



ZON24-00818

Palm Gateway



Request

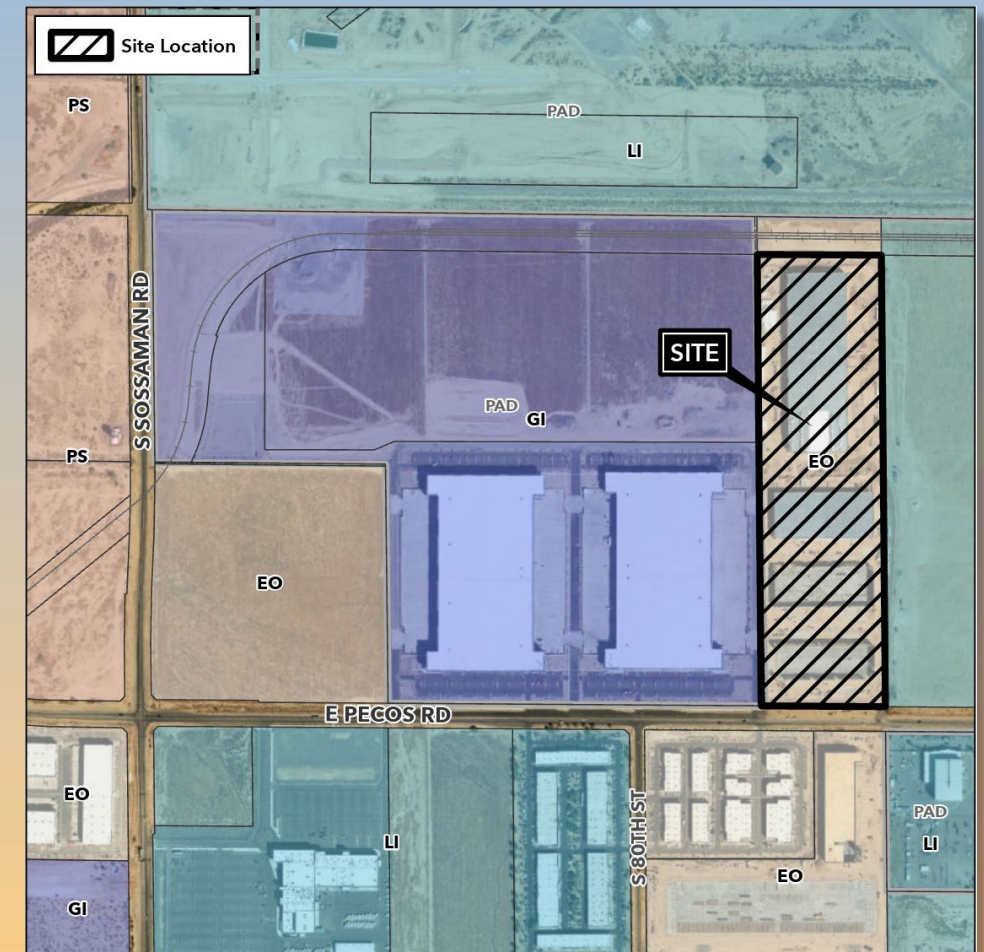
- Rezone from Employment Opportunity (EO) to General Industrial (GI)
- To allow for the addition of outdoor storage yards to an existing industrial site





