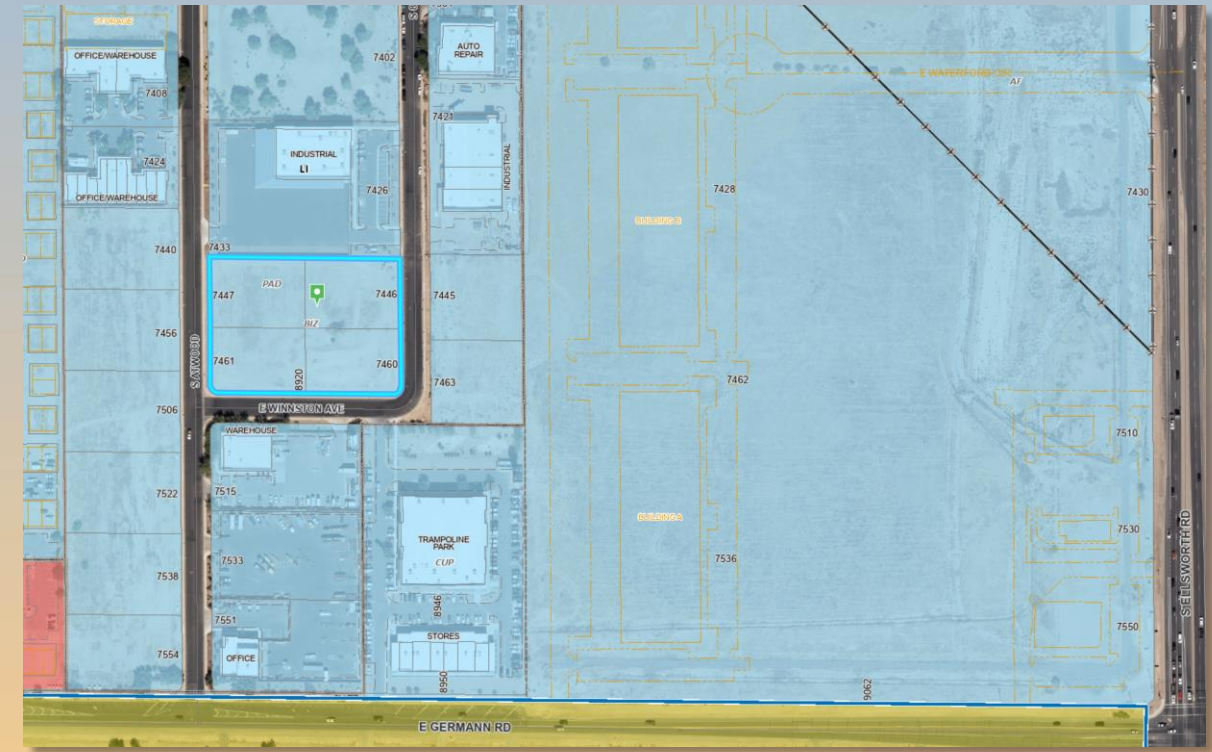
- Within the Logistics and Commerce District. Heavy industrial, light industrial, and business park uses will be predominant





Zoning

- Rezone from LI-PAD-BIZ to LI-PAD-BIZ
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to rear one-half of the lot





