



City Council

ZON23-00653

Mary Kopaskie-Brown, Planning Director

October 21, 2024
1



Request

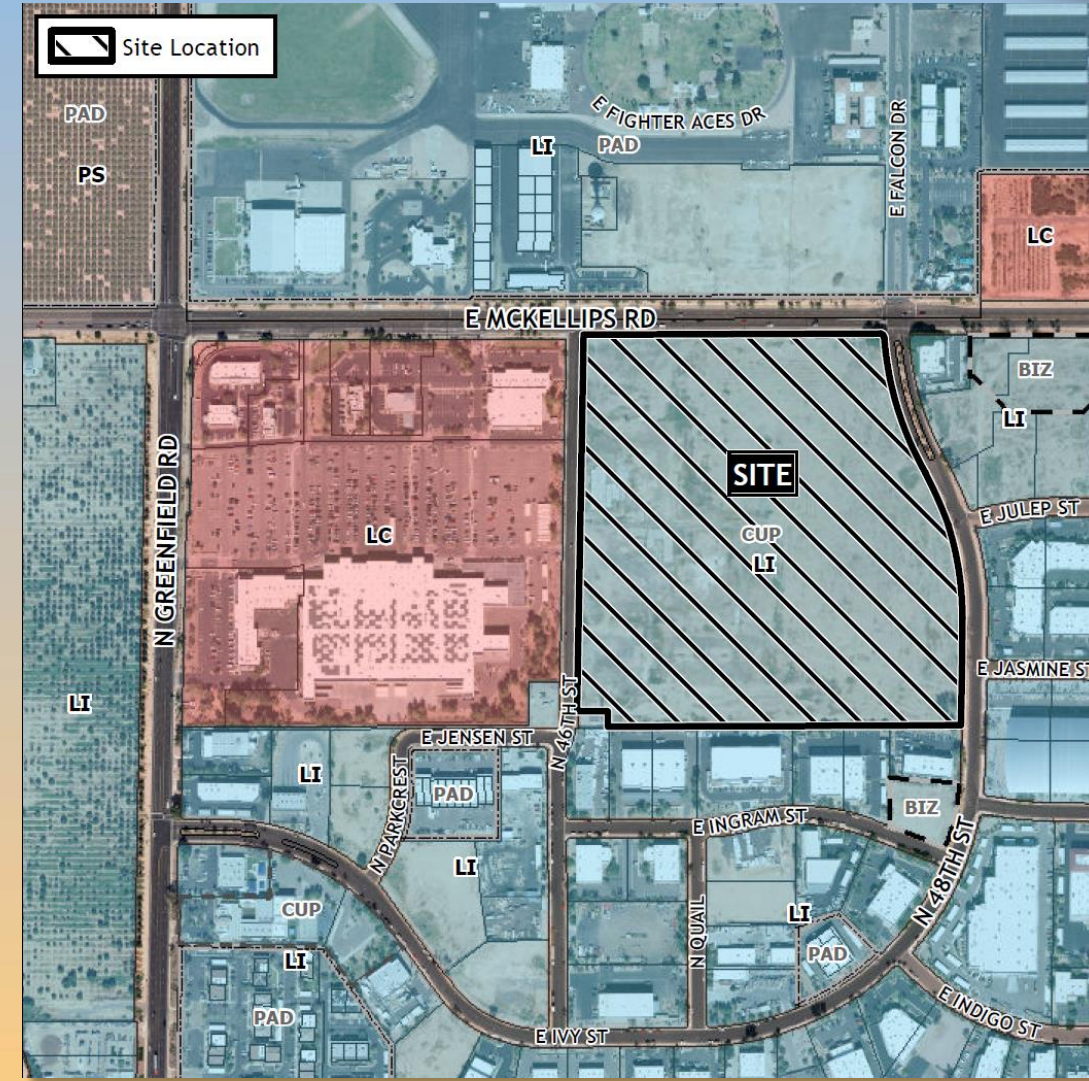
- CUP Revocation, Rezone, Site Plan Review and Preliminary Plat
- To allow for an industrial business park development





