



Planning and Zoning Board



ZON22-01052

Jennifer Merrill, Senior Planner

August 28, 2024



Request

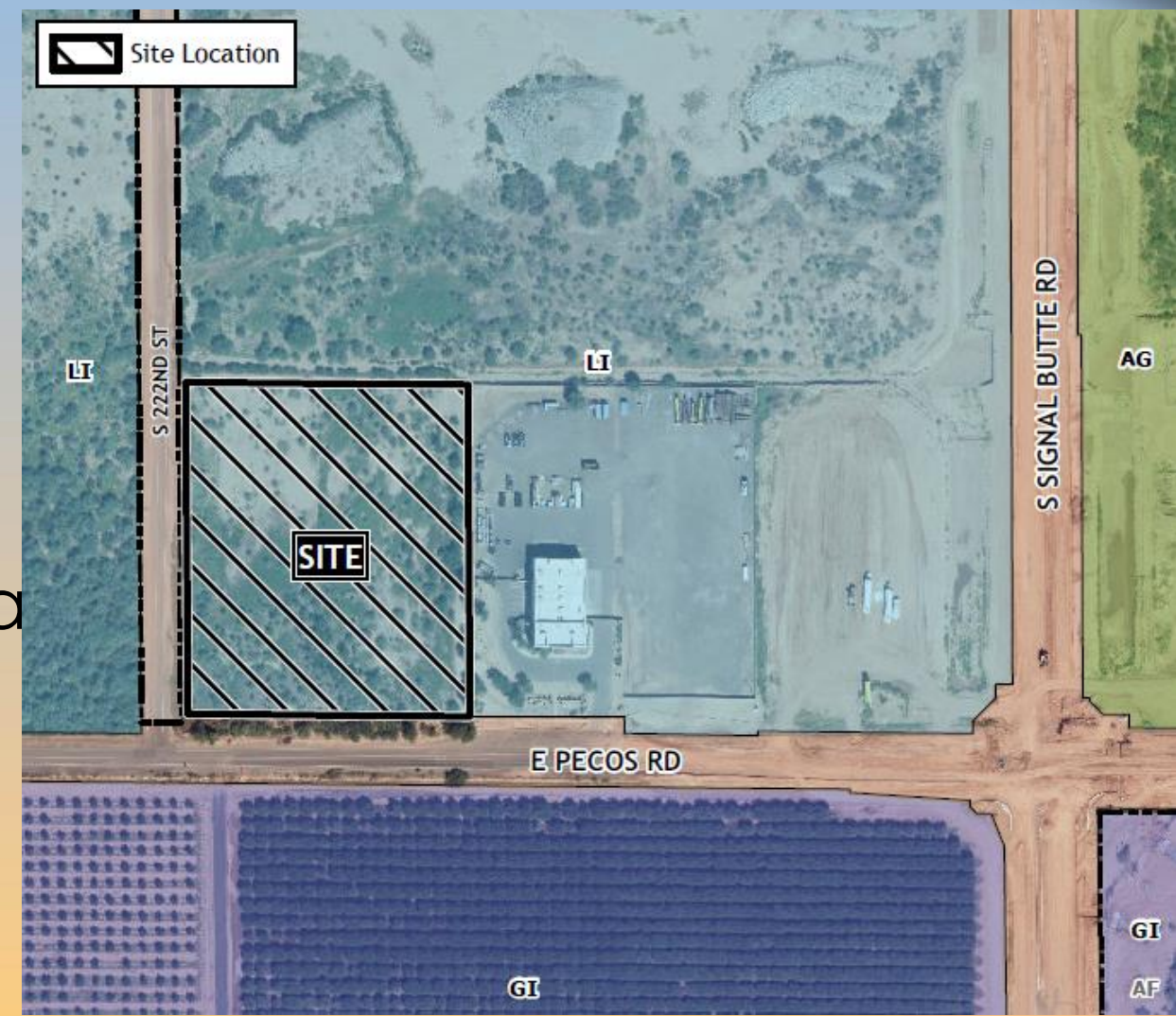
- Major Site Plan Modification
- To allow for an industrial development