Location

- East side of Sossaman Road
- North side of Pecos Road





General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

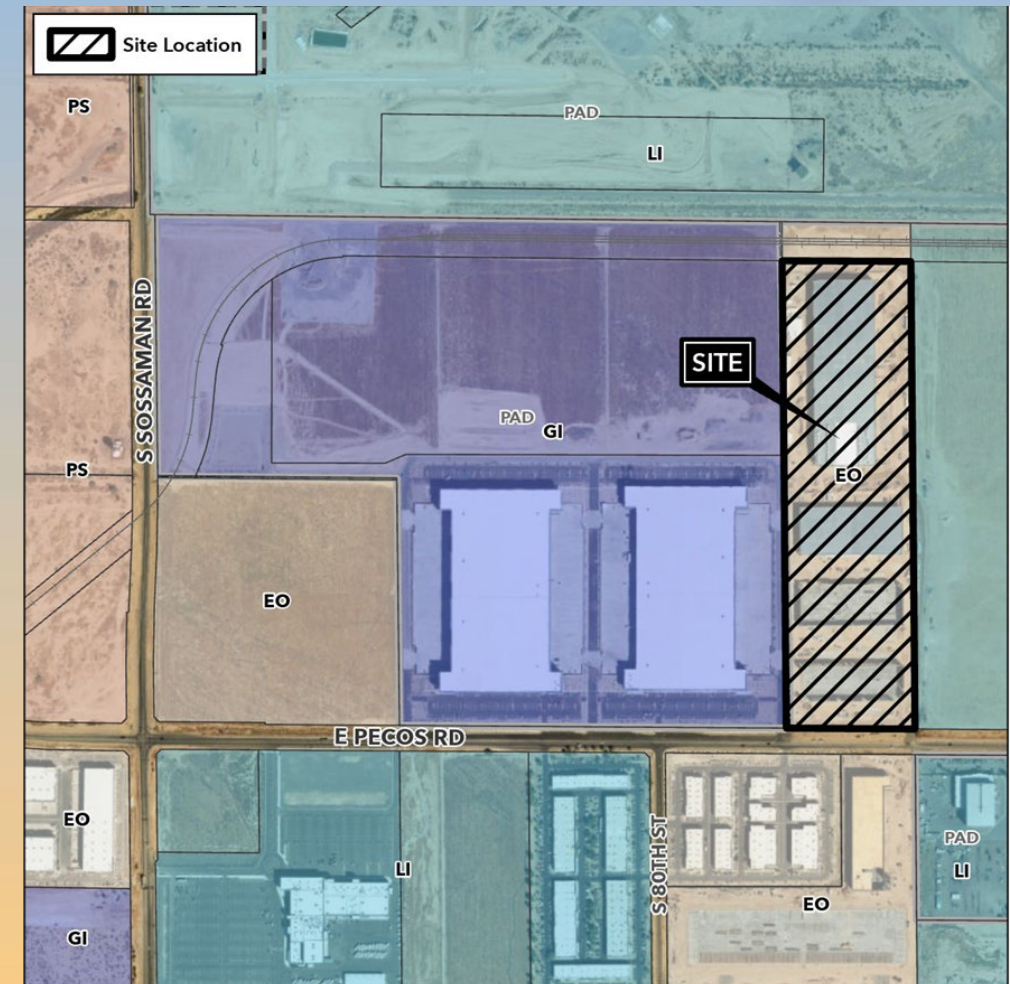
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- Current Zoning
 - EO
- Proposed Zoning
 - GI
- Outdoor storage is allowed as an accessory use in the GI District