Location

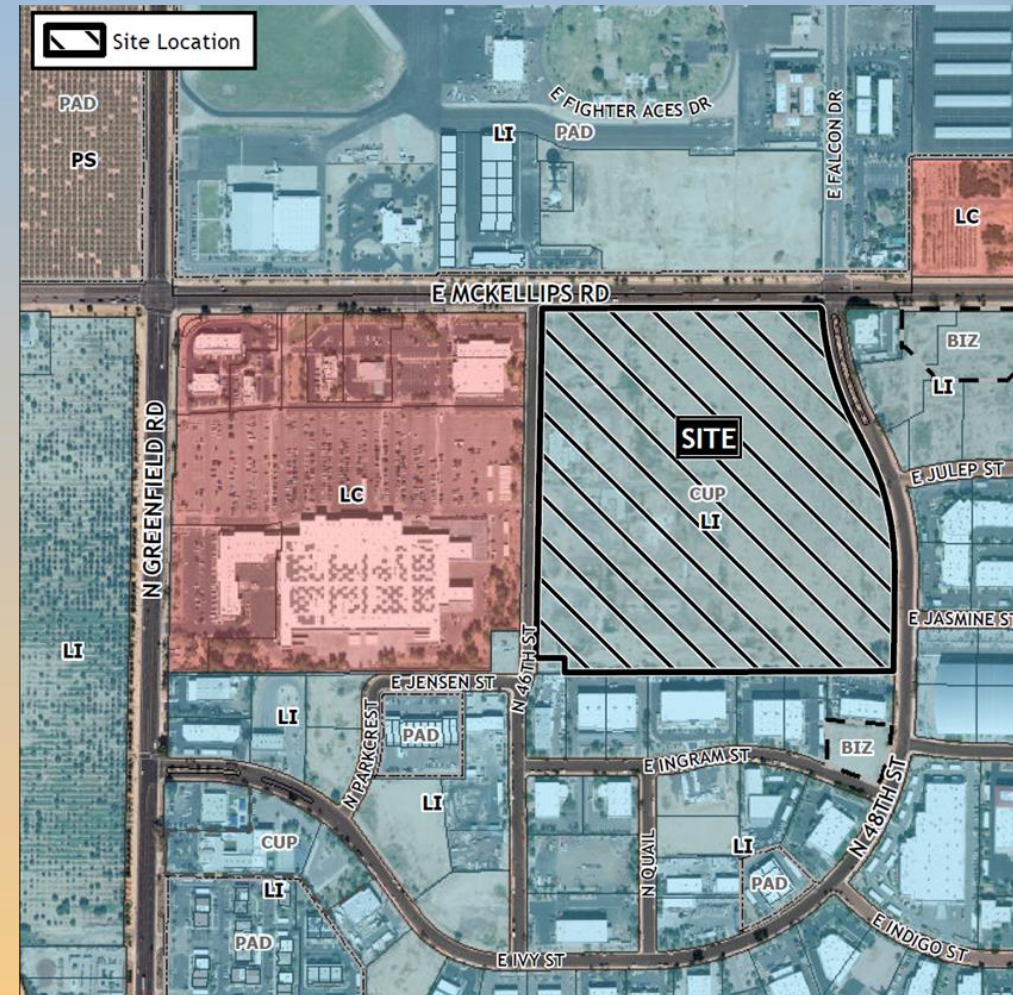
- East of Greenfield Road
- South of McKellips Road