Location

- West of Signal Butte Road
- North side of Pecos Road





General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

- Located within the Logistics and Commerce District

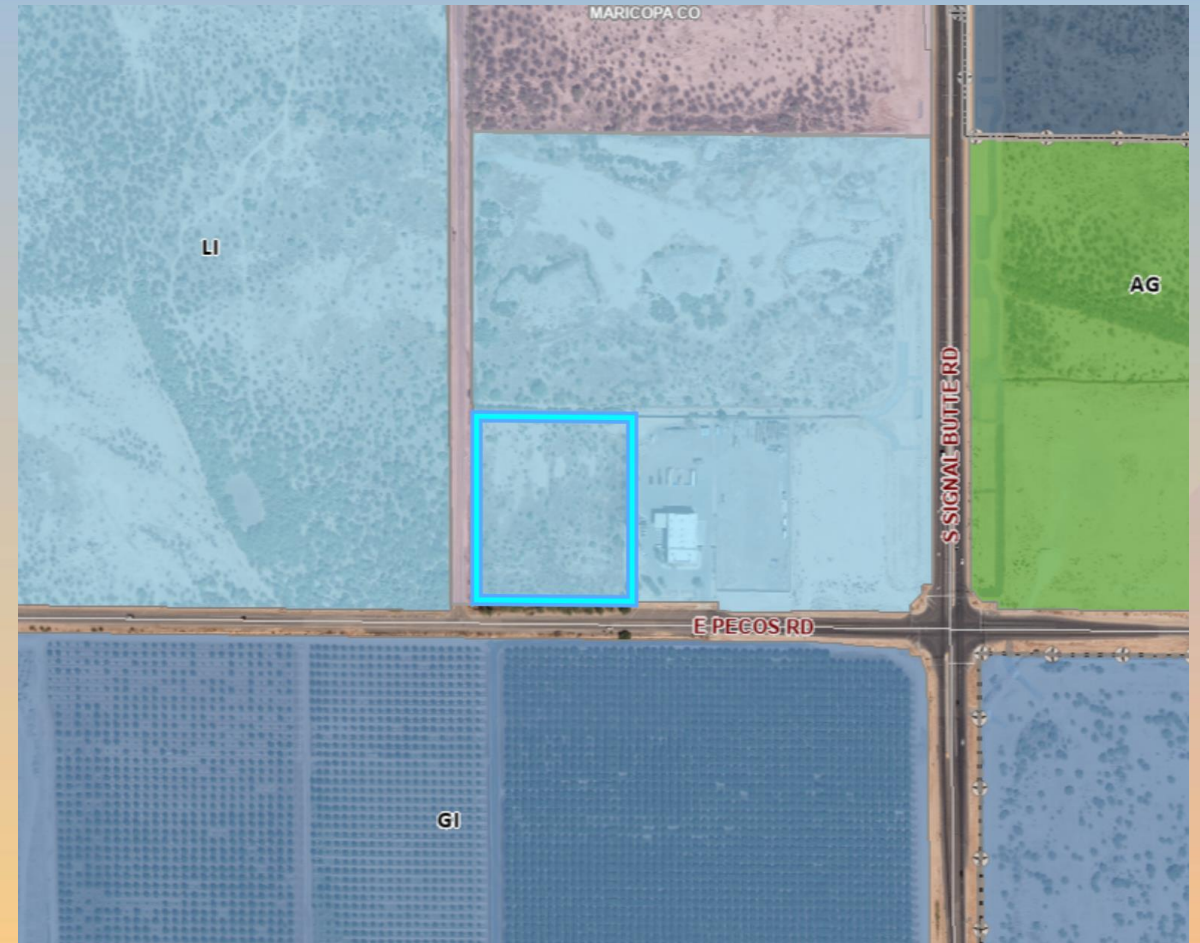
Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- Light Industrial (LI)
- Wholesale use is permitted in the LI district