Site Photo

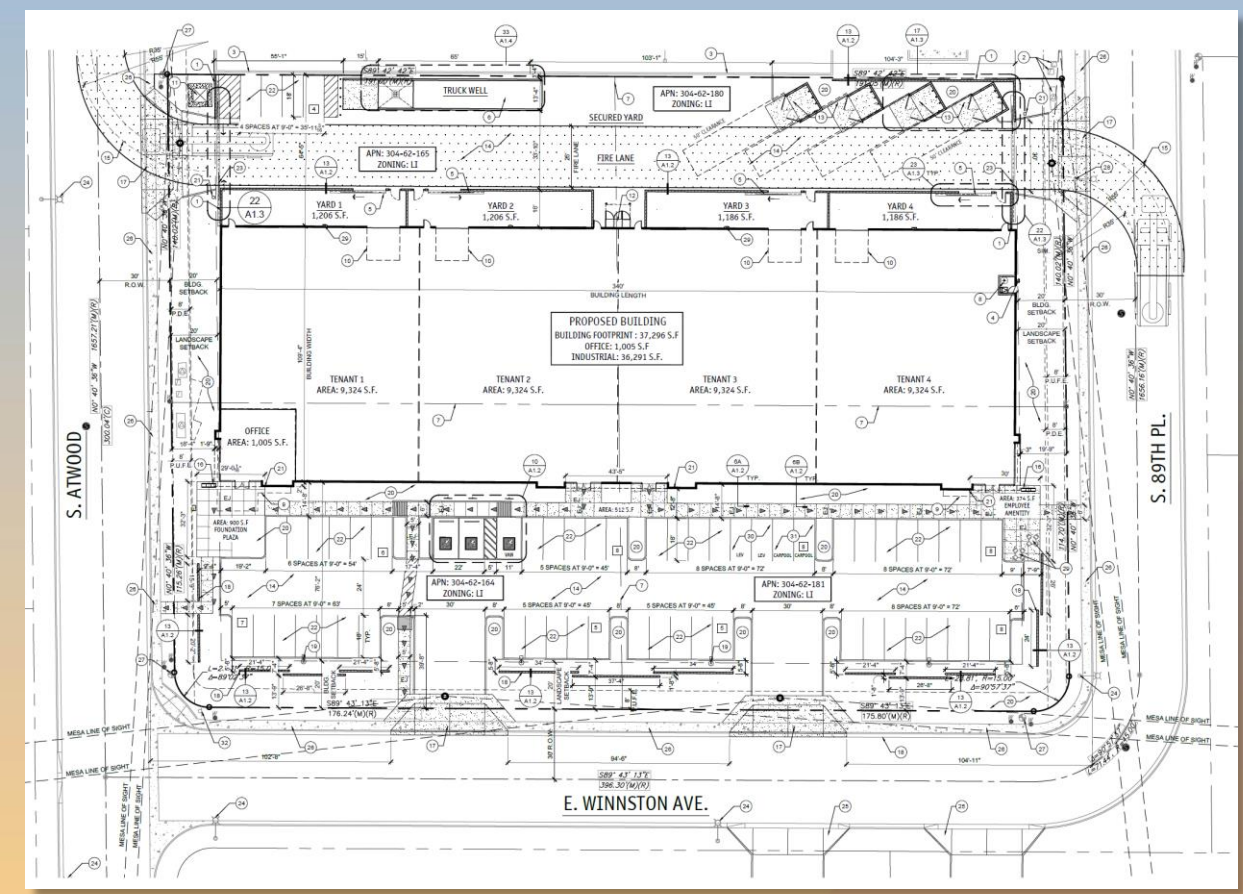


Looking northeast from Atwood and Winnston



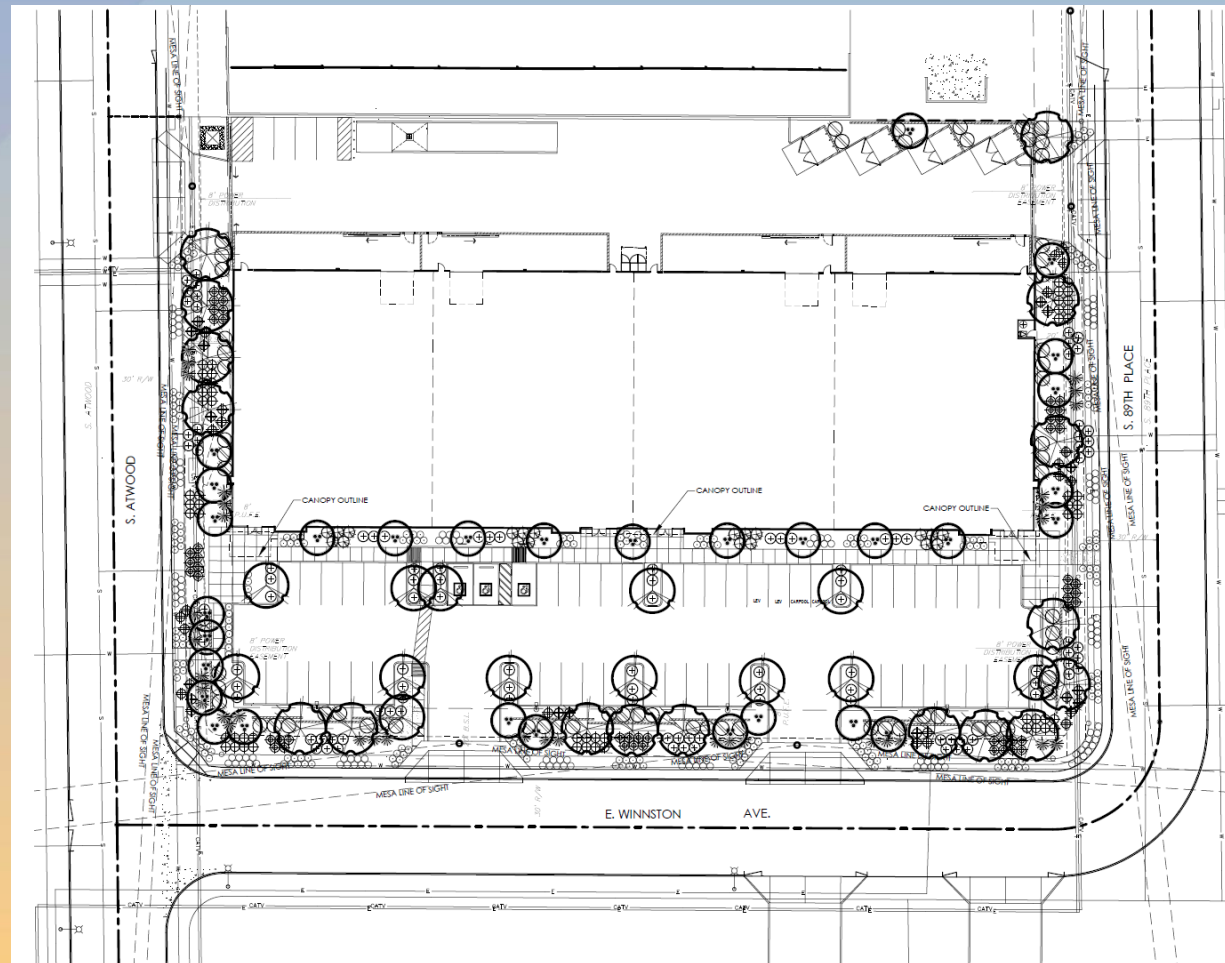
Site Plan

- 36,291 sq. ft of industrial and 1,005 sq. ft. of office space
- 76 parking spaces required; 55 proposed
- Primary access from Winnston and secondary gated access to outdoor storage yards from


















Landscape Plan



LANDSCAPE LEGEND

TREES

-  TIPUANA TIPU
TIPU TREE
36" BOX (17)
-  QUERCUS VIRGINIANA
LIVE OAK
36" BOX (15)
-  CAESALPINIA CACALACO
CASCALOTE
36" BOX (31)
- LARGE SHRUBS
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (61)
- MEDIUM SHRUBS
-  EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (109)
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (20)
- ACCENTS
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (56)
-  HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (50)
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (38)
-  AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON (35)
- GROUND COVER
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (237)
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (126)
-  1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



Bonus Intensity Zone

Development Standard	MZO Required	Gateway Airport Commerce Park PAD	BIZ Proposed
<u>Minimum Setback –</u> <i>MZO Section 11-7-3</i> - Front and Street Facing Side, Local Street (East – S. 89 th Place) (West – S. Atwood)	20 Feet 20 Feet	20 Feet 20 Feet	19 Feet 8 Inches 18 Feet 4 Inches
<u>Minimum Setback –</u> <i>MZO Section 11-7-3MZO</i> - Rear – Adjacent to LI, GI, or HI	0 Feet	7 Feet 6 Inches	0 Feet