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone





Site Photo

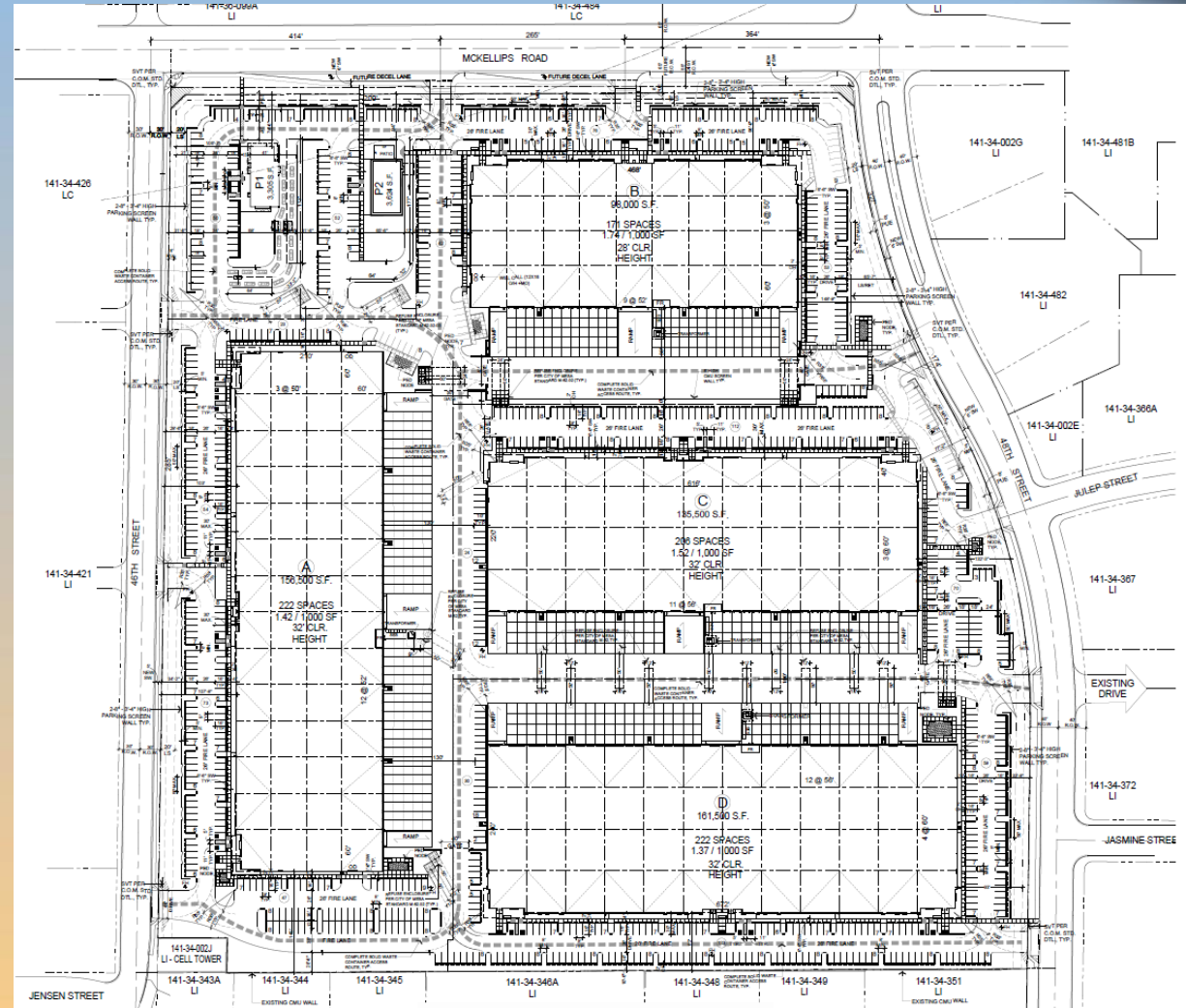


Looking south from McKellips Road



Site Plan

- 6 separate structures proposed
 - 4 Industrial Tilt Buildings
 - 2 Drive Thru Buildings
- Vehicular access to the site is provided from McKellips Road, 46th and 48th Streets
- 821 parking spaces provided





Site Rendering





Planned Area Development

| Development Standard | MZO Required | PAD Proposed |
|---|---|---|
| <p><u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> -Industrial Shell</p> | <p>75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet</p> | <p>80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet</p> <p>20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet</p> |



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Maximum Building Height –
MZO Section 11-7-3

40 feet

45 feet

Trash and Refuse Collection Areas –
MZO Section 11-30-12(C)(1)(2)(3)

Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.

Enclosure material shall be solid masonry or concrete tilt- up with decorated exterior-surface finish compatible to the main structure(s).

Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.

