

Planning & Zoning Board



ZON24-00020

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

- Site Plan Review and two
 Special Use
 Permits
- To allow for an industrial development







Location

- West of Signal Butte Road
- North of Pecos Road





Zoning

- Light Industrial
- Indoor warehousing and storage are allowed by right within the LI zone
- Special Use Permits for a height increase due to being in AOA 3 and Parking Reduction







General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings.
- Light Industrial is a primary zoning District





Site Photo

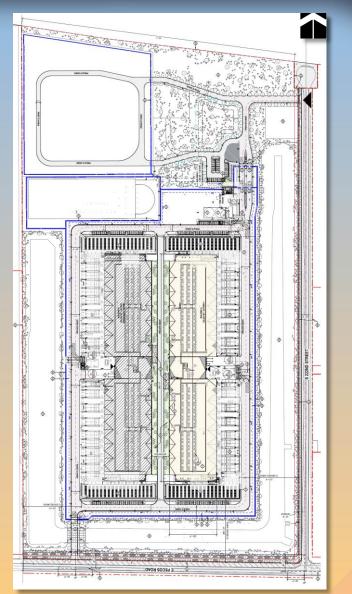


Looking northeast from Pecos Road



Site Plan

- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Pecos Road and S 222nd St
- 138 parking spaces provided



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Landscape Plan

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			1,48	3,225 SF			
Carmel, 5 Ton Min.	0			485			
	~	Carmel, 5 Ton Min.					



Approval Criteria

Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

- Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available.



Approval Criteria

Section 11-70-5(E) SUP Criteria - Parking Reeuction

- Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- Complies with the 2040 Mesa General Plan
- Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- Meets the approval criteria for a Special Use Permit for a Parking Reduction per 11-70-5(E) and 11-32-6
- Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board