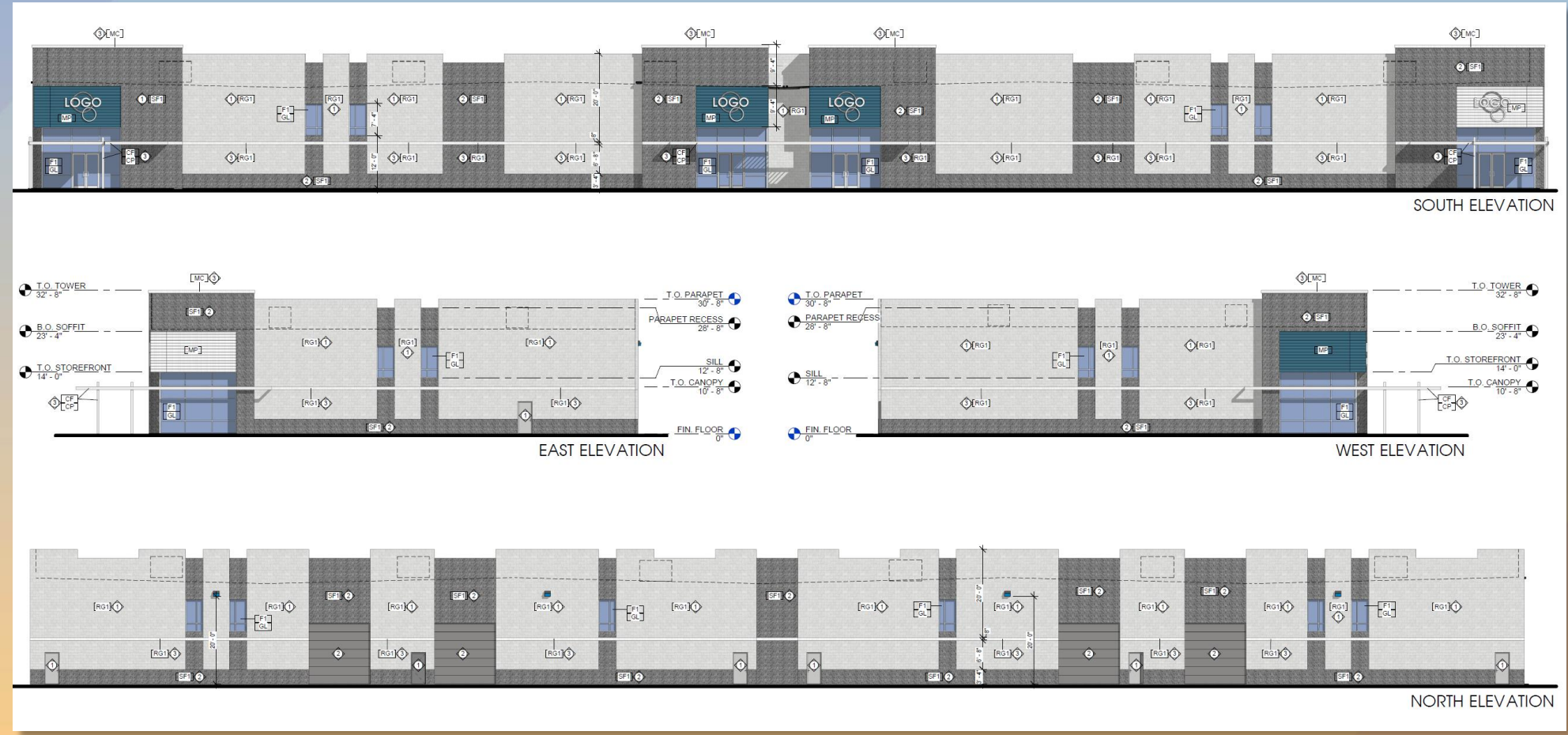


Bonus Intensity Zone

Development Standard	MZO Required	Gateway Airport Commerce Park PAD	BIZ Proposed
<u>Minimum Parking Requirements –</u> <i>MZO Table 11-32-3.A & PAD</i> - Industrial	1 space per 600 sq. ft.	1 space per 500 sq. ft.	1 space per 700 sq. ft.
<u>Setback of Cross Drive Aisles–</u> <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be setback at least 50 ft. from the property line abutting the street	-	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet 9 inches from the property line abutting the street
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)(1)</i> - Exterior Walls with Public Entrance	15-foot-wide foundation base measured from face of building to face of curb along entire length of the exterior wall	-	14 feet 4-inch-wide foundation base measured from face of building to face of curb along entire length of exterior wall