Site Photo

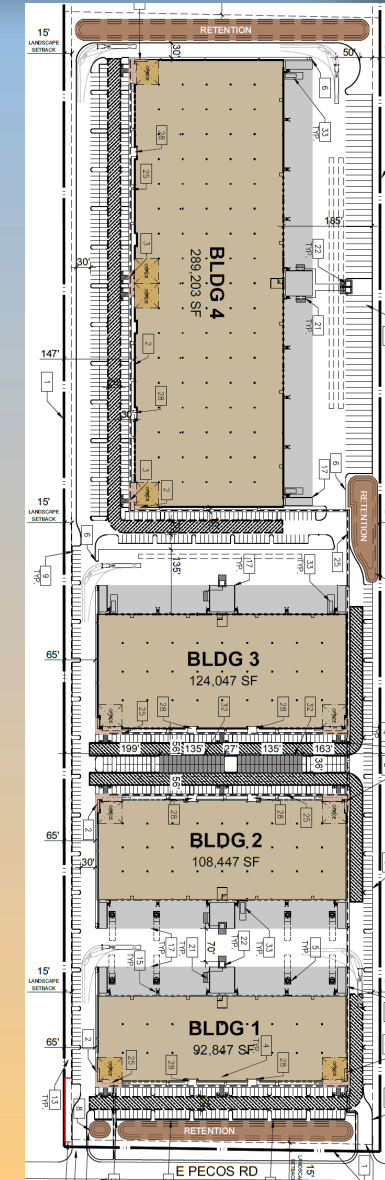


Looking north towards the site from Pecos Road



Site Plan

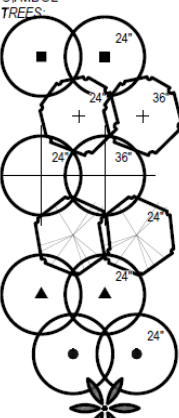
- Four industrial buildings
- Range from 92,847 to 289,203 square feet
- 614,544 total building square footage
- Proposed addition of outdoor storage yards will require Site Plan Modification



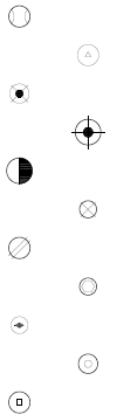


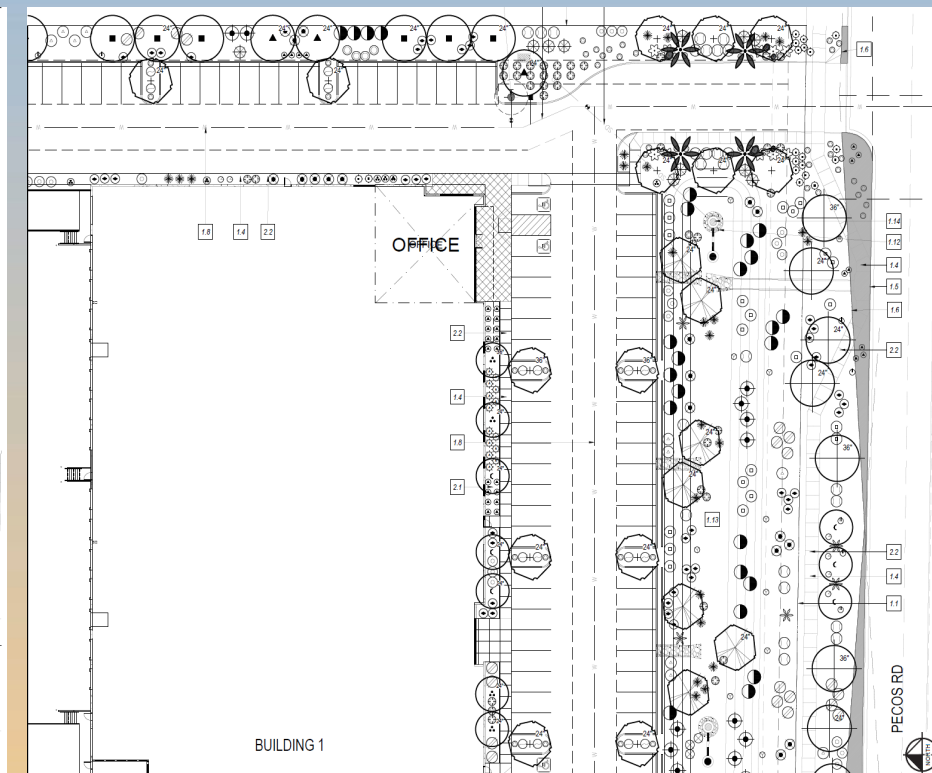
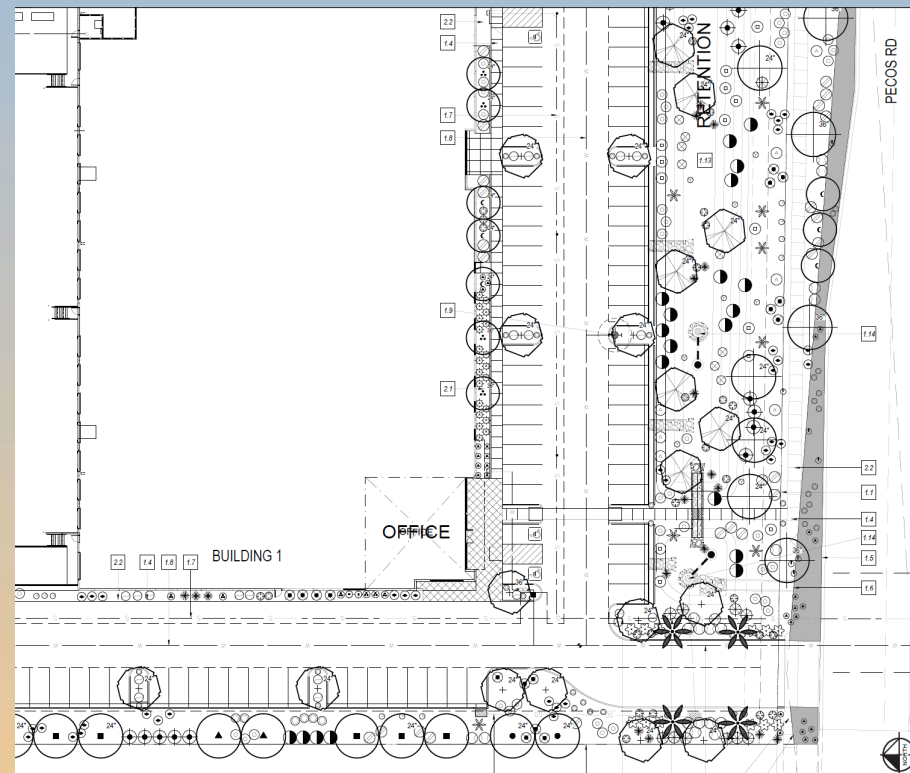
Landscape Plan