Site Photo



Looking northwest towards the site from Pecos Road



Site Photo

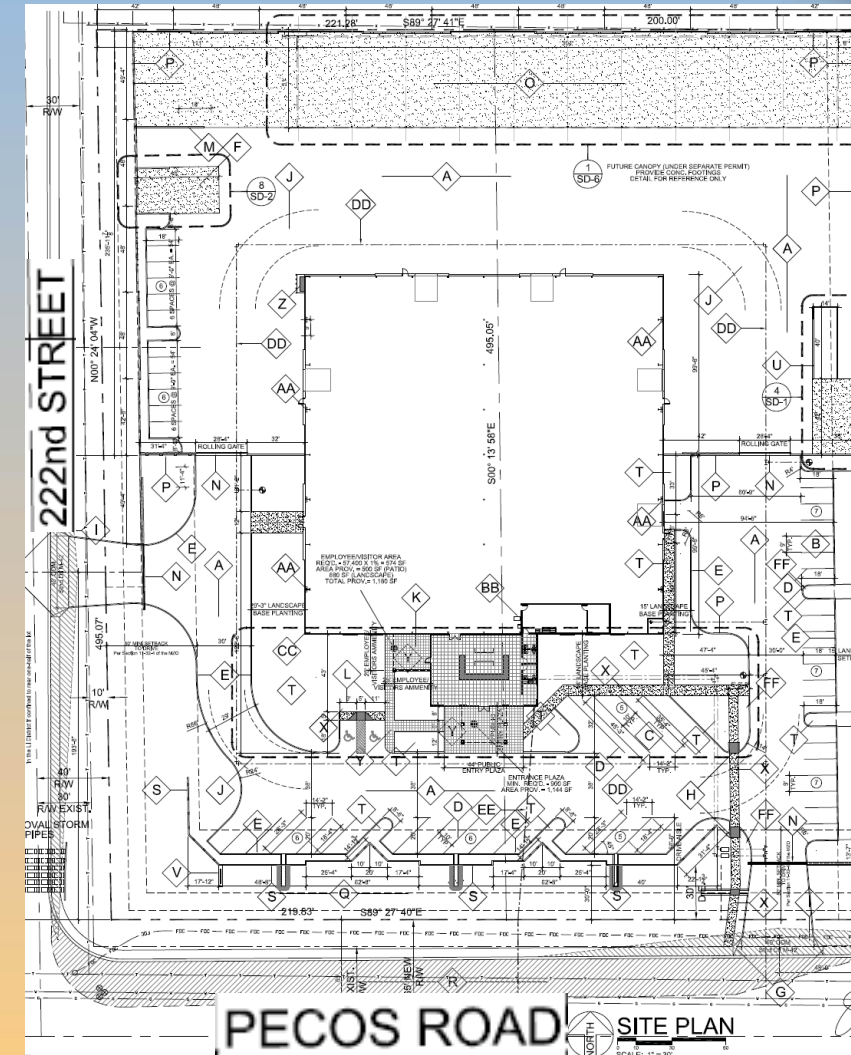


Looking northeast towards the site from Pecos Rd/222nd St



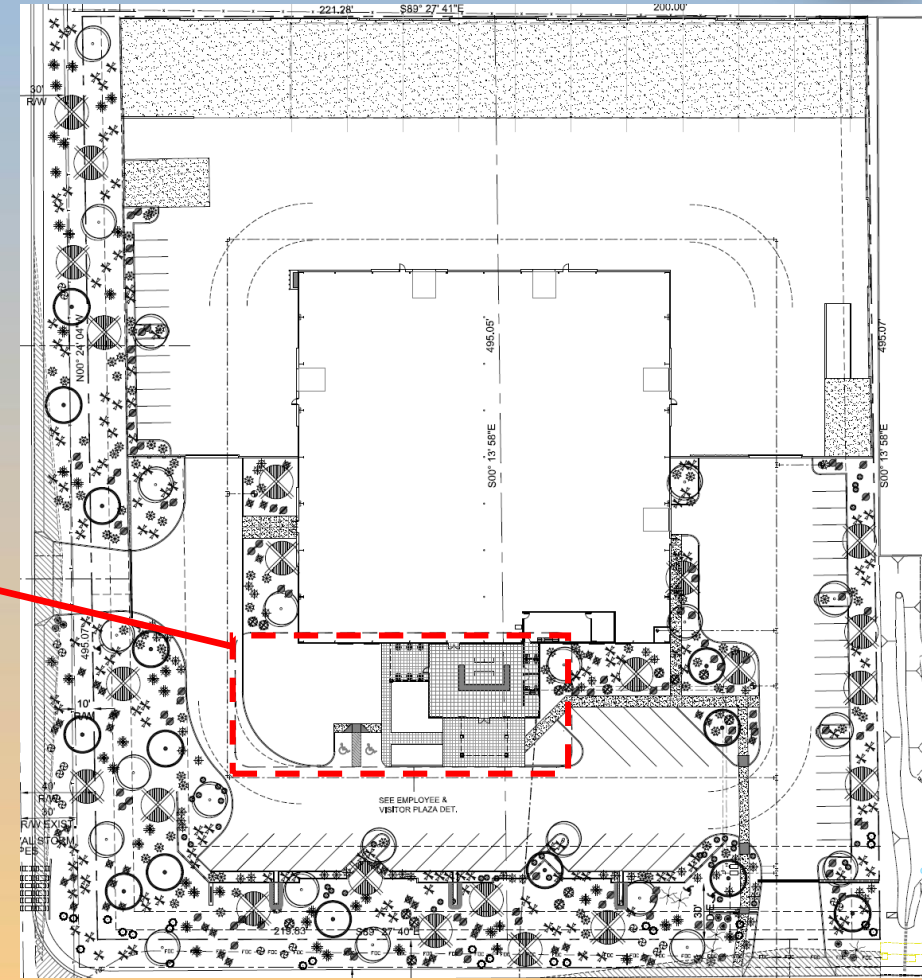
