



City Council

ZON24-00656

Mary Kopaskie-Brown, Planning Director

December 9, 2024
1



Request

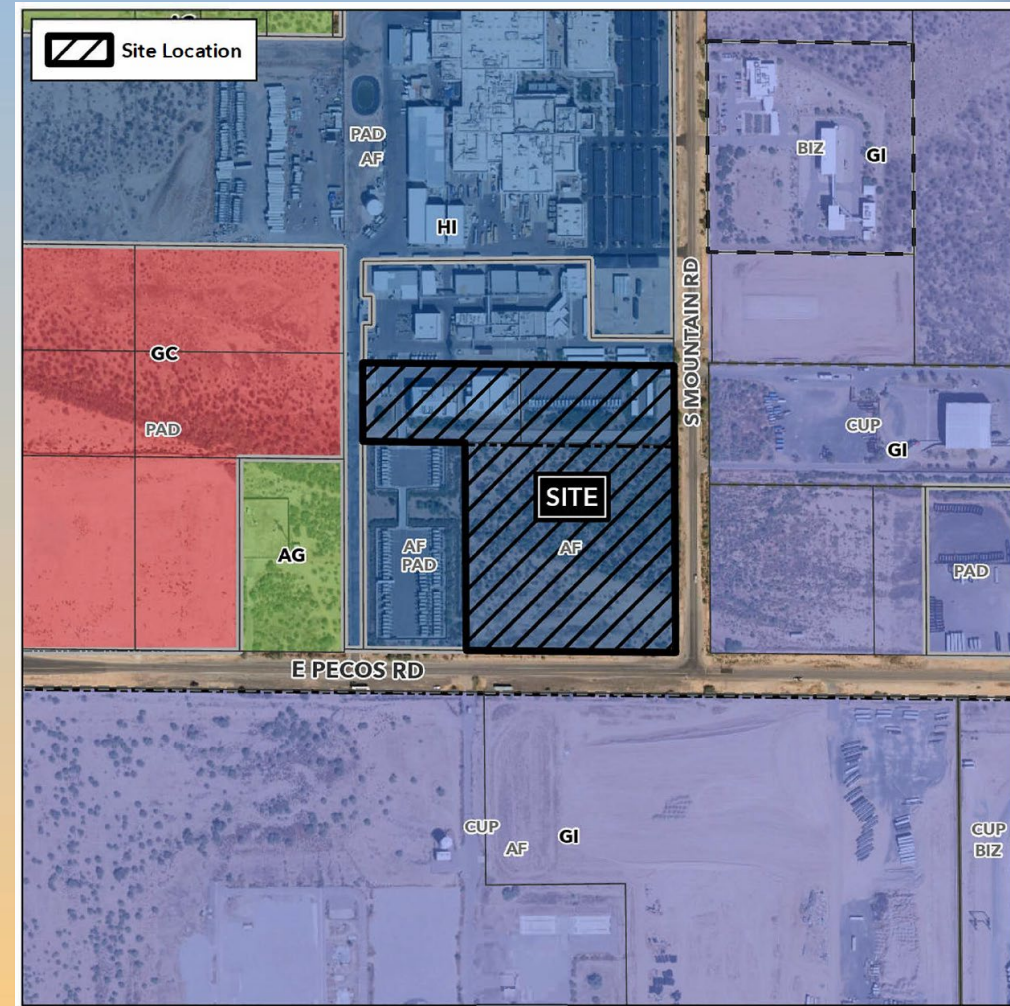
- Major Site Plan Modification
- Amending condition of approval No. 1 for Case No. Z15-024
- To allow for the expansion of an industrial use