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
	COMMON NAME			
	<i>Cercidium</i> x 'Desert Museum'	15 gal	45	MULTI-TRUNK
	Desert Museum Palo Verde	24" box	45	
	<i>Chitalpa tashkentensis</i>	24" box	111	STANDARD
	Chitalpa	36" box	11	
	<i>Pistachia chinensis</i> 'Red Push'	24" box	10	MULTI-TRUNK
	Red Push Pistachie	36" box	7	
	<i>Prosopis glandulosa</i>	15 gal	27	MULTI-TRUNK
	Texas Honey Mesquite	24" box	27	
	<i>Quercus virginiana</i>	15 gal	22	STANDARD
	Southern Live Oak	24" box	19	
	<i>Ulmus parvifolia</i>	15 gal	16	STANDARD
	Evergreen Elm	24" box	16	
	<i>Phoenix dactylifera</i>	20' BTH	8	
	Date Palm			

SHRUBS

	<i>Bougainvillea</i> sp 'Barbara Karst'	5 gallon	87
	Barbara Karst Bougainvillea		
	<i>Caesalpinia pulcherrima</i>	5 gallon	101
	Red Bird of Paradise		
	<i>Calliandra californica</i>	5 gallon	167
	Red Fairy Duster		
	<i>Cordia parvifolia</i>	5 gallon	89
	Little-leaf Cordia		
	<i>Dodonea viscosa</i>	5 gallon	160
	Hop Bush		
	<i>Justicia californica</i>	5 gallon	28
	Chuparosa		
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gallon	193
	Green Cloud Texas Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gallon	96
	Compact Roman Myrtle		
	<i>Nerium Oleander</i> 'Petite Pink'	5 gallon	298
	Petite Pink Oleander		
	<i>Ruellia peninsularis</i>	5 gallon	239
	Baja Ruellia		
	<i>Tecoma stans</i> 'Yellow Bells'	5 gallon	81
	Yellow Bells Tecoma		





Rendering





Citizen Participation

- Notified property owners within 1,000 feet, HOAs, and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ **Complies with the 2040 Mesa General Plan**
- ✓ **Complies with the Gateway Strategic Development Plan**

Staff recommends Approval with Conditions

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



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