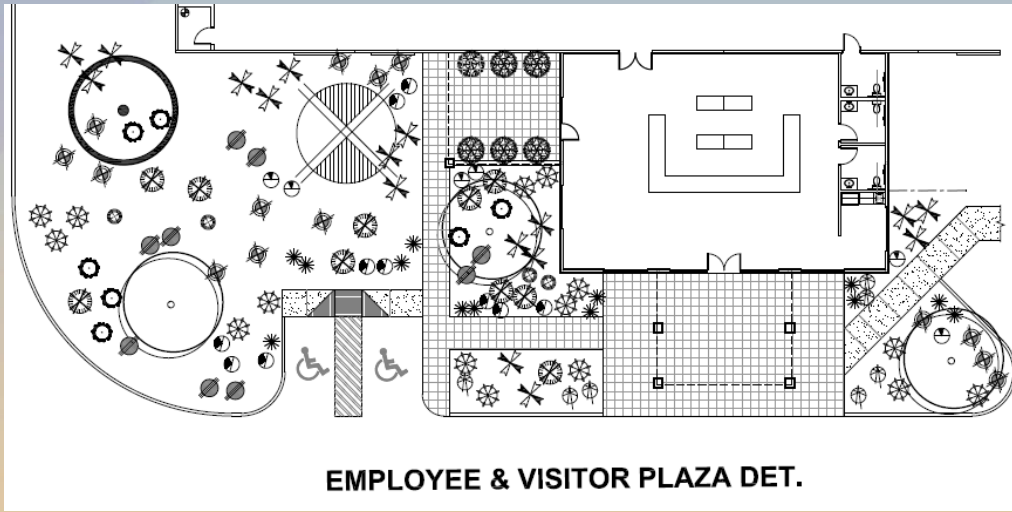
Site Plan

- 40,000 sq. ft. warehouse with 2,400 SF office/showroom
- Gated rear yard
- 15,000 sq. ft. storage canopy
- Access from Pecos Road and 222nd Street
- Standard size and trailer customer parking spaces