Location

- North of Pecos Road
- West of Mountain Road

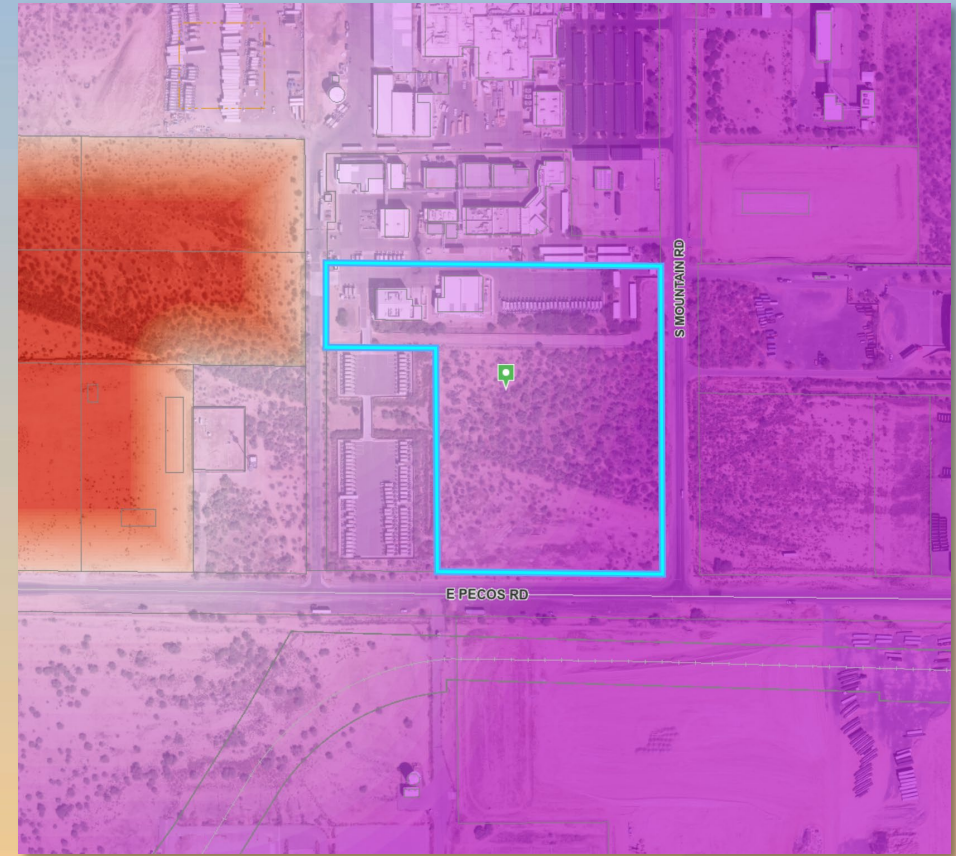




General Plan

Employment

- Intended to provide for high quality centers of employment
- Employment Districts include areas for large manufacturing facilities, warehousing, and business parks.