Instead of a full refuse enclosures, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed



Approval Criteria

Section 11-70-6(E) CUP Criteria – Revocation of CUPs

- ✓ Permittee or holder of the permit failed to initiate construction or undertake the use in question within a one year period following the effective date of the permit
 - ✓ CUP for a Large Commercial Center was permitted on September 6, 2005
 - ✓ Project was never constructed and site plan expired on September 6, 2007



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Subdivision Regulations Section 9-6-2
- ✓ Criteria in Section 11-70-6(E) of the MZO for CUP Revocations

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (6-0)



mesa·az



Landscape Plan

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

| TREES | SIZE | QTY |
|---|--|-----|
| Chilopsis linearis 'Art' / Seedless Desert Willow | 24" box / Multi-Trunk | 21 |
| Ulmus parviflora 'Sempervirens' / Chinese Evergreen Elm | 24" Box / Standard, Matching | 26 |
| Parkinsonia hybrid 'Desert Museum' / Desert Museum Palo Verde | 36" Box / Multi-Trunk, Breaker, Matching | 106 |
| Prosopis alba 'Hybrid Cooperi' / Cooper's Thornless Mesquite | 24" Box / Standard, Matching | 115 |
| Caesalpinia mexicana / Mexican Bird of Paradise | 36" Box / Standard, Matching | 03 |
| Acacia salicina / Willow Acacia | 24" Box / Standard, Matching | 53 |
| Fouquieria splendens / Baja Fairy Duster / Ocotillo | 6' Tall - 6 Cane Minimum | 02 |
| Quercus virginiana 'Heritage' / Heritage Live Oak | 24" Box / Standard, Matching | 73 |
| Existing Trees to Remain In Place and be Protected | | 05 |
| Existing Mexican Fan Palm to Remain In Place and be Protected | | 5 |
| Existing Trees to be Removed with New Construction | | 29 |

| SHRUBS / ACCENTS / VINES | SIZE | QTY |
|--|----------|-----|
| Daylily whorleri / Desert Spoon | 5 Gallon | 57 |
| Hesperaloe funifera / Giant Yucca | 5 Gallon | 59 |
| Leucophyllum frutescens 'Compacta' / Compact Texas Sage | 5 Gallon | 351 |
| Hesperaloe parviflora 'Yellow' / Yellow Yucca | 5 Gallon | 124 |
| Bouteloua gracilis / Blonde Ambition Grass | 5 Gallon | 115 |
| Agave desmetiana / Smooth Agave | 5 Gallon | 284 |
| Caesalpinia mexicana / Mexican Bird of Paradise | 5 Gallon | 105 |
| Senna artemisioides / Feathery Cassia | 5 Gallon | 139 |
| Eremophila hygrophana / Blue Bells | 5 Gallon | 282 |
| Tecoma x 'Sparky' / Sparky Tecoma | 5 Gallon | 339 |
| Aloe x 'Blue Elf' / Blue Elf Aloe | 5 Gallon | 266 |
| Ruellia peninsularis / Desert Ruellia | 5 Gallon | 217 |
| Justicia californica / Red Chuparrosa | 5 Gallon | 82 |
| Encelia farinosa / Brittlebush | 5 Gallon | 66 |
| Nerium oleander 'Petite Pink' / Petite Pink Oleander | 5 Gallon | 287 |
| Leucophyllum x Heavenly Cloud / Heavenly Cloud Sage | 5 Gallon | 114 |
| Calliandra californica / Baja Fairy Duster | 5 Gallon | 97 |
| Hesperaloe parviflora 'Red' / Red Yucca | 5 Gallon | 100 |
| Yucca rupicola / Twisted Leaf Yucca | 5 Gallon | 36 |
| GROUNDCOVERS | SIZE | QTY |
| Lantana x 'White Lightning' / Trailing White Lantana | 5 Gallon | 67 |
| Lantana montevidensis / Trailing Lantana 'Purple & Gold Mound' | 5 Gallon | 553 |
| Portulacaria afra / Elephant's Food | 5 Gallon | 96 |
| Decomposed Granite - 1/2" Screened Rock Pros Rose 2" min thickness in all landscape areas. Submit Samples to Landscape Architect | | |
| Rip-Rap - 3" - 8" Rock Pros Rose 3" min thickness in all landscape areas; bury 2" into grade. Submit Samples to Landscape Architect | | |
| Stabilized Decomposed Granite - 1/4" Minus Madison Gold 3" min thickness with 95% compaction in noted areas. Submit Samples to Landscape Architect | | |
| 1/16" x 2" Steel Header Secure Every 45' with a Metal Stake | | |

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