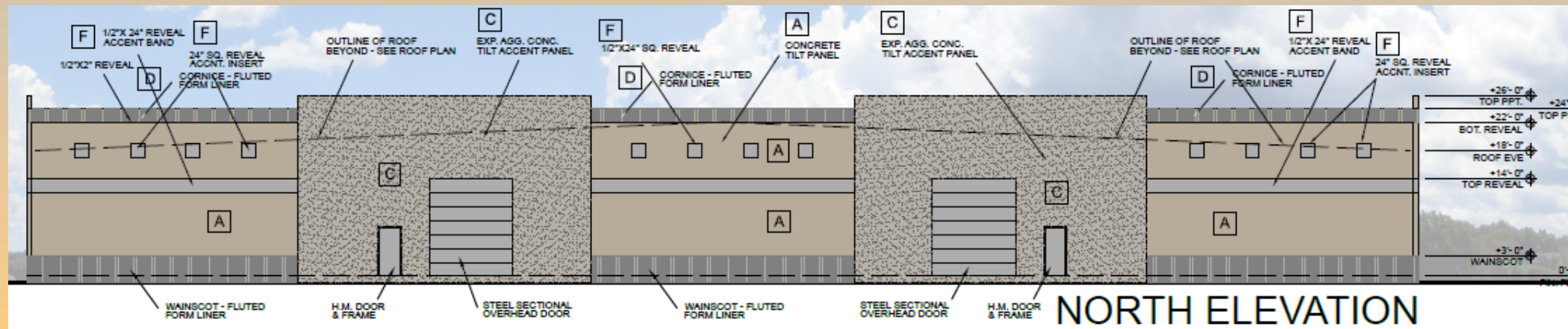
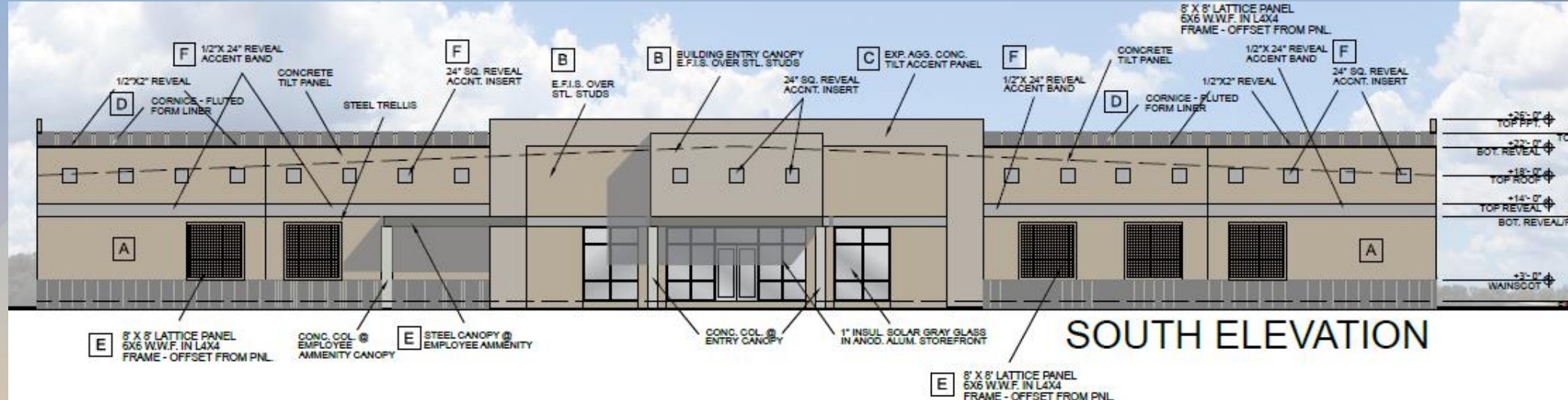


Landscape Plan





Elevations





Citizen Participation

- Notified property owners within 1,000 feet
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

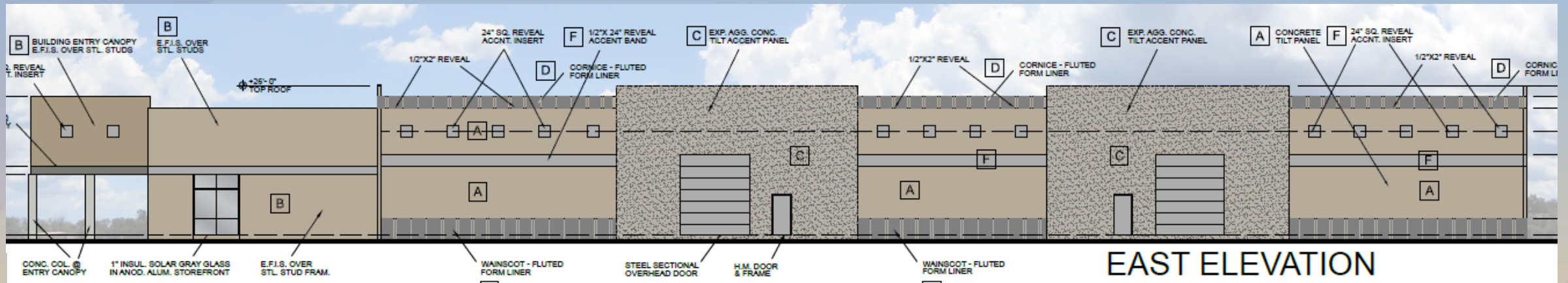
Staff recommends Approval with Conditions