Zoning

- Existing zoning is Heavy Industrial
- Use is allowed by right





Site Photo

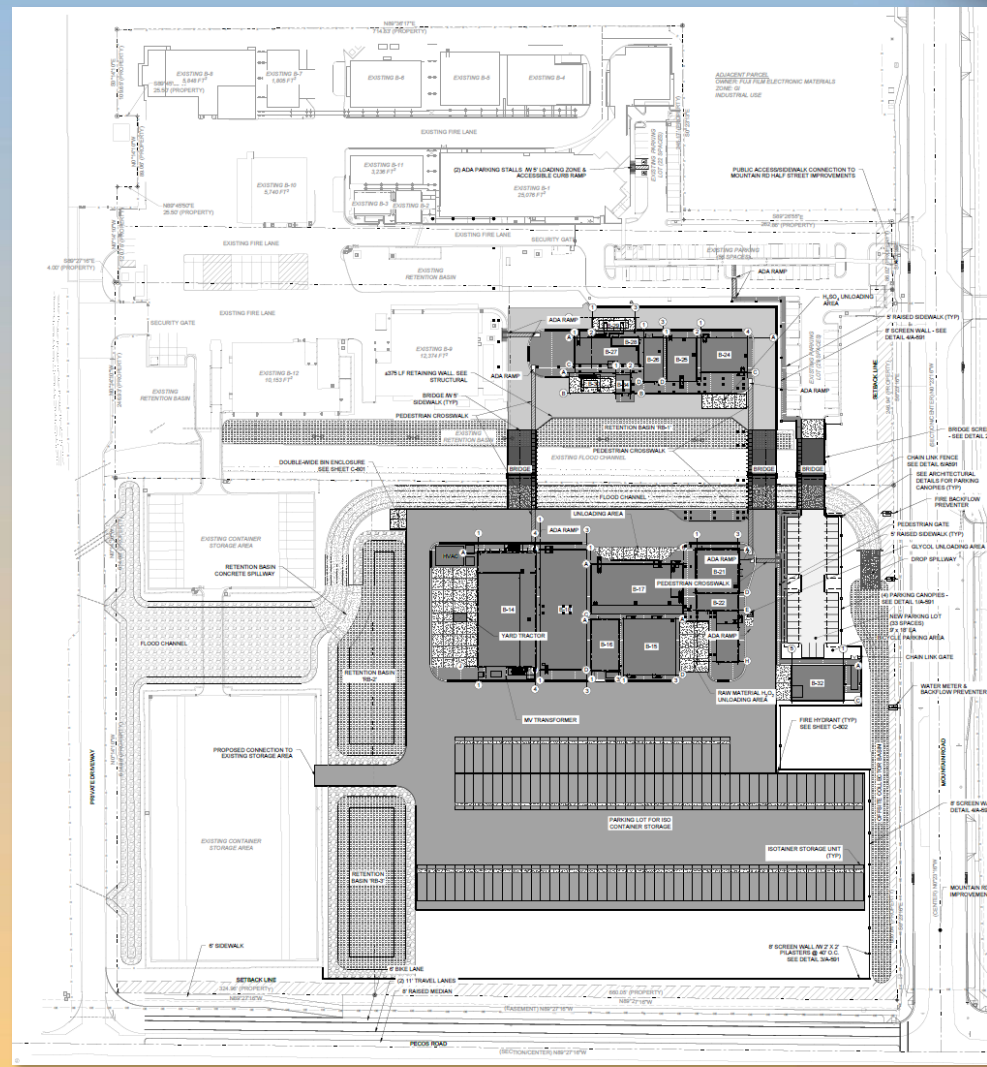


Looking west from Mountain Road



Site Plan

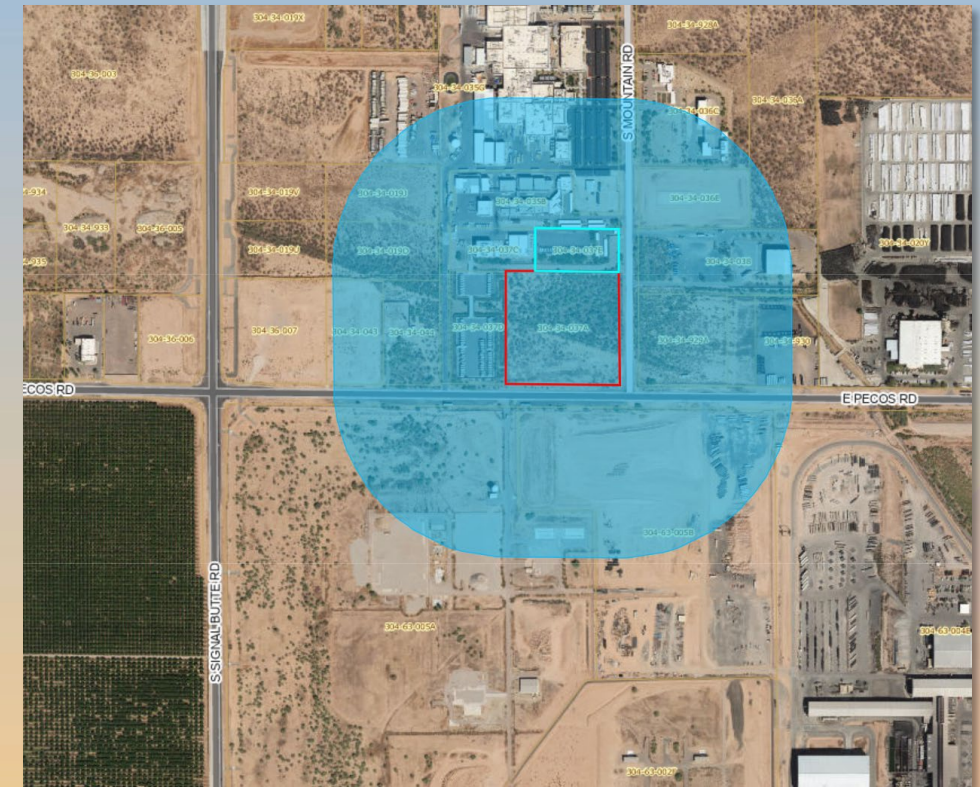
- 16± acres
- Access will be via the existing entrance off Mountain
- 50 ft max building height – P&Z reviewed SUP request for height increase





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meetings October 8, 2024 and October 22, 2024
- Staff has not received any comments in opposition or support at this time



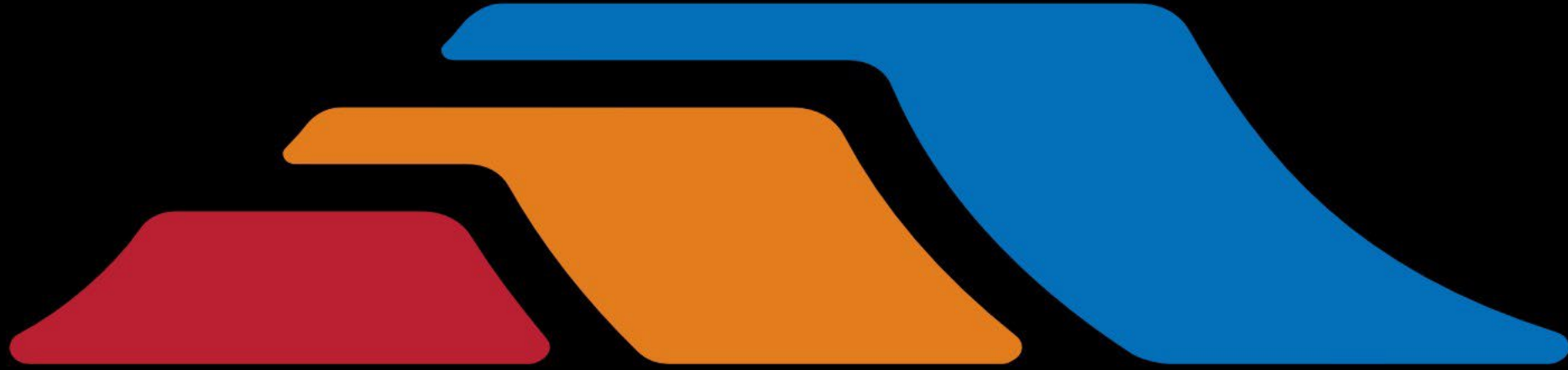


Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 70 of the MZO for Special Use Permits

Staff recommend Approval with Conditions

Planning and Zoning Board recommend Approval with Conditions (7-0)



mesa·az



Special Use Permit – Height Increase

Section 11-70-5(E): Special Use Permit Approval Criteria

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