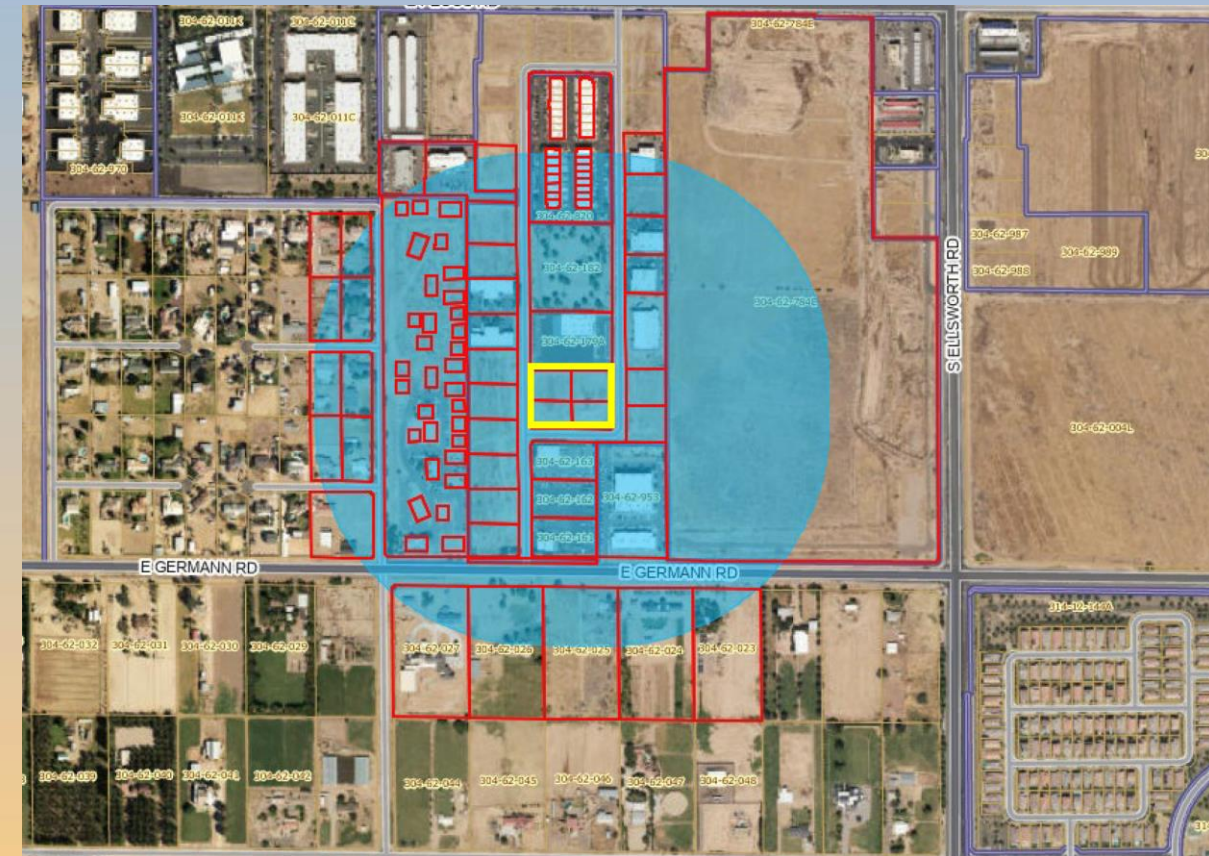
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Letters were sent out May 13, 2024 to property owners providing information on the proposal
- Neither staff nor the applicant have received any feedback





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

Staff recommend Approval with Conditions



Planning & Zoning Board