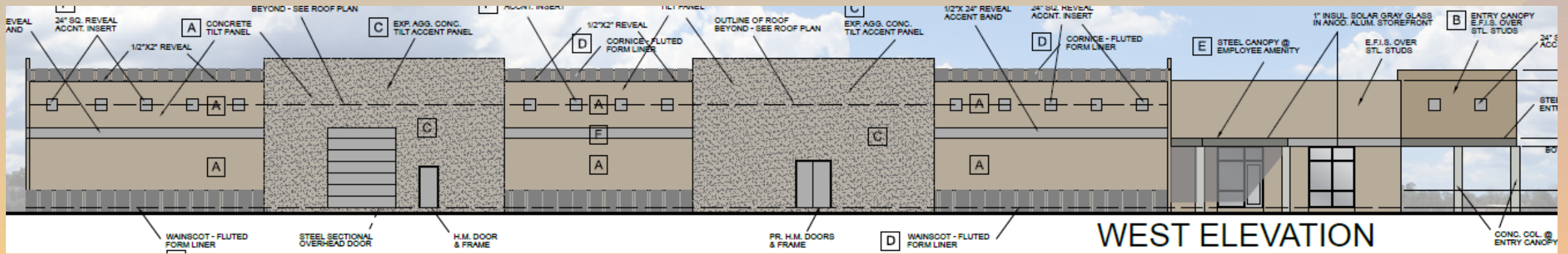
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Side Elevations



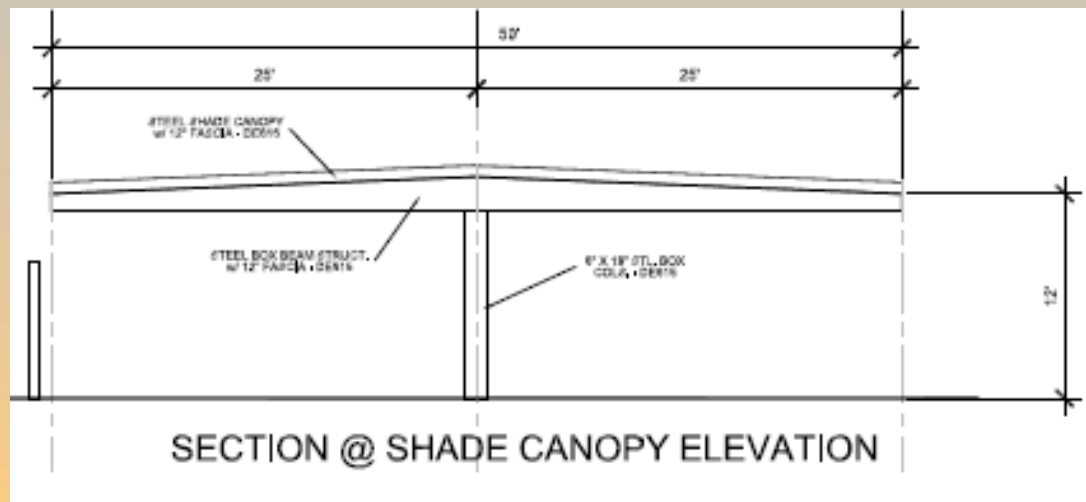
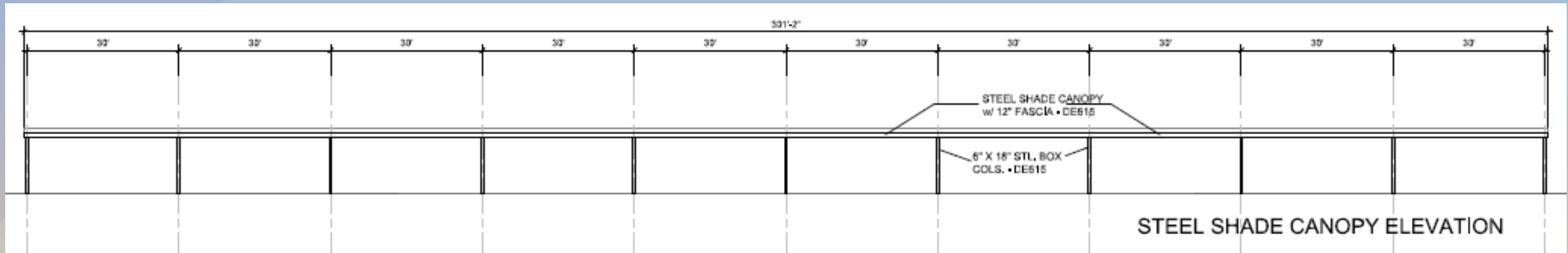
EAST ELEVATION



WEST ELEVATION



Steel Shade Canopy Elevations



- 301-ft x 50-ft
- 12-ft tall
- 12-inch fascia



Renderings





Renderings

